



**FARMINGTON CITY
PLANNING COMMISSION**

January 23, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday January 23, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session and training will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

CONDITIONAL USE PERMIT APPLICATION – *public hearing*

1. Complete Natural Products – Applicant is requesting a Conditional Use approval for development of a new site for Complete Natural Products at 875 North Lagoon Drive (SP-7-24)

SUBDIVISION APPLICATION – *public hearing on #2 only*

2. Miller Meadows Ph 10 – Applicant is recommendation from the Planning Commission for the Schematic Subdivision for Miller Meadows Phase 10 consisting of 6 lots on 2 acres at approximately 400 South and 555 West (S-19-24).
3. Colombia Springs Subdivision (Formerly Ericksen (NPE2024 LLC) Subdivision) – Applicant is requesting Preliminary Plat approval for the Colombia Springs Subdivision consisting of 4 lots on 2.5 acres at 1926 W. 950 N. (S-9-23)

OTHER BUSINESS

4. Miscellaneous, correspondence, etc.
 - a. City Council Report 1.21.2025
 - b. Planning Commission Minutes Approval 1.9.2025
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

CERTIFICATE OF POSTING I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, the Utah Public Notice website at www.utah.gov/pmn on January 21, 2025. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report January 23, 2025

Item 1: Conditional Use – Complete Natural Products

Public Hearing:	Yes
Application No.:	SP-7-24;
Property Address:	875 N Lagoon Drive
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	1.86 ac
Number of Lots:	1
Property Owner:	Scot Poole/Ensign Financial Group LC
Applicant:	Pascal Meyer

Request: *The applicants are seeking approval for a conditional use for Complete Natural Products.*

Background Information

Complete Natural Products is a company of 15 employees, which manufactures and distributes organic supplements. The site would have a small retail component and also house business and professional offices related to the operations of the company. The project was originally proposed in 2022, and received approval from the Planning Commission on May 19, 2022. Since then, the project has undergone changes to mainly the architecture of the building. These revisions to architecture must be reviewed by staff as a new development application according to 11-19-160 subject to Design Standards of 11-19-070. In addition, Complete Natural Products was originally proposed as a planned center development, which requires the conditional use process and approval according to 11-19-040 and Chapter 8 of the Zoning Ordinance.

All conditional uses are considered allowed uses which require further review to mitigate any potential effects of the use. The following are the conditional use approval standards per 11-8-050 of the Farmington zoning ordinances:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;

B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;

C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;

D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and

F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 3. If it will create a need for essential municipal services which cannot be reasonably met.
- (Ord. 1991-27, 7-17-1991)

Suggested Motion

Move that the Planning Commission approve the conditional use for Complete Natural Products, located at 875 N Lagoon Drive, subject to all applicable Farmington City ordinances and development standards, including addressing any remaining DRC comments such as architectural design deficiencies, and complying with 11-19 Commercial Mixed Use zone.

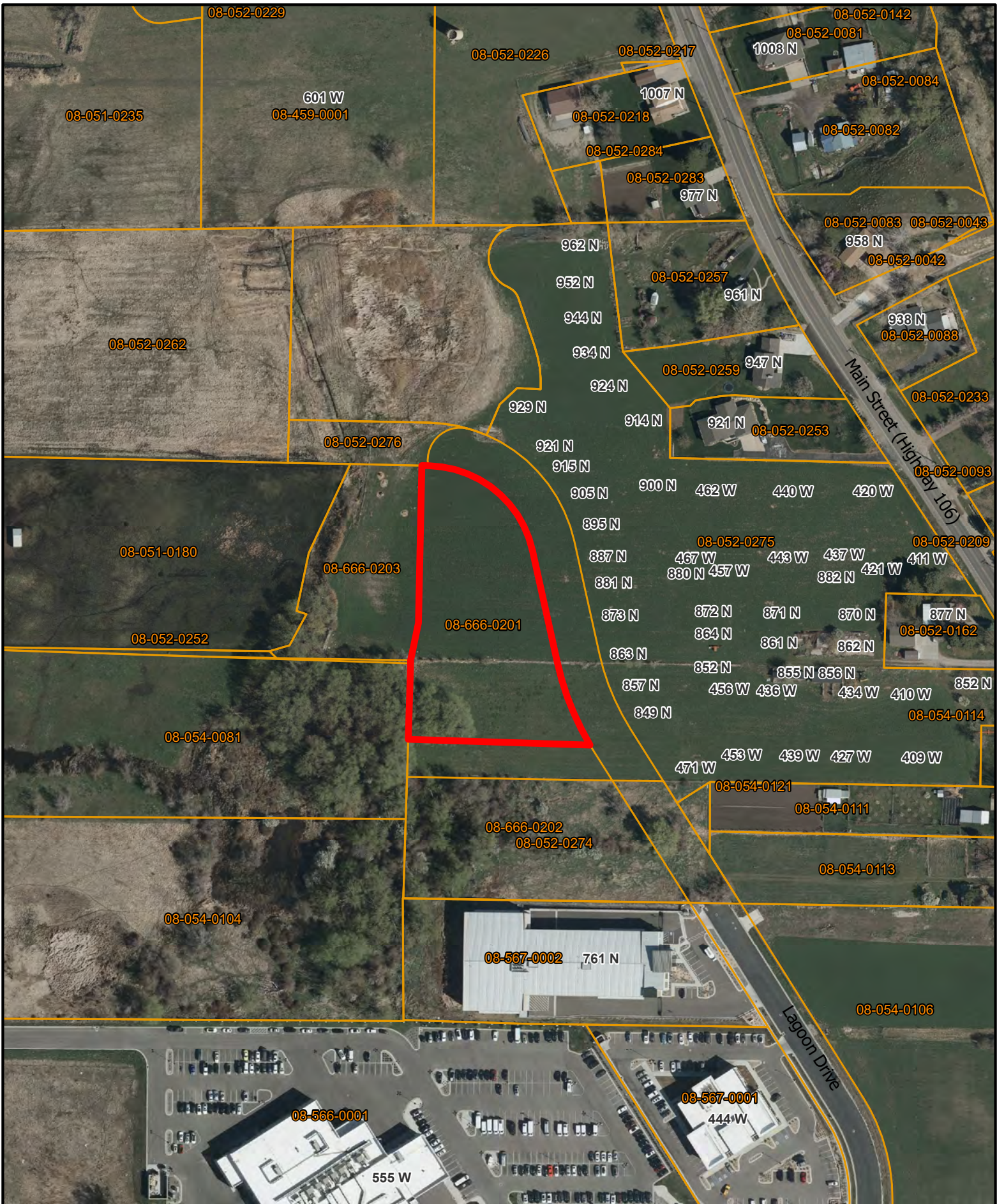
Findings:

1. The applicant has provided site line data which has been reviewed by the city's traffic engineer indicating that the proposed layout will facilitate better site distance to increase traffic safety.
2. The site layout is compatible with other developments which share the same street frontage along Lagoon Drive.

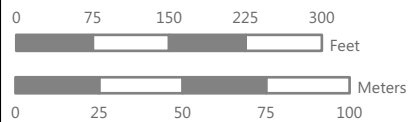
3. The proposed flat roof architecture fits with the other buildings in existence and in consideration along Lagoon Drive.
4. The use will not cause unreasonable risks.
5. The use does not interfere with the lawful use of surrounding property,
6. It doesn't not create a need for essential municipal services which cannot be reasonably met.

Supplemental Information

1. Vicinity Map
2. Architecture drawings
3. Landscape plan
4. Civil drawings
5. Site lighting



VICINITY MAP
875 North Lagoon Drive



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

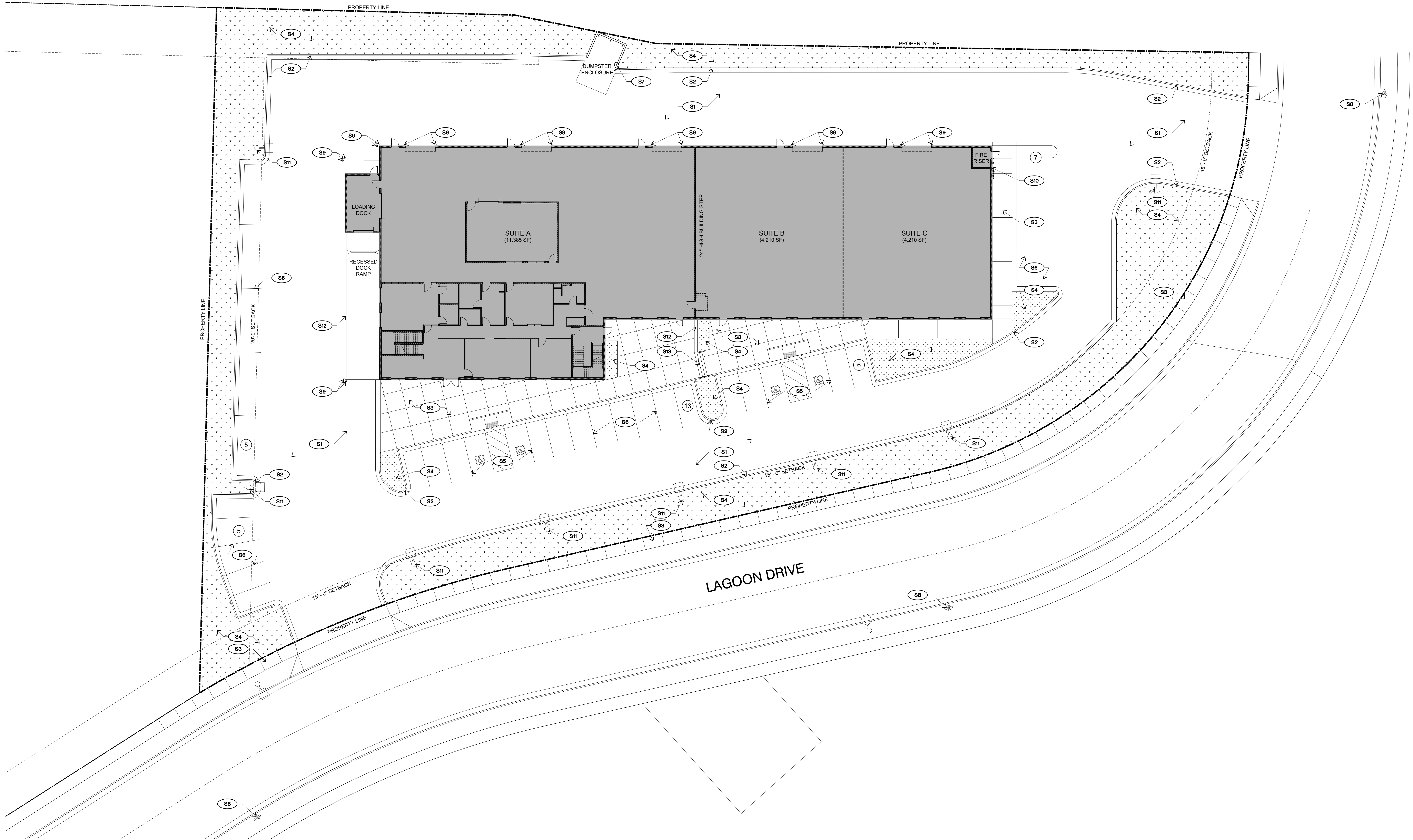
SITE INFORMATION	
ZONING CODE	CMU (COMMERCIAL MIXED USE)
LOT SIZE	81,197.84 SQ. FT. (1.86 ACRES)
BUILDING AREA	23,132 SQ. FT.
LEVEL ONE AREA	20,272 SQ. FT.
LEVEL TWO AREA	2,860 SQ. FT.
PARKING	
TOTAL STALLS REQUIRED	35 STALLS
LESS INTENSIVE COMMERCIAL BUSINESSES (1.5 STALLS PER 1,000 SQ. FT.)	
24,700 SQ. FT. BUILDING AREA	
STALLS PROVIDED	36 STALLS
ACCESSIBLE STALLS REQUIRED: 2 STALLS	PROVIDED: 4 STALLS
BUILDING FOOTPRINT	20,280 SQ. FT.
LOT COVERAGE	25.00 %
LANDSCAPING	16,605.50 SQ. FT.
LOT COVERAGE	20.45 %

GENERAL NOTES:

- A ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH FARMINGTON CITY'S REQUIREMENTS, SPECIFICATIONS AND GUIDELINES.
- B GRADING AT THE BUILDING SHALL HAVE A 5% MIN. SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 10'-0", UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING
- C SEE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, DETAILS, RAMP, PARKING, AND ACCESSIBILITY DETAILS NOT SHOWN ON ARCHITECTURAL SITE PLAN
- D CONTRACTOR TO STRIPE ALL PARKING & DRIVE AREAS AS SHOWN. STANDARD PARKING STALLS ARE TO BE 9'-0" x 18'-0" UNLESS OTHERWISE SHOWN. ALL PAVEMENT MARKING TO BE 3" WIDE WHITE PAVEMENT PAINT - SEE CIVIL DRAWINGS
- E COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY
- F FOUNDATION TO BE 6" ABOVE FINISH GRADE UNO.
- G ALL EXTERIOR SIDEWALKS, STAIRS, AND LANDINGS TO HAVE POSITIVE DRAINAGE, BUT NO MORE THAN A MAXIMUM SLOPE OF 14":12". ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED
- H INSTALLATION REQUIREMENTS FOR LIGHT POLE BASES:
 1. LIGHT POLE BASES INSTALLED AT ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE.
 2. LIGHT POLE BASES INSTALLED AT LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, AND BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB WITH A MOW STRIP.
 - WHERE POLE BASES ARE CLOSER THAN 36" TO BACK OF CURB, POLE BASES SHALL BE 36" ABOVE FINISH GRADE.
 3. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION - SEE DETAIL 5/A002
- I ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, PROTECTED AND QUANTIFIED PRIOR TO ANY EXCAVATION PROCEDURES TO ENSURE VIABILITY OF TOPSOIL, AND AVOID ANY CONTAMINATION. GENERAL CONTRACTOR IS TO INFORM ARCHITECT PROMPTLY IN WRITING OF THE TOTAL AMOUNT OF TOPSOIL STOCKPILED, AND IF THE AMOUNT OF TOPSOIL AVAILABLE IS SUFFICIENT FOR THE INTENDED DISTRIBUTION.
- J ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARD FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
- K ALL HARDSCAPE TO BE A MIN. OF 4" THICK AIR ENTRAINED CONCRETE OVER ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE

SHEET NOTES:

- (S1) ASPHALT DRIVE AND PARKING AREA - SEE CIVIL DRAWINGS
- (S2) CONCRETE CURB AND GUTTER - SEE CIVIL DRAWINGS
- (S3) CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- (S4) LANDSCAPING AREA - SEE LANDSCAPE DRAWINGS
- (S5) ADA PARKING STALLS - SEE CIVIL DRAWINGS
- (S6) NEW PARKING STRIPING - SEE CIVIL DRAWINGS
- (S7) NEW DUMPSTER ENCLOSURE - SEE 1/A002 & EXTERIOR FINISH SCHEDULE
- (S8) FIRE HYDRANT - SEE CIVIL DRAWINGS
- (S9) 6" DIA. CONCRETE FILLED BOLLARD - SEE DETAIL 4/A002
- (S10) GAS METER LOCATION - SEE CIVIL / PLUMBING DRAWINGS
- (S11) POLE MOUNTED LIGHT - SEE ELECTRICAL DRAWINGS & DETAIL 5/A002
- (S12) 42" HIGH METAL PIPE GUARDRAIL (PAINTED) - SEE EXTERIOR ELEVATIONS AND DETAIL 13/A002
- (S13) CONCRETE STAIR W/ METAL PIPE HANDRAILS (PAINTED) - SEE CIVIL DRAWINGS AND TYPICAL DETAILS 9-12/A002



A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

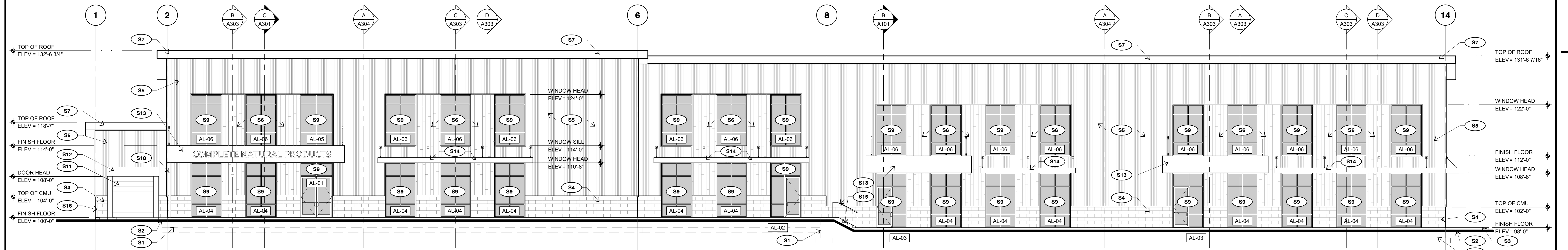


GENERAL NOTES:

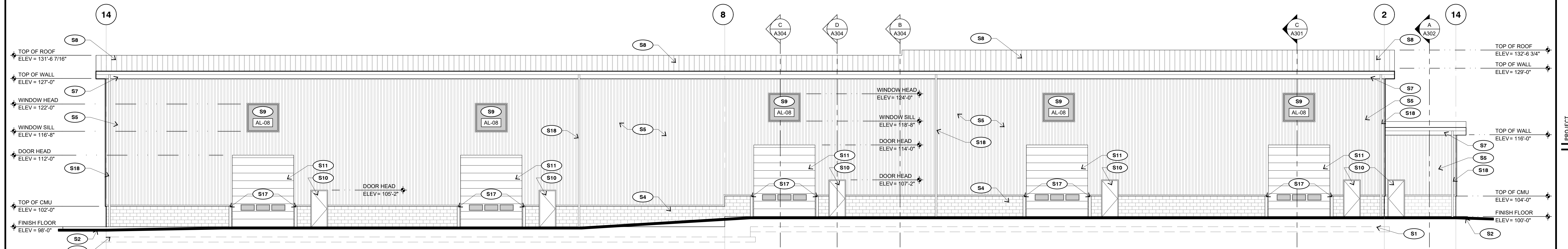
- A SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING AT 5% FOR FIRST 10'-0" FROM BUILDING - SEE CIVIL DRAWINGS
- B ALL EXTERIOR METALS I.E. : ROOF PANELS & ACCESSORIES, SOFFITS, FASCIA, PARAPET, AND ALL FLASHINGS ARE TO BE KYNAR PRE-FINISHED GALVANIZED METAL A MINIMUM OF 24 GAUGE (UNLESS NOTED OTHERWISE)
- C SEE EXTERIOR FINISH KEY ON SHEET A210 FOR COMPLETE EXTERIOR FINISH INFORMATION & SHEET A113 FOR EXTERIOR WINDOW ELEVATIONS
- D CONTRACTOR TO PROVIDE CAULKING SEALANT @ ALL JOINTS & WHERE DISSIMILAR MATERIALS MEET - PROVIDE BACKER RODS WHERE NEEDED
- E REFER TO THE BUILDING & WALL SECTIONS SHEETS A301-305 & EXTERIOR DETAILS SHEETS A701-A702 FOR ALL EXTERIOR SYSTEMS, ROOF SYSTEMS, AND ROOFING MATERIALS

SHEET NOTES:

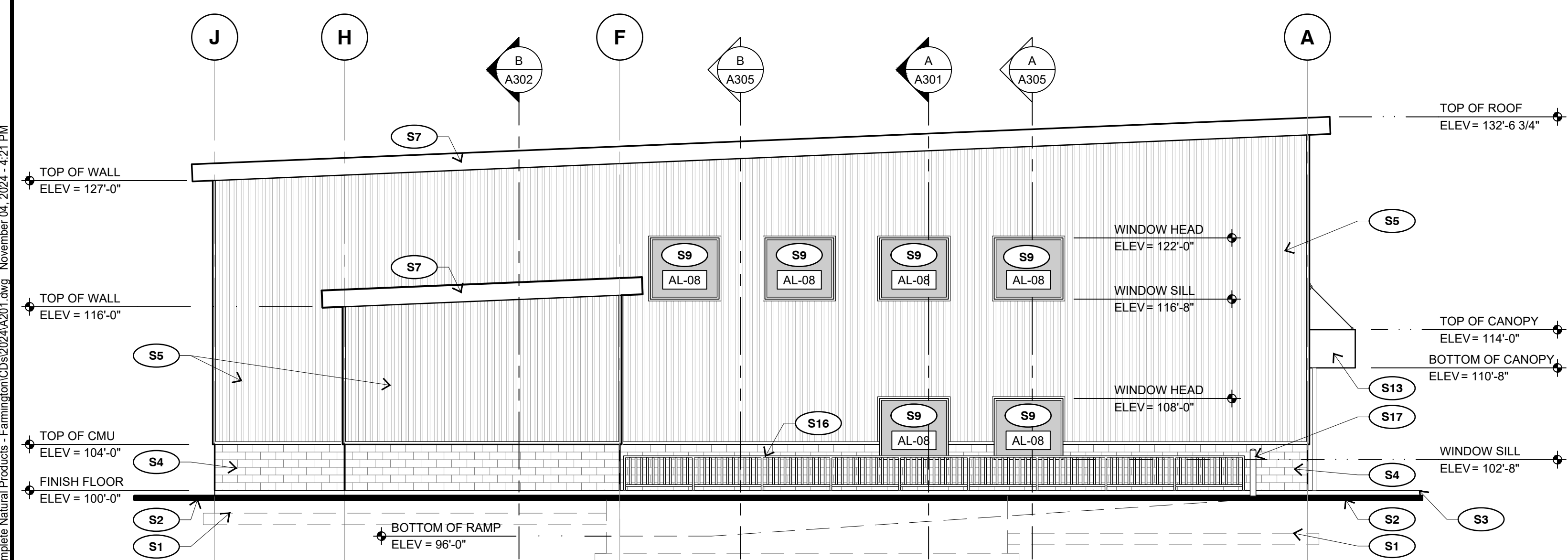
- S1 CONCRETE FOOTING & FOUNDATION - SEE STRUCTURAL DRAWINGS
- S2 FINISH GRADE / ASPHALT DRIVE AREA - SEE CIVIL DRAWINGS & SITE PLAN
- S3 SIDEWALK - SEE CIVIL DRAWINGS & SITE PLAN
- S4 8" THICK x 4'-0" HIGH CMU STEM WALL - SEE STRUCTURAL DRAWINGS AND EXTERIOR FINISH KEY
- S5 PRE-FINISHED METAL BUILDING PANELS - SEE METAL BUILDING DRAWINGS AND EXTERIOR FINISH KEY
- S6 SIMULATED WOOD SIDING (SET VERTICALLY) OVER RAIN SCREEN - SEE EXTERIOR FINISH KEY
- S7 PRE-FINISHED 24 GA. SOFFIT - SEE EXTERIOR FINISH KEY
- S8 PRE-FINISHED STANDING SEAM METAL ROOF PANELS - SEE METAL BUILDING DRAWINGS AND EXTERIOR FINISH KEY
- S9 ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM - SEE WINDOW / DOOR ELEVATIONS ON A113-A114
- S10 HOLLOW METAL DOOR @ FRAME (PAINTED) - SEE DOOR SCHEDULE
- S11 INSULATED EXTERIOR OVERHEAD DOOR - SEE DOOR SCHEDULE
- S12 TRUCK DOCK / SEAL
- S13 STEEL FRAME CANOPY - SEE DETAILS XX/XXX
- S14 SUSPENDED ALUMINUM CANOPY - SEE DETAILS X/XXX
- S15 CONCRETE STAIR w METAL RAILING (PAINTED) - SEE SHEETS A002
- S16 METAL GUARDRAIL (PAINTED)
- S17 6" DIA CONCRETE FILLED BOLLARD (PAINTED)
- S18 GUTTER / DOWNSPOUT (TIE INTO STORM DRAIN SYSTEM) - SEE PLUMBING DRAWINGS



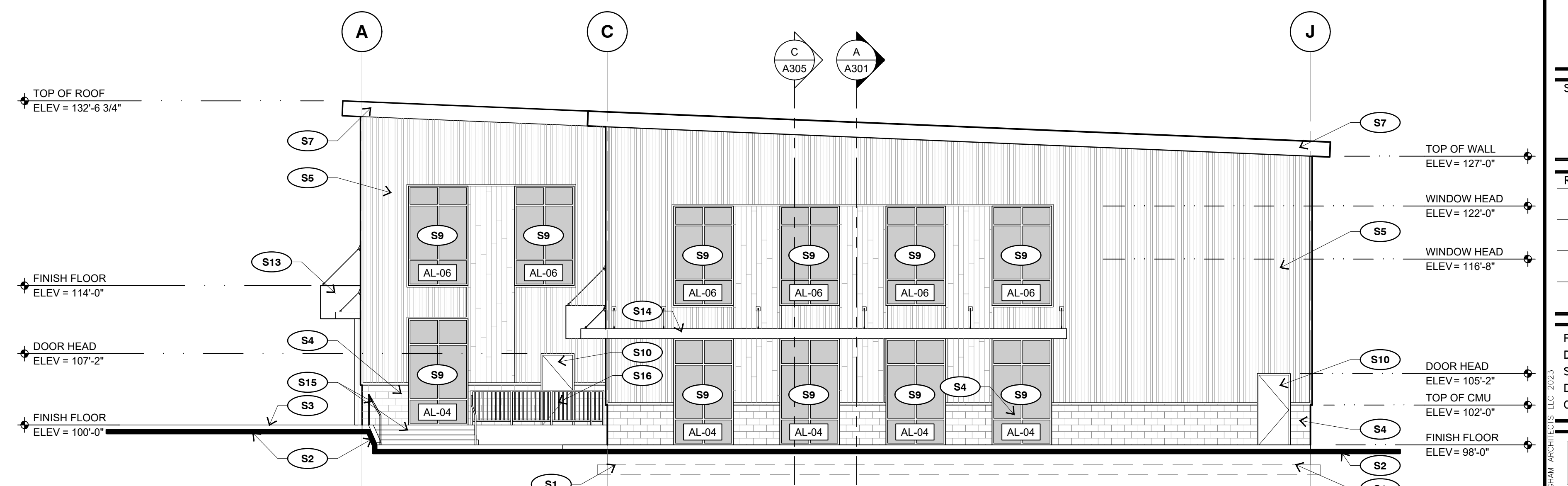
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



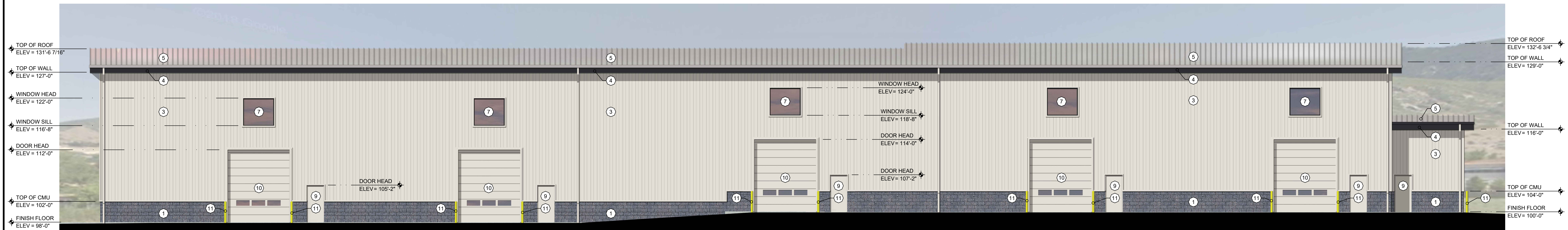
D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

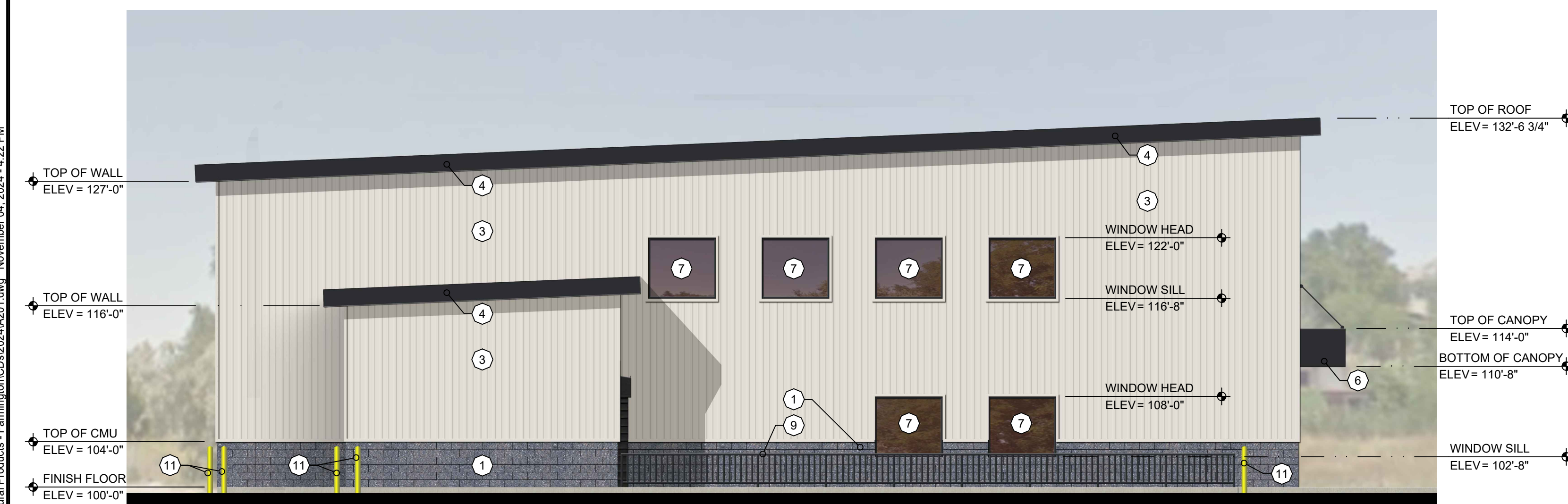
① CMU STEM WALL - SPLIT FACE OR HONED SUNROC INTEGRAL COLOR CMU - HONED FINISH, COLOR: CHARCOAL	④ PRE-FINISHED METAL SOFFIT NUCOR BUILDING SYSTEMS, COLOR: MIDNIGHT BLACK	⑦ ALUMINUM STOREFRONT SYSTEM ALUMINUM STOREFRONT SYSTEM - BLACK ANODIZED FINISH w/ 1" INSULATED LOW-E GLAZING (TINTED BRONZE)	⑩ OVERHEAD METAL DOOR BY DOOR MANUFACTURER
② WOOD SIDING PIONEER MILLWORKS, AMERICAN PRAIRIE: TAPHOUSE	⑤ PRE-FINISHED STANDING SEAM ROOFING NUCOR BUILDING SYSTEMS, COLOR: GALVALUME	⑧ HOLLOW METAL DOOR / FRAME INSULATED HOLLOW METAL DOOR / FRAME: PAINTED TO MATCH METAL WALL PANELS	⑪ CONCRETE FILLED BOLLARD PAINTED: TRAFFIC YELLOW
③ PRE-FINISHED METAL SIDING NUCOR BUILDING SYSTEMS, COLOR: WARM WHITE	⑥ STEEL CANOPY NUCOR BUILDING SYSTEMS, COLOR: MIDNIGHT BLACK	⑨ METAL GUARD RAIL & HANDRAIL PAINTED: SHERWIN WILLIAMS, IRON ORE	



A EAST ELEVATION
SCALE: 1/8" = 1'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

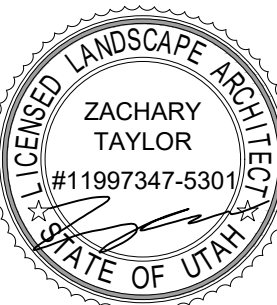


D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



P.O. BOX 93
HEBER CITY, UT 84052
utlandr@gmail.com
435.664.4414

SEAL



9/4/2024

PROJECT

COMPLETE NATURAL PRODUCTS

FARMINGTON, UT

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION

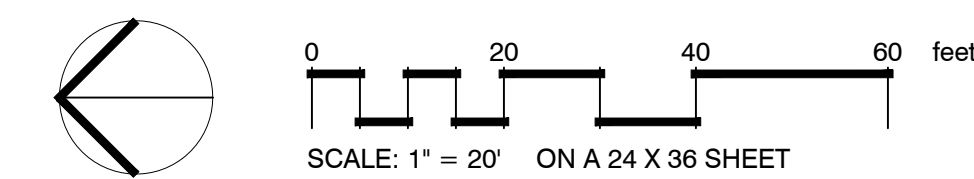
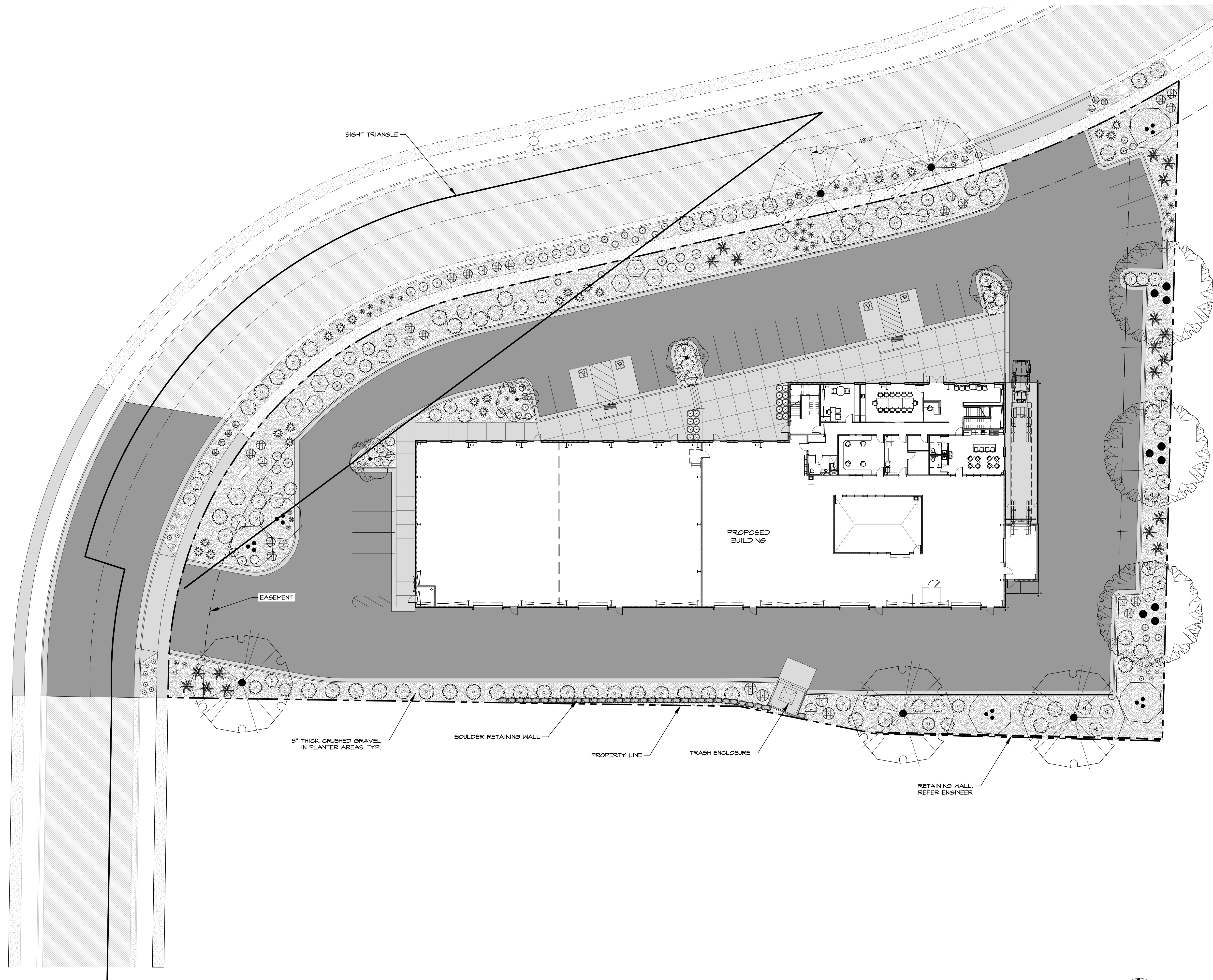


TITLE

LANDSCAPE PLAN

SHEET NO.

L100



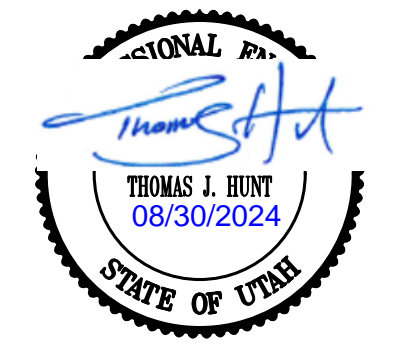
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY LANDARC, LLC AND LANDARC, LLC'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC, LLC'S CONSULTANTS. © 2024 LANDARC, LLC.

Complete Natural Products

875 N. LAGOON DRIVE, FARMINGTON, UT
NORTH 1/2, SEC 13, T3N, R1W, S1&M
FARMINGTON, DAVIS COUNTY, UTAH

Site Plan

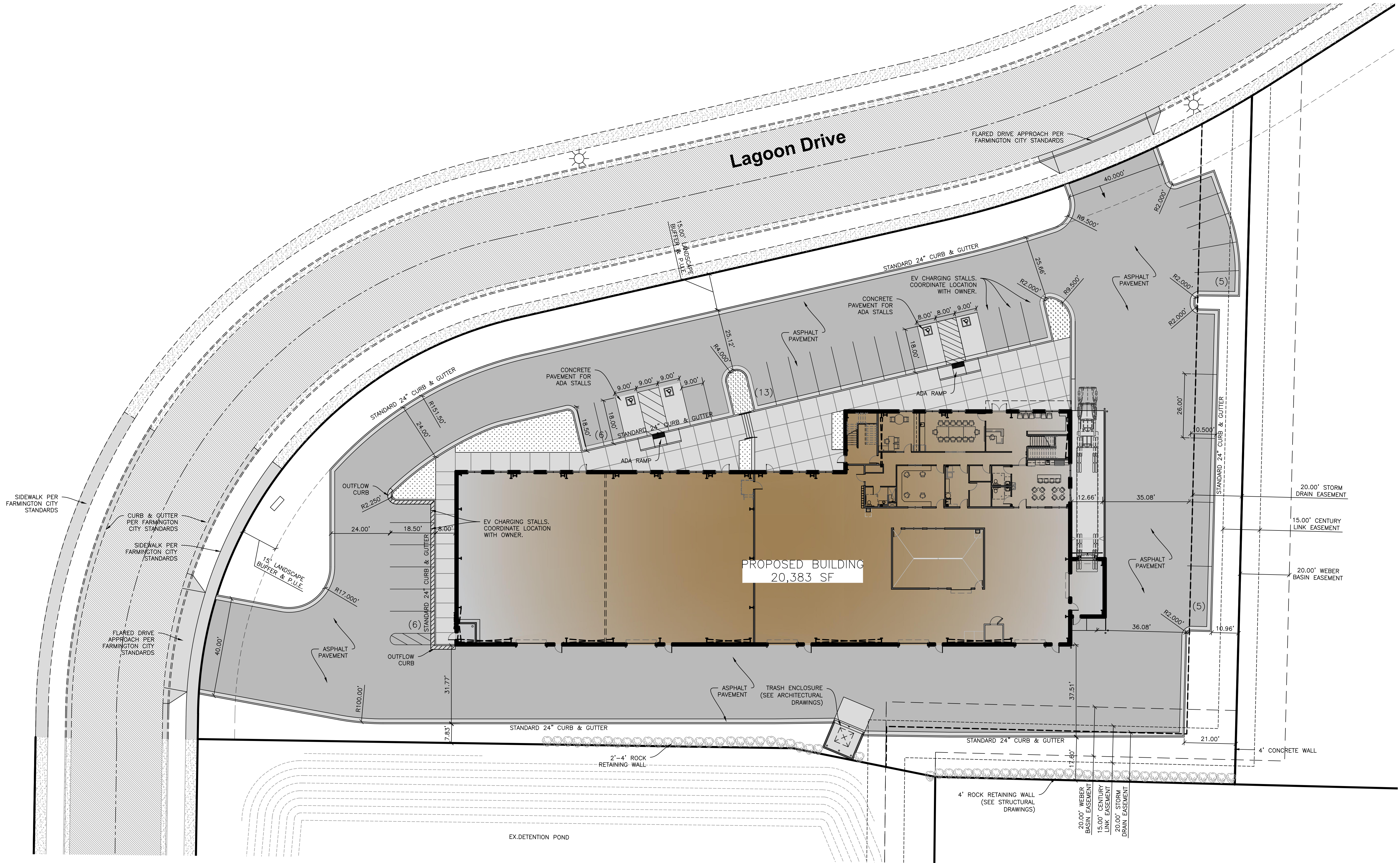
Revisions	Date

ENGINEERS STAMP


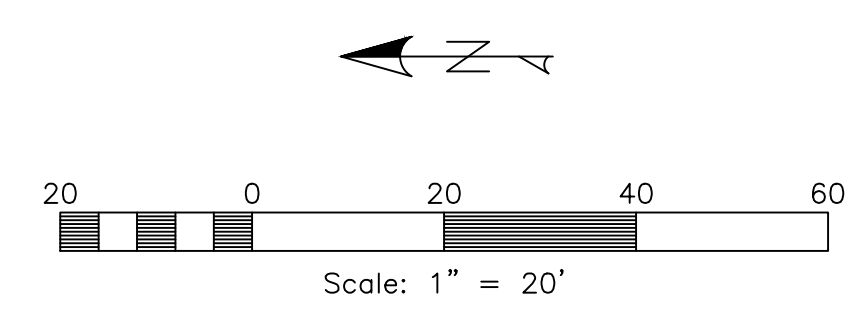
PROJECT INFO.

Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	03/30/2022
Name:	Scot Poole

SHEET	9
4	SHEETS



Farmington City Engineer
 FARMINGTON CITY ENGINEER DATE



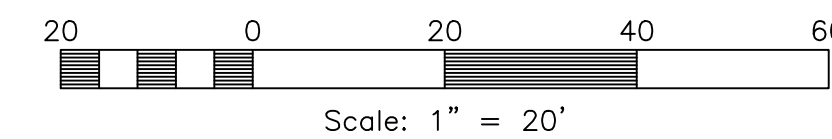
Site Information

LOCATED IN:	FARMINGTON CITY, DAVIS COUNTY
ORIGINAL PROPERTY:	1.86 ACRES
BUILDING AREA:	20,500 SF 25.2%
HARD SURFACE AREA:	44,277 SF 54.5%
LANDSCAPE AREA:	16,414 SF 20.2%
PARKING:	40 STALLS PROVIDED



Farmington City Engineer

FARMINGTON CITY ENGINEER DATE

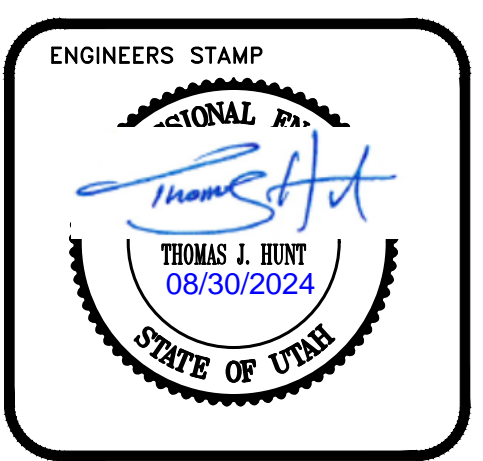


Complete Natural Products

875 N. LAGOON DRIVE, FARMINGTON, UT
NORTH 1/2, SEC 13, T3N, R1W, S1&2M
FARMINGTON, DAVIS COUNTY, UTAH

Grading & Drainage Plan

Revisions	Date



PROJECT INFO.

Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	03/30/2022
Name:	Scot Poole

SHEET	9
5	SHEETS

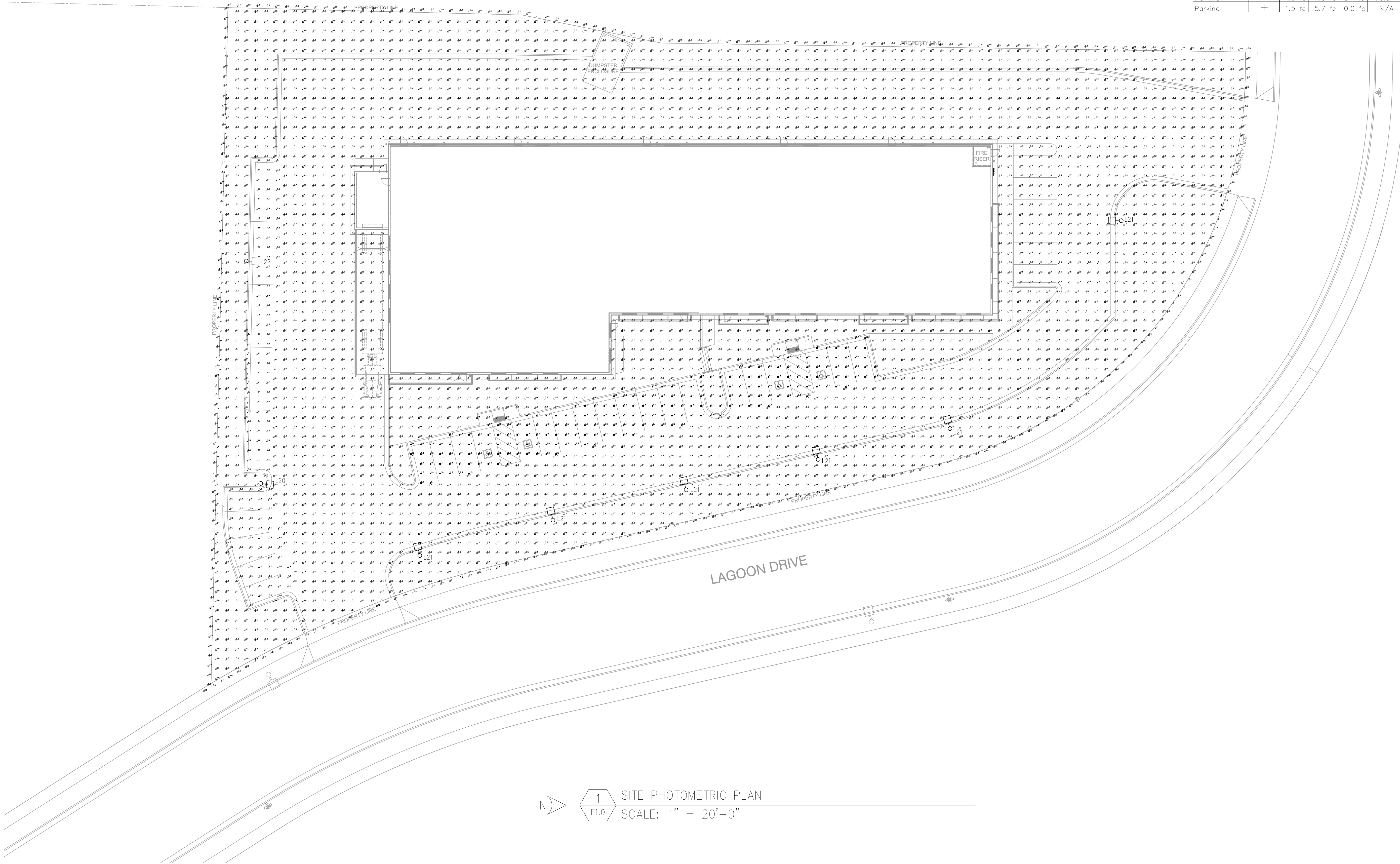
LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMPS		MOUNTING	VA	NOTES
					QTY	MODEL			
L20	PARKING POLE FIXTURE	HOLOPHANE	AUCL3 P60 40K FC2 HSS	MVOLT	LED	SUPPLIED W/UNIT	POLE 12'-0" AFG	89	
L21	PARKING POLE FIXTURE	HOLOPHANE	AUCL3 P50 40K FC4 HSS	MVOLT	LED	SUPPLIED W/UNIT	POLE 16'-0" AFG	80	
L22	PARKING POLE FIXTURE	HOLOPHANE	AUCL3 P10 40K FC3 HSS	MVOLT	LED	SUPPLIED W/UNIT	POLE 10'-0" AFG	39	

NOTES: THE FIXTURES LISTED IN THIS SCHEDULE REPRESENT THE QUALITY AND TYPE OF FIXTURES DESIRED. EQUALS OF THOSE MANUFACTURERS NOTED IN THE REMARKS ARE ACCEPTED. FOR THOSE FIXTURES WITHOUT A MANUFACTURE DESIGNATION IN THE REMARK COLUMN THE SUPPLIER MAY SUBMIT A FIXTURE THEY BELIEVE TO BE EQUAL TO THE ONE SPECIFIED. TO BE ACCEPTABLE THE FIXTURES SUBMITTED MUST BE OF THE SAME TYPE AND MATERIAL AS THAT SPECIFIED AND MUST RECEIVE APPROVAL FROM THE ENGINEER BY ADDENDUM PRIOR TO BID.

MAXX Engineering
 P.O. Box 1464
 Blackfoot, ID 83221
 Eng@maxxllc.net

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Other	□	0.7 fc	9.7 fc	0.0 fc	N/A	N/A
Parking	✕	1.5 fc	2.7 fc	0.5 fc	5.4:1	3.0:1
Parking	■	1.6 fc	2.6 fc	0.6 fc	4.3:1	2.7:1
Parking	◇	1.6 fc	7.0 fc	0.1 fc	70.0:1	16.0:1
Parking	+	1.5 fc	5.7 fc	0.0 fc	N/A	N/A



STAMP

 STAN W. JOHNS
 12/4/24
 STATE OF UTAH

A NEW OFFICE WAREHOUSE BUILDING FOR:
 COMPLETE NATURAL PRODUCTS
 FARMINGTON, UTAH
 SHEET TITLE: SITE PHOTOMETRIC PLAN

REVISIONS	
NO.	DESCRIPTION

ISSUE DATE: 12/4/24
 ISSUE TYPE: PERMIT
 DRAWN BY: JLC
 CHECKED BY: SWJ

E1.0

1 SITE PHOTOMETRIC PLAN
 E1.0 SCALE: 1" = 20'-0"



Farmington City Planning Commission Staff Report January 23, 2025

Item 2: Schematic Plan for the Miller Meadows Phase 10 Subdivision.

Public Hearing: Yes
Application No.: S-19-24
Property Address: Approx. 425 S 555 W
General Plan Designation: RRD (Rural Residential Density)
Current Zoning Designation: AE (Agriculture Estates)
Area: 2.08 acres
Property Owner/Applicant: Rainey Homes – Brock Johnston

Request: *Recommendation for Schematic Plan Approval.*

Background Information

The Miller Meadows conservation subdivision includes the area outlined in blue on the enclosed aerial map. The location of the proposed Phase 10 (the “Property”), delineated in red, is located in the north area of the same map. [Note: as per a time-line point of reference, the Miller Meadows Phase 1 final plat was recorded on November 10, 2004].

The Property is zoned AE, the minimum lot size is one acre, and under this scenario the two-acre Property yields 2 lots. If the Property becomes part of the Miller Meadows subdivision as proposed by the applicant, two more lots are possible because the overall Miller Meadows project did not use all the lots in its ½ acre yield plan. Finally, the six-lot total illustrated in the Property’s proposed schematic plan is made possible via a TDR (Transfer of Development Right) transaction with the City for the last two lots. The City Council approved the enclosed draft TDR agreement on December 17, 2024.

Suggested Motion

Move the Planning Commission recommend that the City Council approve the enclosed Miller Meadows Phase 10 schematic plan subject to all applicable development standards and ordinances.

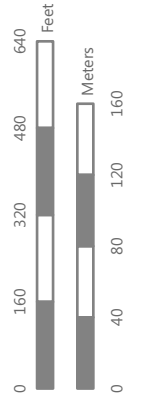
Findings:

1. The average Phase 10 lot size is comparable to lot sizes in other phases of the Miller Meadows subdivision.
2. Phase 10 provides better local street circulation for the area by connecting Cottle Lane to Miller Meadows Phase 7.

Supplemental Information

1. Vicinity map for the entire Miller Meadows subdivision and Phase 10
2. Schematic Plan 1 of 2 (“Concept Plan D”)
3. Schematic Plan 2 of 2 (“Utility & Drainage Exhibit”)
4. TDR Agreement

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

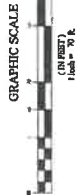
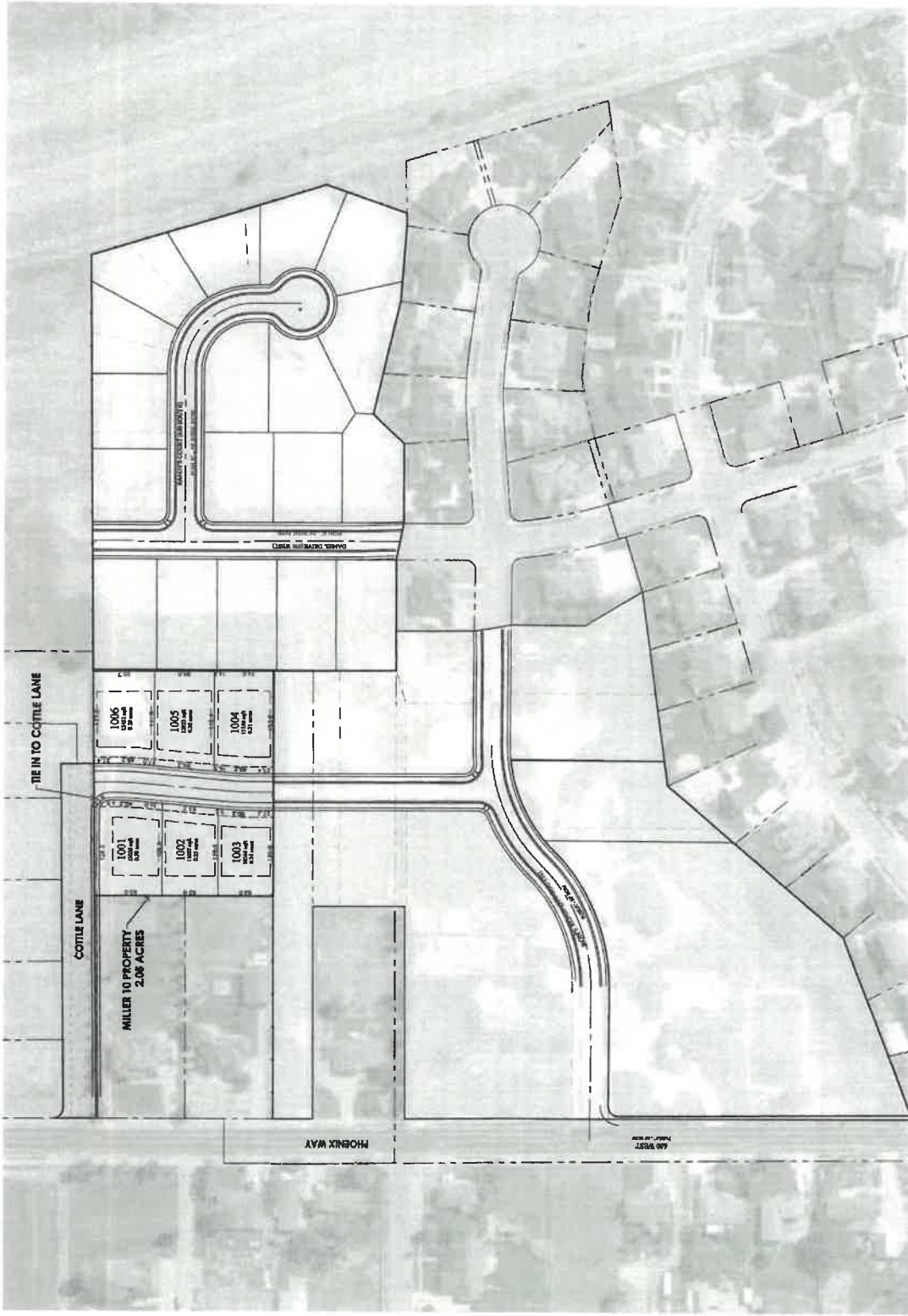


VICINITY MAP

Miller Meadows



Schematic Plan 1 of 2



PROPERTY OVERVIEW	
TOTAL ACREAGE	4,203 ACRES
TOTAL LOTS	35 LOTS
TOTAL DENSITY	1.9 UNITS/ACRE
PHASE 7 ACREAGE	11.16 ACRES
PHASE 7 LOTS	11
PHASE 8 ACREAGE	7.08 ACRES
PHASE 8 LOTS	18
MILLER 10 ACREAGE	2.05 ACRES
MILLER 10 LOTS	6

MILLER 10 PROPERTY concept plan D

FARMINGTON CITY, DAVIS COUNTY

10/16/2024

20-0697

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



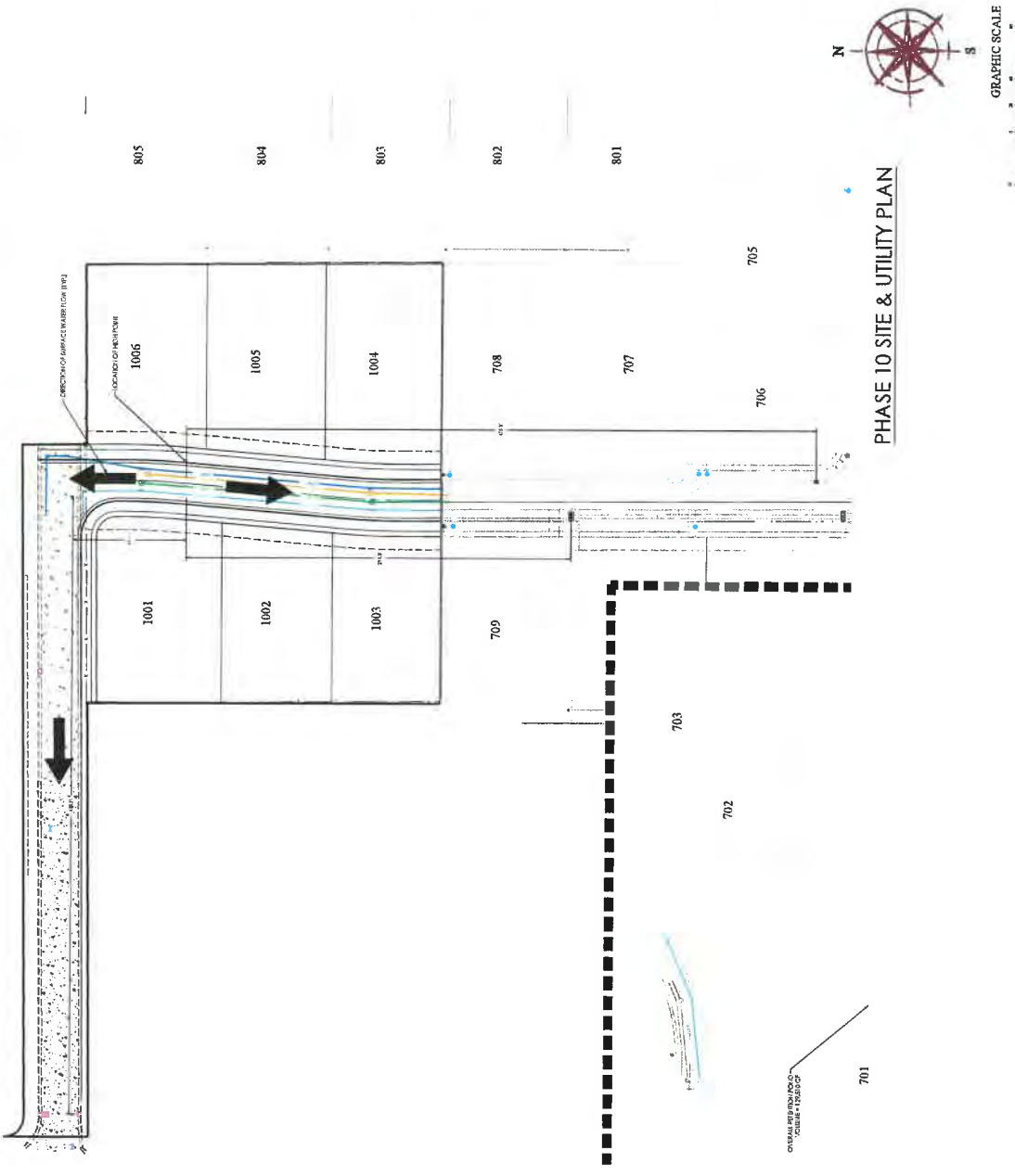
Schematic Plan 2 of 2

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING WATER METER
[Symbol]	PROPOSED WATER METER
[Symbol]	EXISTING WATER MAIN
[Symbol]	PROPOSED WATER MAIN
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING LOT LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING WALL
[Symbol]	PROPOSED WALL
[Symbol]	EXISTING POLE
[Symbol]	PROPOSED POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING LIGHT
[Symbol]	PROPOSED LIGHT
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TREE
[Symbol]	EXISTING PLANT
[Symbol]	PROPOSED PLANT
[Symbol]	EXISTING OBSTACLE
[Symbol]	PROPOSED OBSTACLE

PROPOSED UTILITY PROFILES TO BE SET

Design Criteria: Per UDOT/Utah 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PHASE 10 SITE & UTILITY PLAN



PHASE 7&8 RETENTION POND



Call 811 to report a problem
or to request utility information

DRAFT

TDR AGREEMENT Miller Meadows Subdivision Phase 10

THIS AGREEMENT is made and entered into this ____ day of _____, 2024, by and between Rainey Homes, Inc., (hereinafter “Developer”) and FARMINGTON CITY, a Utah Municipal Corporation (hereinafter the “City”).

RECITALS

WHEREAS, Developer is seeking to subdivide property located within Farmington City, which property is located at approximately 555 West and 400 South, containing approximately 2.08 acres (Davis County Tax I.D. #08-078-0064, more particularly described in Exhibit “A”, attached hereto and incorporated herein by this reference (hereinafter the “Property”); and

WHEREAS, Developer’s Property is zoned AE (Agriculture Estates); and Developer desires to develop a subdivision containing 6 lots, known as Miller Meadows Phase 10, and the City is considering a plat (the “Plat”) for the same, which is set forth herein as Exhibit “B”, attached hereto and by this reference made a part hereof (the “Project”); and

WHEREAS, Owner is proposing that 2 of the 6 lots shall consist of transfer lots, or Transfer of Development Right (“TDR”) lots; and

WHEREAS, Section 11-28-240 of the City’s Zoning Ordinance enables the transaction of TDR’s, at the sole discretion of the City, and the City desires to approve such transfer;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. TDR. Prior to the execution of this agreement, the City created a sending zone on property owned by the City at the location of its regional Park at approximately 200 South 650 West (Davis County Tax I.D. #08-076-0116) enabling the exchange of TDR lots, and the receiving zone is the Property referenced herein.
2. TDR Value and Payment. The value of each TDR is \$6,477.52 the total value of which TDR’s is \$12,954.05 (the “TDR Amount”). The owner must pay the TDR Amount to the City prior to the recordation of the final plat (the “Final Plat”) of the Project.
3. Default. This agreement becomes null and void and hereby terminated in the event the Final Plat approval is not received or the City’s approval expires—the timing of each respective expiration period is set forth in the City’s Ordinance.
4. Binding Effect. The covenants contained within this Agreement shall run with the land, shall be recorded with the Davis County Recorder’s Office, and shall be binding upon the officers, employees, agents, representatives, successors in interest and the assigns of the parties.

5. Assignment. Owner shall not assign this Agreement or any rights or interests herein without the prior written consent of the City, which consent shall not be unreasonably withheld.

6. Notice. Any notices, requests and/or demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to its address shown below:

To the Developer:

To the City:

Farmington City
Attention: City Manager
160 South Main
P.O. Box 160
Farmington, Utah 84025

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

7. Amendments. Any amendments to this Agreement must be in writing and signed by the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first hereinabove written.

"CITY"
FARMINGTON CITY

By _____
Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

“Developer”

By: _____

CITY ACKNOWLEDGEMENT

STATE OF UTAH)

:ss.

COUNTY OF DAVIS)

On the ____ day of _____, _____, personally appeared before me _____, who being by me duly sworn, did say that he is the Mayor of Farmington City, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires:

Residing at:

DEVELOPERS ACKNOWLEDGEMENT

STATE OF UTAH)

:ss.

COUNTY OF DAVIS)

On the ____ day of _____, _____, personally appeared before me _____, who being by me duly sworn, did say that they are the record property owner of the subject property and acknowledged to me that they executed the foregoing Agreement.

NOTARY PUBLIC

My Commission Expires:

Residing at:

Exhibit "A"

Property Description

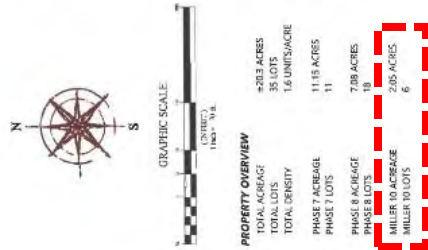
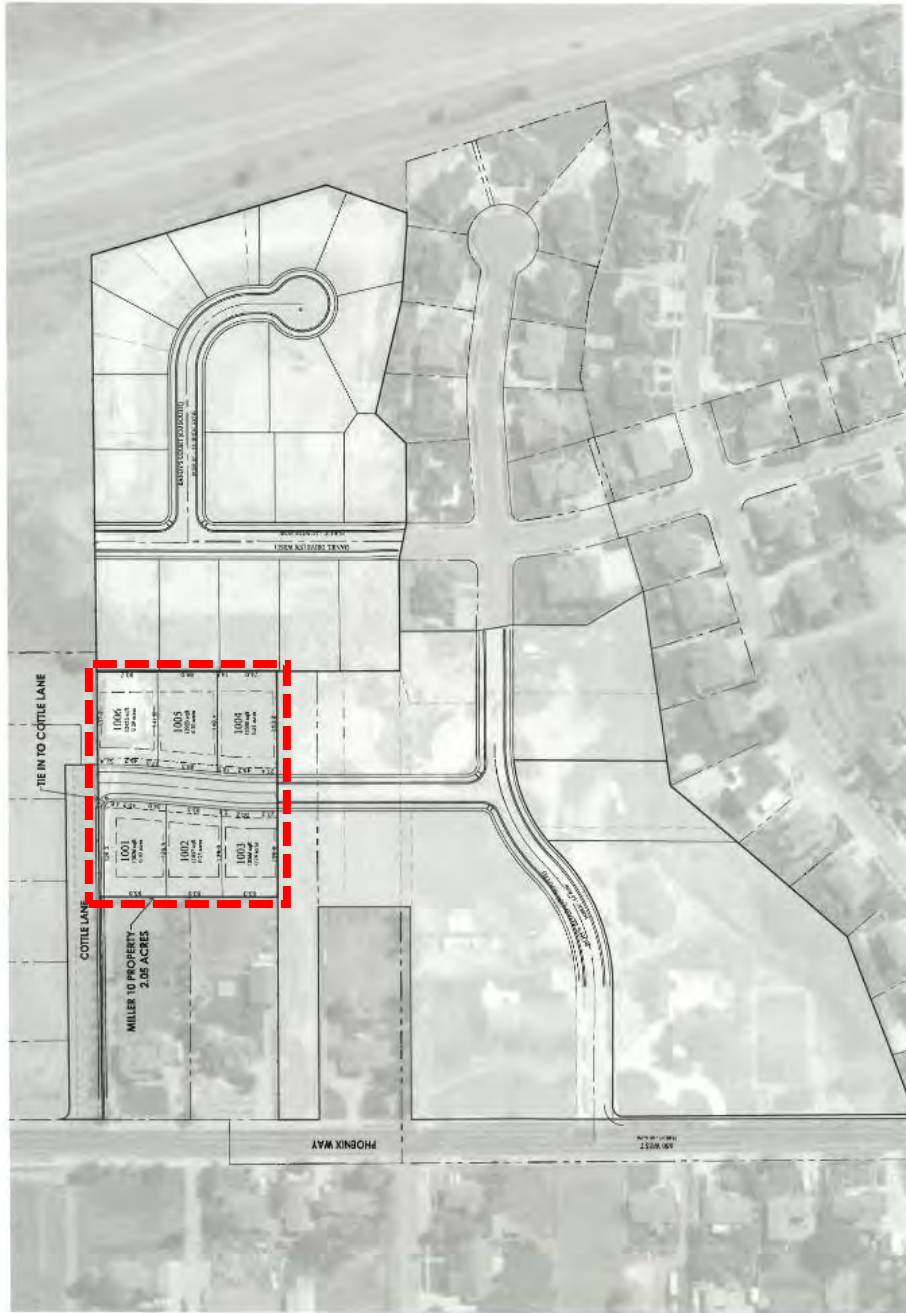
Address: Approximately 400 South and 555 West

Parcel ID: 08-078-0064

Legal Description:

BEG AT A PT E 66 FT & 189.87 FT N & E 330.50 FT OF THE S 1/4 COR OF SEC 24-T3N-R1W, SLM; & RUN TH S 263.88 FT; TH E 336.04 FT; TH N 269.43 FT TO THE EXIST FENCE LINE; TH S 89°31'20" W 336.58 FT TO THE POB. TOGETHER WITH A DESC R/W CONT 2.08 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Plat



Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

MILLER 10 PROPERTY concept plan D

FARMINGTON CITY, DAVIS COUNTY

10/16/2024

20-0397



Farmington City Planning Commission Staff Report January 23, 2025

Item 3: Final PUD Master Plan and Preliminary Subdivision Plat for the Colombia Springs Subdivision. (formerly: Ericksen (NPE2024 LLC) Sub.)

Public Hearing:	No
Application No.:	S-9-23
Property Address:	1926 W 950 N
General Plan Designation:	RRD (Rural Residential Density)
Current Zoning Designation:	LR (Large Residential)
Area:	2.51 acres
Property Owner/Applicant:	NPE2024 LLC – Jared Ericksen

Request: *Approval of Final PUD Master Plan and Preliminary Subdivision Plat.*

Background Information

The subject property which consists of 2.5 acres accessed from 950 North Street (North Station Lane). This property is somewhat isolated in that it is bordered by Haight Creek and the Haight Creek Trail to the west and north with the Rail Trail on the east and a pipeline easement within the east side of the property as well. Homes on the other side of the street are separated by a large right of way and do not front 950 N.

In March of 2024 the City Council approved the rezone of the subject property to the LR zoning district. While the large single-family home lots are within the allowed density of the approved zone and meet the dimensional standards allowed per Chapter 11-12. The PUD is necessary for the consideration of the following elements: Flag lot allowance, flexibility in setbacks, fencing placement, sidewalk and right of way design. In tandem with the rezone, the City Council also approved the Preliminary PUD Master Plan and Schematic Subdivision Plan for this project dealing with those issues.

The approval was given with a number of conditions that the applicant has since been working to address. The conditions are listed below:

1. A letter confirming the location and size of the pipeline easement from the easement holder be provided to the City to ensure it is properly accounted for on the plat.
2. The sidewalk design may be shown on the plans provided to the City Council.
3. The sidewalk shall be extended to connect to the Rail Trail to the east.
4. The applicant must meet all requirements of the City's DRC.
5. Fence length, placement, and height to be fully identified in subsequent steps. Fence placement may not be in front yard of Lot 3. Fence may be precast concrete panel wall.
6. Fencing/walls shall not impede on clear view areas to ensure traffic and pedestrian safety.

7. Applicant shall return to Planning Commission at Preliminary Plat with a proposed path to resolution pertaining to any property boundary in dispute.

8. One change is for sidewalk to abut back of curb across Lot 1, the existing home. When it reaches Lot 3, the sidewalk would move north so there is a 5-foot park strip, 6-foot sidewalk, and an additional 5 feet of property before any fence or wall can be put in.

9. The wall in that location can be 8 feet tall; same thing for the wall that goes up along the Rail Trail.

10. In addition, the City is requiring the applicant to put in park strips, trees, and adequate vegetation along the wall in that area consistent with the examples discussed during the meeting.

The Development Review Committee has reviewed a number of revisions and details to get to the current set of plans and is now ready to recommend approval of the Preliminary Plat and Final PUD Master Plan.

Should the Planning Commission approve the Preliminary Plat and Final PUD Master Plan, staff will work with the applicant on the completion and recording of the final plat.

Suggested Motion

Move the Planning Commission approve the Preliminary Subdivision Plat and Final PUD Master Plan for the proposed Ericksen Subdivision with the proposed lot layout, setbacks, and fencing subject to all other applicable development standards and ordinances with the following conditions:

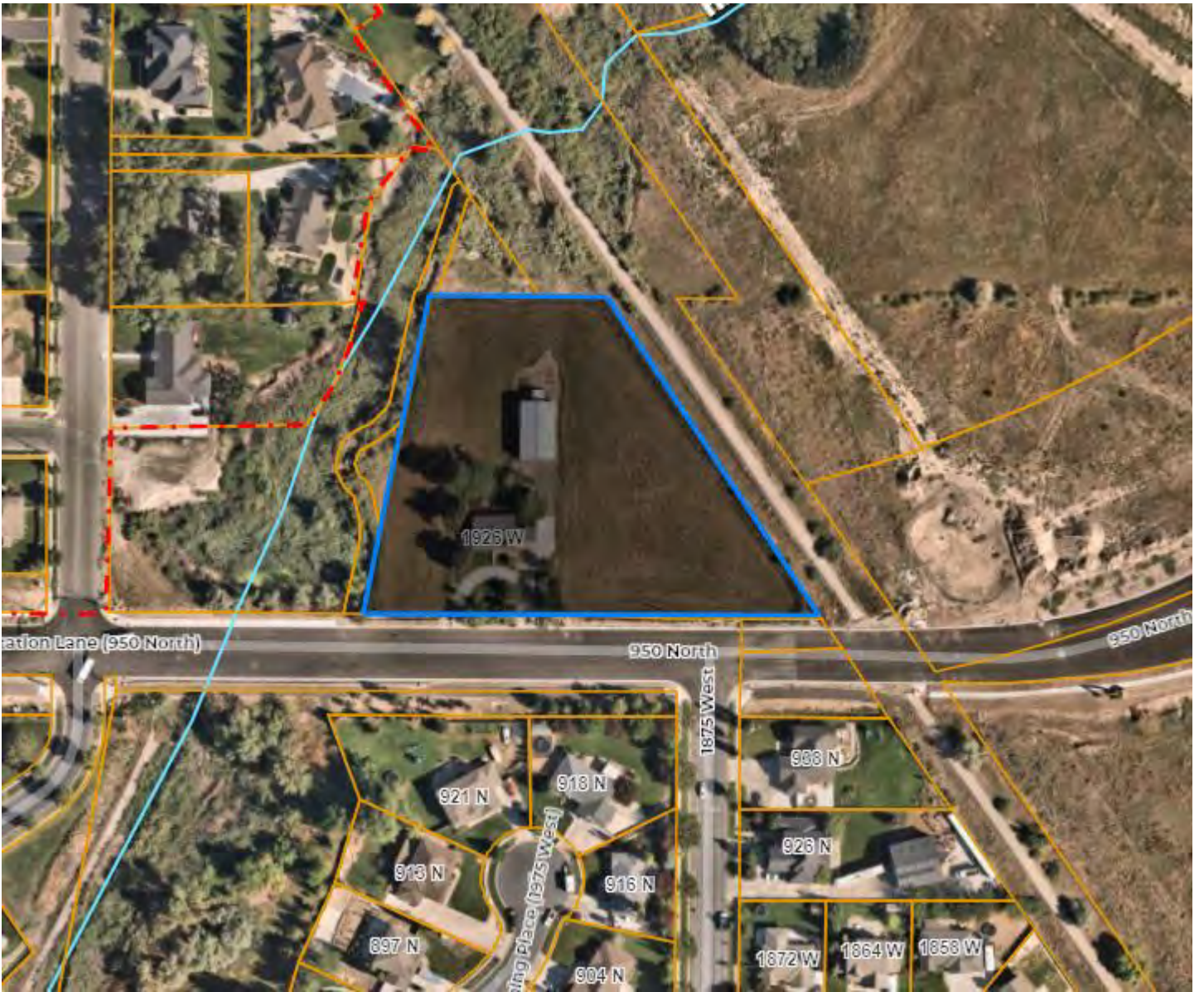
1. The applicant must meet all requirements of the City's DRC (Development Review Committee).

Findings:

1. The single-family development is consistent with the General Land Use Plan and other development near this location while accommodating lots on a triangular shaped property.
2. The applicant is not seeking additional lots.
3. The PUD helps facilitate lots on a triangular shaped piece of property and limits curb cuts onto 950 N. Street with the Flag Lot configuration.
4. The scale of development doesn't support or justify common spaces.
5. The City already owns the property for the Haight Creek Trail to the west.
6. The Preliminary Plat and Final PUD Master Plan are consistent with the approved Schematic Subdivision and Preliminary PUD Master Plan.
7. The applicant has satisfactorily addressed the conditions of approval from the City Council noted in the report.

Supplemental Information

1. Vicinity map and Site Photos
2. Schematic Subdivision / Final PUD Plan



1926 West 950 North



950 North Looking East – Haight Creek Trail – Overhead utility lines



Haight Creek Trail – North side of 950 North Street



Front of property (existing retaining wall, power poles, fencing, etc.)



Existing Home – Retaining Wall, Ash Trees, Driveway Access



Looking west from Rail Trail crossing at 950 North – Existing home and detached garage in background.

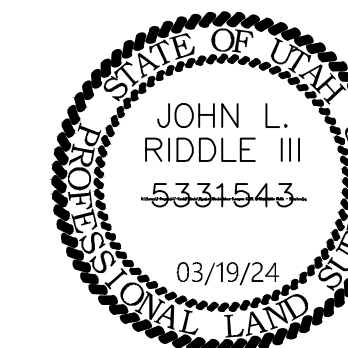
JARED ERIKSEN - RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, STATE OF UTAH



SURVEYOR'S CERTIFICATE

I JOHN L. RIDDLE, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND HOLDING LICENSE NUMBER 5331543, DO HEREBY STATE THAT A SURVEY OF THE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



JOHN L. RIDDLE, PLS #5331543

MARCH 19, 2024
DATE

BASIS OF BEARINGS

A BEARING OF SOUTH 89°49'15" EAST BETWEEN A FOUND NAIL IN CONCRETE BLOCK MONUMENT REPRESENTING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND A FOUND DAVIS COUNTY SURVEY MONUMENT REPRESENTING THE CENTER CORNER OF THE SAID SECTION 14, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROJECT BENCHMARK

THE CENTER CORNER MONUMENT OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING AN ELEVATION OF 4250.62 FEET.

UTAH STATE PLANES: NAD83 DATUM, CENTRAL ZONE, US FOOT, GEOID MODEL - G18US, NAV88

NARRATIVE

THIS SURVEY WAS COMMISSIONED BY JARED ERIKSEN TO DELINEATE THE BOUNDARY LINES OF A DEED RECORDED AS ENTRY NO. 3548983, FILED IN THE DAVIS COUNTY RECORDER'S OFFICE FOR A PROPOSED SUBDIVISION.

THE FIELD SURVEY WAS CONDUCTED ON AUGUST 8, 2023.

A TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 13742-6266389, WITH AN COMMITMENT DATE OF OCTOBER 13, 2023 AT 8:00 A.M. WAS USED FOR THIS SURVEY.

THE DEED DESCRIPTIONS OF ERIKSEN, STUART, AND THE DENVER & RIO GRANDE WESTERN RAILROAD ROW CREATE A GAP OF APPROXIMATELY 5.5' TO 6.5' ALONG THE NORTH LINE OF ERIKSEN'S PROPERTY. THE FOLLOWING INFORMATION HAS BEEN TAKEN INTO CONSIDERATION REGARDING THE GAP BETWEEN DEEDS: THERE IS AN EXISTING FENCE LINE RUNNING EAST-WEST APPROXIMATELY 1' INTO AND PARALLEL WITH THE DEED LINES OF THE STUART PARCEL AND THE DENVER RIO GRANDE WESTERN RAILROAD ROW. JARED ERIKSEN HAD A CONVERSATION WITH MR. LARRY ELLIOTT THE PREVIOUS OWNER OF THE ERIKSEN PARCEL, WHO STATED THAT THE STUART PARCEL WAS PREVIOUSLY OWNED BY FARMINGTON CITY, AND DURING THAT TIME THE CITY ERECTED A NEW FENCE ALONG THE SAME LOCATION AS THE PREVIOUS FENCE THAT WAS BUILT SOMETIME IN THE 1980S. A REBAR WITH NO CAP WAS FOUND AT THE SOUTHEAST INTERIOR CORNER OF STUART'S PARCEL AS DEPICTED HEREON. THE DEED GAP HAS BEEN OCCUPIED BY THE PREVIOUS OWNER (ELLIOTT) AND THE NOW CURRENT OWNER (ERIKSEN) FOR 30+ YEARS. BOTH STUART AND THE DENVER & RIO GRANDE WESTERN RAILROAD ROW PARCELS OCCUPATION LINES MATCH CLOSELY WITH THE DEED DESCRIPTIONS. BASED ON THE INFORMATION ABOVE, IT IS MY OPINION THAT THE NORTH LINE OF ERIKSEN'S PROPERTY IS ALONG THE DEED LINES OF STUART AND THE DENVER & RIO GRANDE WESTERN RAILROAD ROW AS SHOWN HEREON.

DOCUMENTS USED

- A TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 13742-6266389, WITH AN COMMITMENT DATE OF OCTOBER 13, 2023 AT 8:00 A.M. WAS USED FOR THIS SURVEY.
- E-3268166 & E-3268167, 80' WIDE PIPELINE ROW & EASEMENT (SHOWN HEREON)
- E-45156 & 61779, PETROLEUM PIPELINE EASEMENT (BURIED PETROLEUM PIPE MARKERS FOUND AND SHOWN HEREON) (BLANKET, EXACT LOCATION NOT DESCRIBED)
- E-107602 & 2749800, 16.5' WIDE COMMUNICATION EASEMENT (BLANKET OR EXACT LOCATION NOT DESCRIBED)
- HUNTER'S CREEK SUBDIVISION NO. 1, E-2049684, BK. 3719 PG. 641
- PSOMA'S RECORD OF SURVEY, E-78335A

RECORD LEGAL DESCRIPTION

PER TITLE OF COMMITMENT:

BEGINNING AT A POINT NORTH 89°52' EAST 251.21 FEET ALONG THE QUARTER SECTION LINE AND NORTH 562.32 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 89°52' EAST 100.0 FEET; THENCE NORTH 0°45'15" EAST 217.82 FEET; THENCE SOUTH 89°52' WEST 100.0 FEET; THENCE SOUTH 0°45'15" WEST 217.82 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT NORTH 89°52' EAST 251.21 FEET ALONG THE QUARTER SECTION LINE AND NORTH 562.32 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 0°45'15" EAST 217.82 FEET; THENCE NORTH 89°52' EAST 100.0 FEET; THENCE NORTH 0°45'15" EAST 112.21 FEET; THENCE SOUTH 89°52' WEST 131.15 FEET; THENCE SOUTH 12°30' WEST 338.2 FEET; THENCE NORTH 89°52' EAST 100 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT NORTH 89°52' EAST 351.21 FEET ALONG THE QUARTER SECTION LINE AND NORTH 562.32 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 89°52' EAST 281.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE D&RG RAILROAD; THENCE NORTH 34°40' WEST 400.57 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°52' WEST 49.48 FEET; THENCE SOUTH 0°45'15" WEST 330.03 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

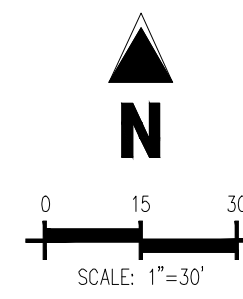
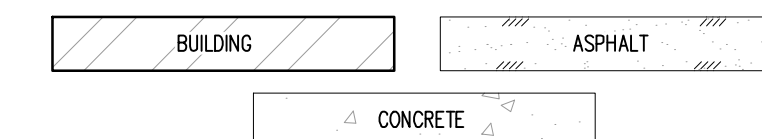
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID MONUMENT BEING A NAIL SET IN A 4" X 4" BLOCK OF CONCRETE; THENCE SOUTH 89°49'15" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 634.26 FEET; THENCE NORTH 0°10'45" EAST, A DISTANCE OF 562.32 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY LINE OF THE OLD DENVER & RIO GRANDE WESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTH 89°49'15" WEST, A DISTANCE OF 481.75 FEET TO THE EASTERLY LINE OF THE STUART PARCEL RECORDED AS E-3070599; THENCE NORTH 12°48'45" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 345.00 FEET TO A FOUND REBAR LOCATED AT THE SOUTHEAST INTERIOR CORNER OF SAID STUART PARCEL; THENCE SOUTH 89°25'57" EAST ALONG THE SOUTH LINE OF SAID STUART PARCEL AND THE SOUTH LINE OF THE OLD DENVER & RIO GRANDE WESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 175.41 FEET TO THE WESTERLY LINE OF SAID RAILROAD; THENCE SOUTH 34°21'32" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 407.23 FEET TO THE POINT OF BEGINNING.

CONTAINING .110,372 SQ/FT OR 2.534 ACRES +/-

LEGEND

◆ SECTION CORNER (FOUND)	— SECTION LINE
◆ SECTION CORNER (NOT FOUND)	— AS-SURVEYED BOUNDARY
◆ REBAR & CAP (AS NOTED, FOUND)	— DEED LINE
○ SANITARY SEWER MANHOLE	— EASEMENT / R-O-W
○ FIRE HYDRANT	— ADJACENT PROPERTY LINE
○ WATER METER	— CURB & GUTTER
○ WATER VALVE	— SIDEWALK / TRAIL
○ WATER MANHOLE	— FENCE LINE
○ COMMUNICATION BOX	— ASPHALT
○ TELEPHONE PEDESTAL	— 5' MAJOR CONTOUR
○ FIBER OPTIC VAULT	— 1' MINOR CONTOUR
○ PETROLEUM MARKER POST	— SS - SANITARY SEWER
○ GAS METER	— G - GAS
○ GAS VALVE	— FO - FIBER OPTIC
○ POWER POLE W/GUY WIRE	— UC - UNDERGROUND CABLE TV
○ IRRIGATION SPRINKLER	— UE - UNDERGROUND ELECTRICAL
○ PROPERTY CORNER	— P - PETROLEUM
◆ REBAR & YELLOW CAP	— BRUSH / VEGETATION LINE
○ LABELED GALLOWAY & CO.	



VICINITY MAP NOT TO SCALE

NORTHWEST COR. SEC. 14, T3N, R1W, SLB&M (NOT FOUND)

STUART TAX ID: 08-057-0066 E-3070599

STUART TAX ID: 08-057-0068 E-3070599

STUART TAX ID: 08-057-0067 E-3070599

LARRY & LYNETTE ELLIOTT FAMILY TRUST TAX ID: 08-057-0054 TOTAL AS-SURVEYED CONTAINS: 110,373 SF / 2.534 AC.±

PARCEL 1 CONTAINS: 21,779 SF / 0.500 AC.±

PARCEL 2 CONTAINS: 32,858 SF / 0.754 AC.±

PARCEL 3 CONTAINS: 54,639 SF / 1.254 AC.±

PROJECT BENCHMARK ELEVATION = 4248.67 WEST 1/4 COR. SEC. 14, T3N, R1W, SLB&M 4"x4" CONCRETE BLOCK W/ NAIL, SET 5" BELOW GROUND IN NATURAL FIELD (FOUND)

BASIS OF BEARINGS S89°49'15"E 2,641.78'

CENTER 1/4 COR. SEC. 14, T3N, R1W, SLB&M 3.5" DAVIS COUNTY BRASS CAP SET IN 4"x4" CONCRETE BLOCK NEXT TO T-POST SET 6" BELOW GROUND (FOUND)



1221 S. Valley Grove Way, Suite 140
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

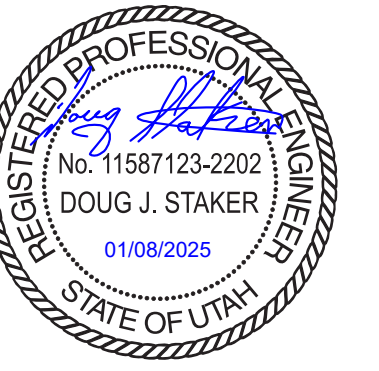
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RECORD OF SURVEY
1926 WEST 900 NORTH
FARMINGTON, DAVIS COUNTY, UTAH

#	Date	Issue / Description	Init.
1	04/17/2024	UNDERGROUND PIPE LOCATE BLUESTAKE MARKINGS ADDED	JEW

Project No:	NPE00120
Drawn By:	JEW
Checked By:	JLR
Date:	03/19/2024



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COLOMBIA SPRINGS SUBDIVISION

1926 WEST 950 NORTH
FARMINGTON, UTAH

Date Issue / Description Init.

#	Date	Issue / Description	Init.

Project No: NPE001.20
Drawn By: JS
Checked By: DJS
Date: 03/06/2024

SITE PLAN

C1.0

PAVING LEGEND

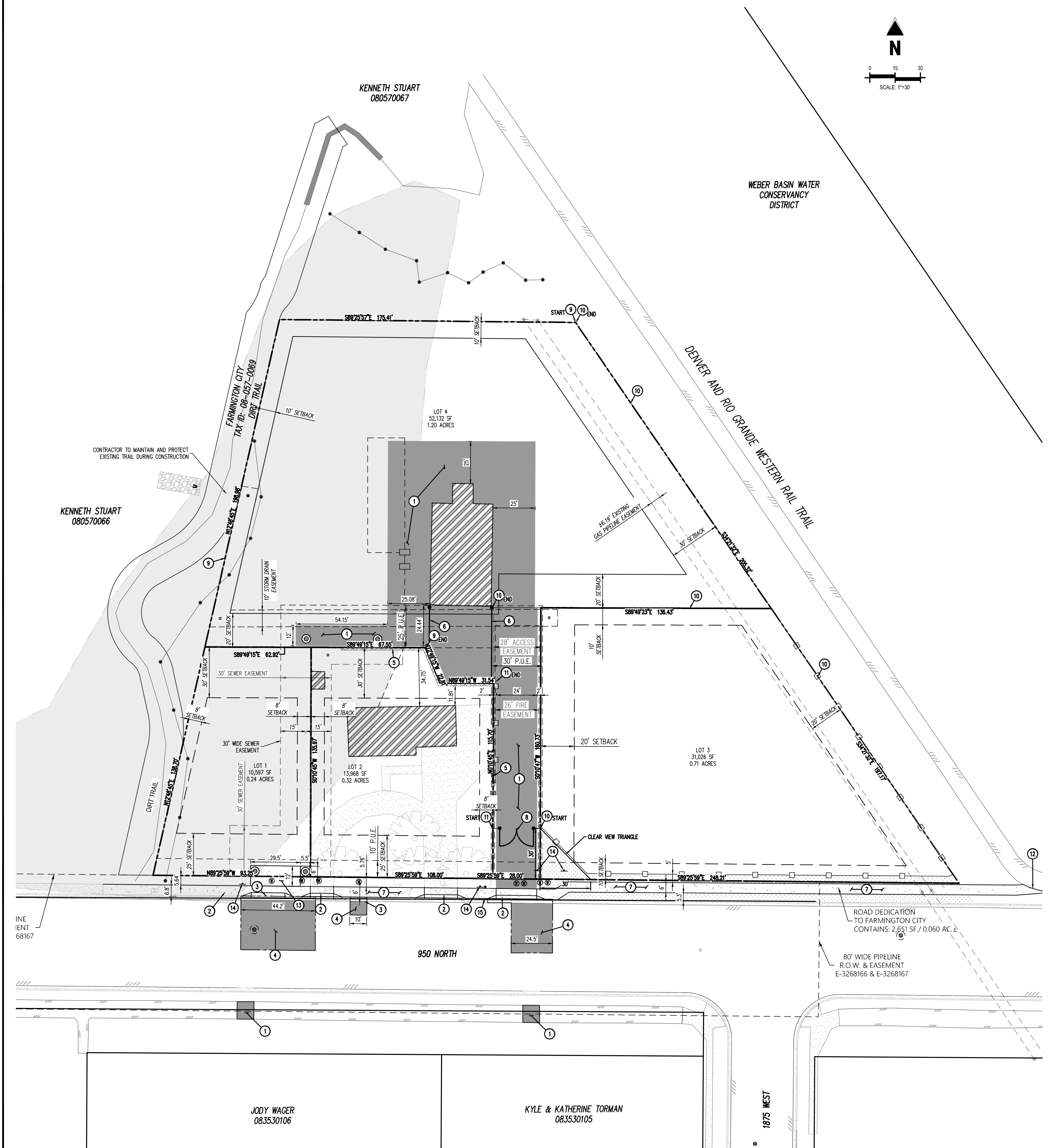
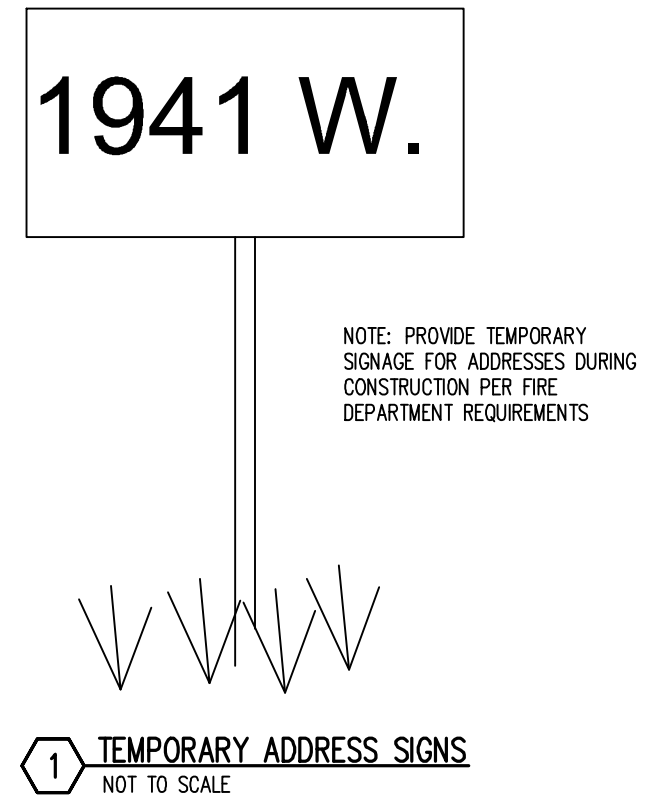
	CONCRETE SIDEWALK
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	LANDSCAPE BUFFER
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ASPHALT
	RIP RAP
	FLOOD ZONE A

SITE SCHEDULE

- CONSTRUCT ASPHALT PAVING (SHT. C1.1, DET. 7)
- CONSTRUCT CURB TIGHT SIDEWALK DRIVE APPROACH (SHT. C1.1, DET. 3)
- REPLACE ANY CURB & GUTTER DISTURBED FROM UTILITY CUTS PER FARMINGTON STANDARD PLANS (SHT. C1.1, DET. 1)
- CONSTRUCT ASPHALT "T" PATCH PER FARMINGTON STANDARD PLAN (SHT. C1.1, DET. 5)
- CONSTRUCT STONE BLOCK WALL (SHT. C1.1, DET. 4)
- CONSTRUCT SLIDING VEHICLE GATE (BY OWNER)
- CONSTRUCT CONCRETE SIDEWALK (SHT. C1.1, DET. 6)
- CONSTRUCT DOUBLE SWING VEHICLE GATE (BY OWNER)
- CONSTRUCT 6' CHAIN LINK FENCE.
- CONSTRUCT 6' CONCRETE PANEL FENCE.
- CONSTRUCT 6' CONCRETE PANEL FENCE.
- CONNECT TO EXISTING TRAIL
- CONSTRUCT CONCRETE PAVING (SHT. C1.1, DET. 8)
- CONSTRUCT TEMPORARY ADDRESS SIGNS DURING CONSTRUCTION (RE: DETAIL THIS SHEET)
- FIRE LANE RED CURB PAINT IN FRONT OF FIRE HYDRANT

SITE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED SWALE FLOWLINE
	ROAD EASEMENT LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED SAWCUT LINE
	EXISTING FIBER OPTIC BOX
	EXISTING TELEPHONE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING TREE CANOPY
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION MANHOLE
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED BUBBLE-UP BOX
	PROPOSED FLARED END SECTION
	PROPOSED SIGN
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING TREE CANOPY
	EXISTING FENCE LINE
	PROPOSED CHAIN LINK FENCE
	PROPOSED CONCRETE PANEL FENCE
	PROPOSED STONE BLOCK WALL
	PROPOSED DETENTION POND
	PROPOSED BERM



CITY ENGINEER'S APPROVAL

APPROVAL THIS _____ DAY OF _____ AD, 20____
BY THE FARMINGTON CITY ENGINEER.

BY: _____

CAUTION - NOTICE TO CONTRACTOR

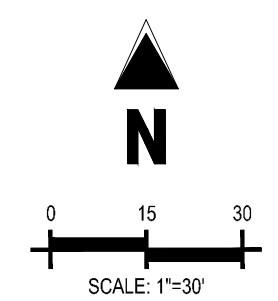
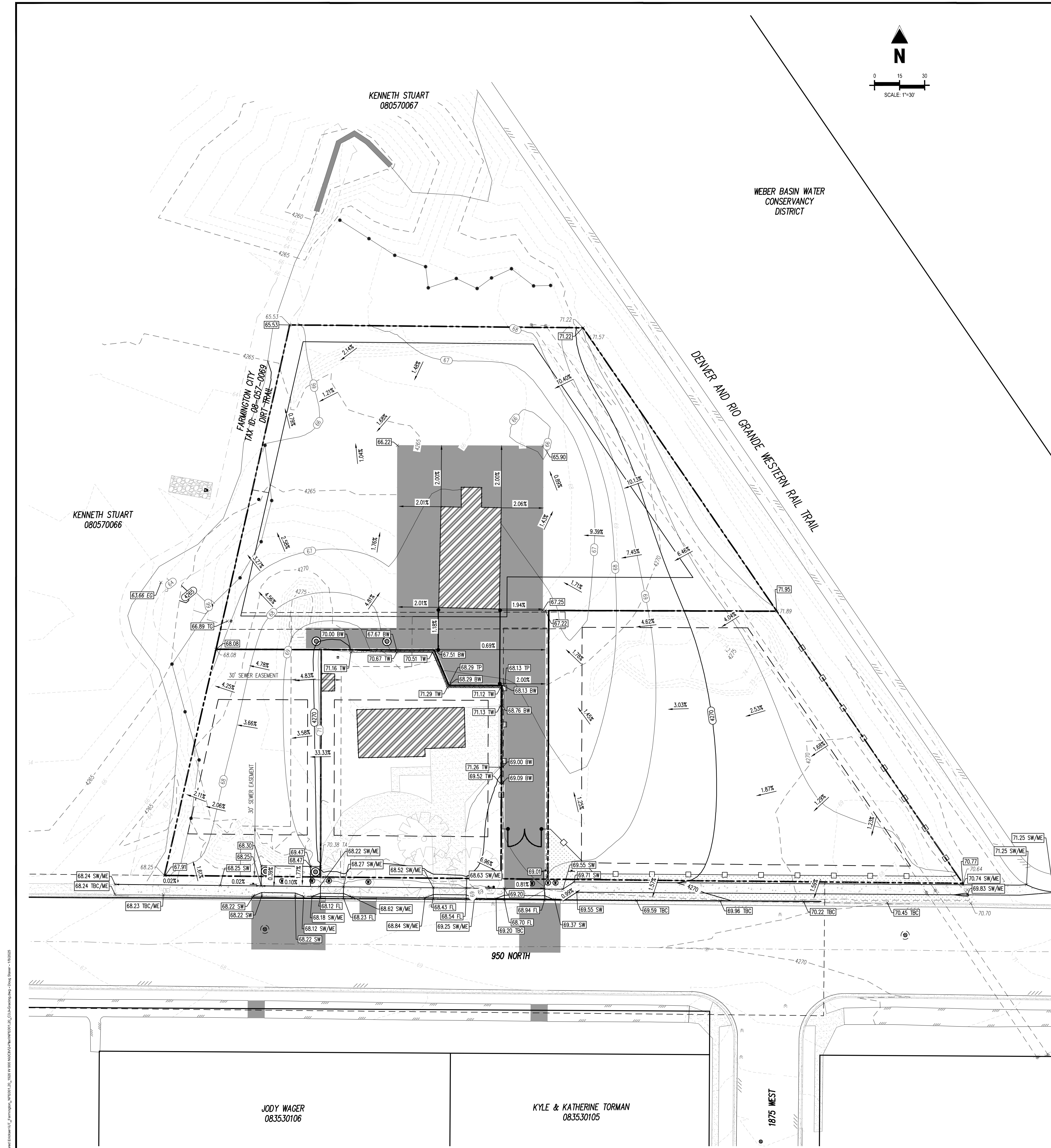
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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



C:\Users\jstaker\OneDrive\Documents\2024\1926 West 950 North Farmington Utah\1926 West 950 North Farmington Utah.dwg, Date Plotted: 3/6/2024, 11:58:23 AM

JODY WAGER
083530106

KYLE & KATHERINE TORMAN
083530105



GRADING LEGEND

-5460-	EXISTING MAJOR CONTOUR
-5465-	EXISTING MINOR CONTOUR
---5465	PROPOSED MAJOR CONTOUR
-66-	PROPOSED MINOR CONTOUR
15.00	PROPOSED SPOT ELEVATION
15.00 BC	BOTTOM OF CURB (BACK)
15.00 CO	CURB OPENING
15.00 EG	EXISTING GROUND
15.00 FF	FINISHED FLOOR
15.00 FG	FINISHED GRADE
15.00 FL	FLOWLINE
15.00 GB	GRADE BREAK
15.00 LP	LOW POINT
15.00 ME	MATCH EXISTING
15.00 SW	SEWALK
15.00 TC	TOP OF CURB (BACK)
15.00 TW	TOP OF WALL
15.00 BW	BOTTOM OF WALL
70.38	EXISTING FINISHED GRADE

SITE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	EXISTING TRAIL EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED SWALE FLOWLINE
	ROAD EASEMENT LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED SAWCUT LINE
	EXISTING FIBER OPTIC BOX
	EXISTING TELEPHONE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING TREE CANOPY
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED BUBBLE-UP BOX
	PROPOSED FLARED END SECTION
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING TREE CANOPY
	EXISTING FENCE LINE
	PROPOSED CHAIN LINK VINYL COATED FENCE
	PROPOSED PRE-FABRICATED CEMENT FENCE
	FUTURE FENCE LINE
	PROPOSED STONE BLOCK WALL
	PROPOSED DETENTION POND
	PROPOSED BERM

GRADING NOTES

- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTOR.
- ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' OF DESIGN WITH APPROVED TOP SOIL TO A MINIMUM DEPTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND CITY SPECIFICATIONS.
- ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE BARRICADE PROTECTION AS REQUIRED BY THE CITY AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
- THE PROPOSED STORM SEWER SYSTEM ON-SITE IS PRIVATELY OWNED AND MAINTAINED.
- EXCAVATION AND EMBANKMENT SHALL MEET SECTION 203 OF CDDT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SET FORTH IN THE APPROVED SOILS REPORT.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- TOP OF GRATE (TOG) AND FLOWLINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.

BENCHMARK

THE CENTER CORNER MONUMENT OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING AN ELEVATION OF 4250.62 FEET.
UTAH STATE PLANES; NAD83 DATUM, CENTRAL ZONE, US FOOT, GEOID MODEL - GIBUS

BASIS OF BEARING

A BEARING OF NORTH 00°0'16" EAST BETWEEN A FOUND DAVIS COUNTY SURVEY MONUMENT REPRESENTING THE SOUTH QUARTER CORNER SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND A FOUND DAVIS COUNTY SURVEY MONUMENT REPRESENTING THE CENTER CORNER OF THE OF SAID SECTION 14, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED BY SURVEY AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°49'15" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 634.26 FEET; THENCE NORTH 00°10'45" EAST, A DISTANCE OF 562.32 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF A RAILROAD TRAIL; THENCE NORTH 89°49'15" WEST, A DISTANCE OF 481.75 FEET; THENCE NORTH 12°49'45" EAST, A DISTANCE OF 345.00 FEET; THENCE SOUTH 89°25'57" EAST, A DISTANCE OF 125.41 FEET TO THE WEST LINE OF SAID RAILROAD TRAIL; THENCE SOUTH 34°21'32" EAST ALONG SAID WEST LINE, A DISTANCE OF 407.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4 LOTS, TOTALING: 110,373 SF. OR 2.534 AC.±

BASE FLOOD ELEVATION

THE ESTABLISHED BASE FLOOD ELEVATION IS 4258.20 FEET. ALL POINTS IN THE PROJECT AREA ARE ABOVE THE BASE FLOOD ELEVATION.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

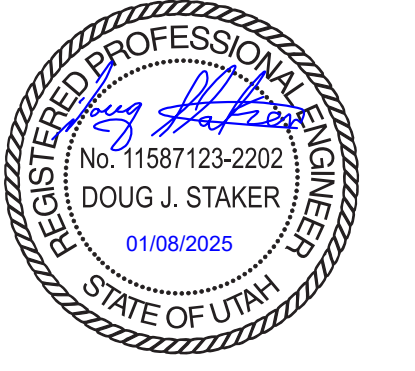
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JODY WAGER
083530106

KYLE & KATHERINE TORMAN
083530105



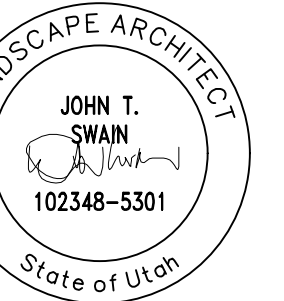
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#	Date	Issue / Description	Init.

Project No:	NPE001.20
Drawn By:	JDS
Checked By:	DJS
Date:	03/06/2024

GRADING PLAN



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COLOMBIA SPRINGS SUBDIVISION

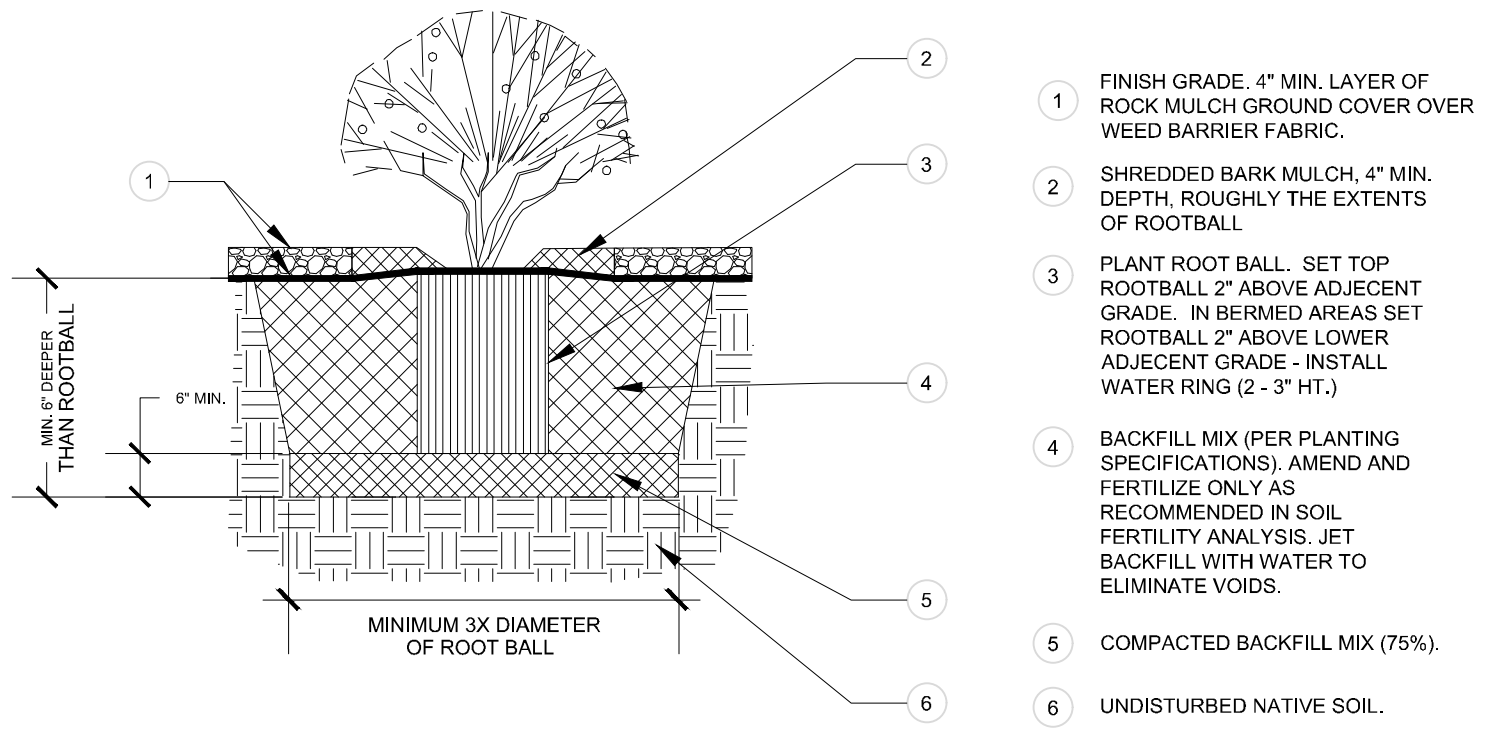
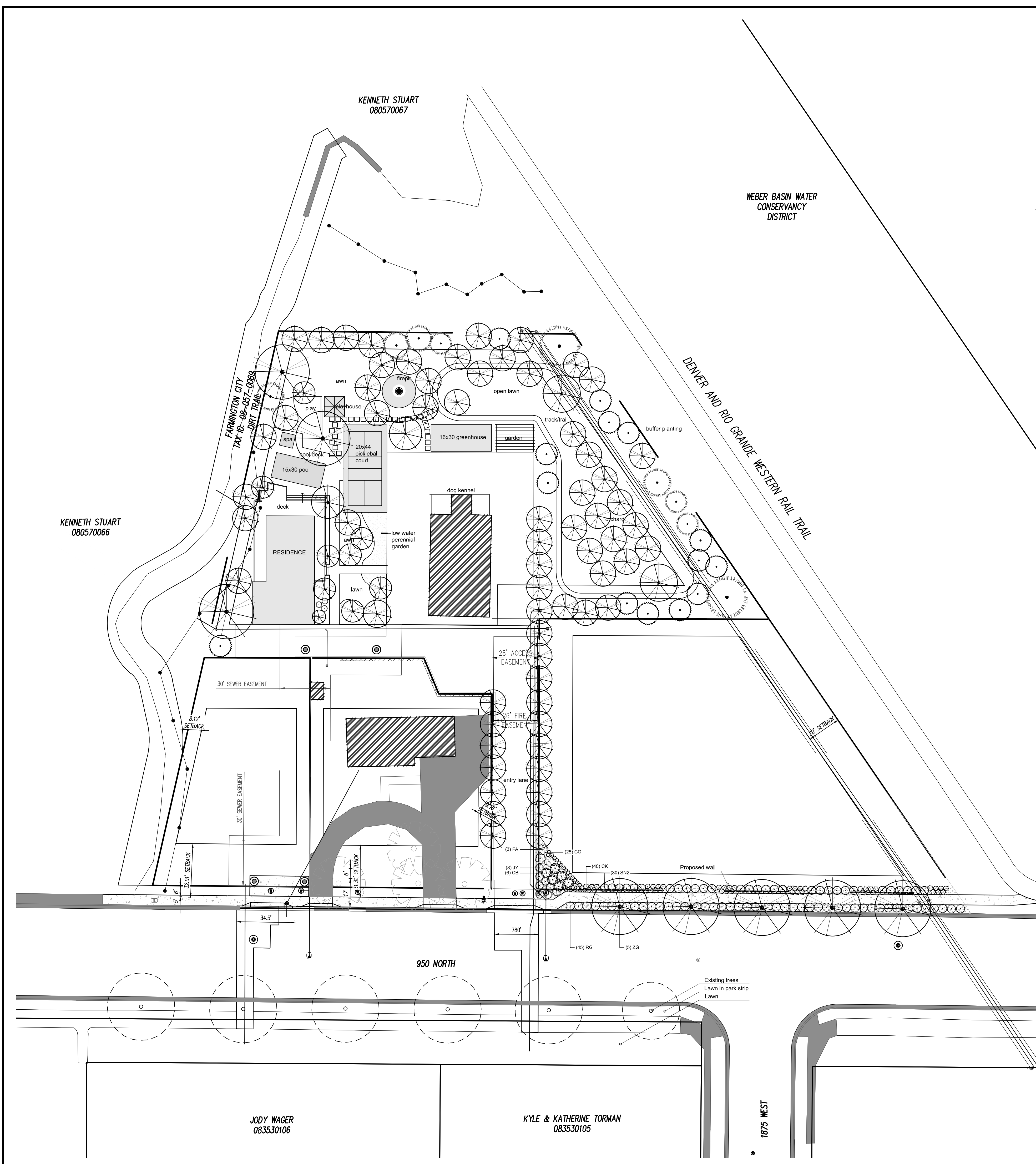
1926 WEST 950 NORTH
FARMINGTON, UTAH

#	Date	Issue / Description	Init.

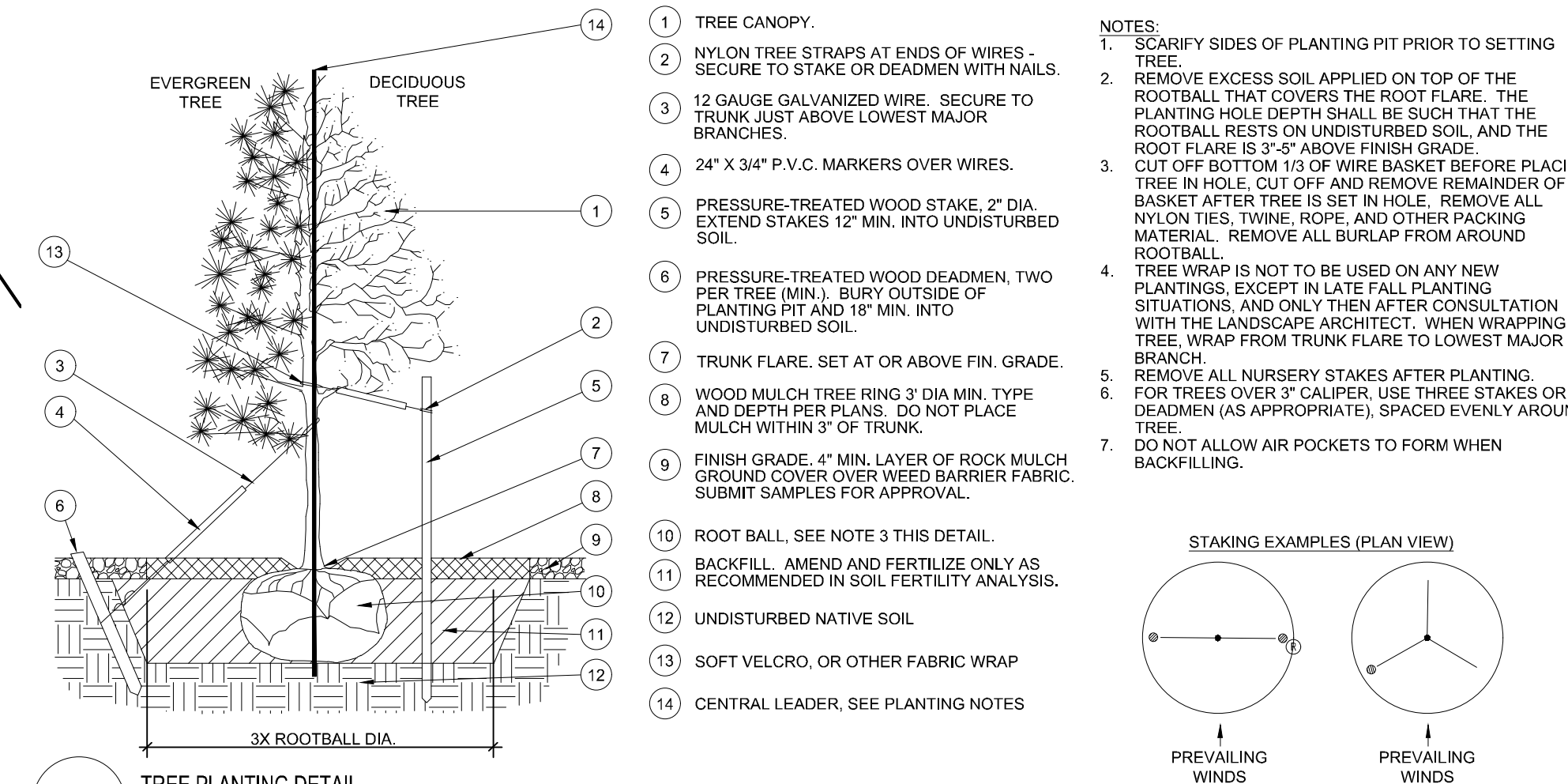
Project No: NPE001.20
Drawn By: JS
Checked By: DJS
Date: 03/06/2024

**SITE PLAN
PARTIAL LANDSCAPE PLAN**

L1.0



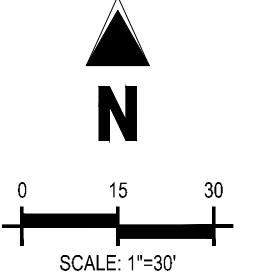
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.
TREES					
	ZG	5	GREEN VASE JAPANESE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	BBB
SHRUBS					
	CK	40	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#5 CONT.
	CO	25	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	#5 CONT.
	CB	7	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	#5 CONT.
	FA	3	ARNOLD'S DWARF FORSYTHIA	FORSYTHIA X 'ARNOLD'S DWARF'	#5 CONT.
	JY	8	YOUNGSTOWN CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	#5 CONT.
	RG	45	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.
	SN2	30	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.
MULCH					
	XD	2,815 SF		1-1 1/2" ROCK MULCH OVER WEED BARRIER FABRIC	MULCH



JODY WAGER
083530106

KYLE & KATHERINE TORMAN
083530105



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 21, 2025** at City Hall, 160 South Main, Farmington, Utah. The meeting will begin at **7:00 pm** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation – Alex Leeman, Council Member
- Pledge of Allegiance – Roger Child, Councilmember

PRESENTATIONS:

- Eagle Bay Elementary presents a musical selection from Disney's Moana Jr
- Update on Public Works projects
- Farmington Fire Station 72 Presentation by Architect Kevin Blalock
- GSBS Tom Owens Park Master Plan Presentation

PUBLIC HEARING:

Purchase Agreement with The Boyer Company for the Old Farm Property

BUSINESS:

- FY24 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance

SUMMARY ACTION:

1. Monthly Financial Report
2. Amendment to the Supplemental Development Agreement for The Trail
3. Home Occupation Business License Amendments
4. Approval of Minutes for 01-07-25.

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on January 16, 2025

**FARMINGTON CITY
PLANNING COMMISSION**

January 09, 2025

WORK SESSION Present: Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Joey Hansen, George “Tony” Kalakis, Spencer Klein; Alternate Commissioners Brian Shepard and Scott Behunin. *Staff:* Community Development Director David Petersen, Assistant Director/City Planner Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Commissioners Sam Barlow and Kristen Sherlock.

Assistant Director/City Planner **Lyle Gibson** reviewed the Planning Commission’s Rules of Order, and distributed a guide to each Planning Commissioner. The Chair conducts the meeting, administers the rules during the meeting, and keeps things in order. The Commission can request a police presence at their meetings, if desired. Community Development Director **David Petersen** said land use is not liberal or conservative; rather, it is a community thing that we all have in common. It is our property rights.

Regarding agenda Item #1, the applicant has agreed to reduce the height of the cell tower so if it were to fall, it should fall only on their own property. Lending on adjacent residential properties won’t be a problem.

Item #2 is an adaptive reuse, allowing office space in an existing historic home. This is a unique agenda item. **Petersen** said adaptive reuses are allowed City-wide. The concept now is half residential and half office, but it may evolve to all office in the future. It is a post-World War II ranch home that meets all the qualifications for inclusion on the National Register. It will need to remain on the National Register of Historic Places no matter what. The whole front yard should not be paved in asphalt.

There may be public interest on Item #3, Cole West townhomes. The applicant provided a traffic study for consideration. It says 1525 should be connected. Item #4 was withdrawn from the agenda.

Item #5 is about allowing Internal Accessory Dwelling Units (IADUs) on Rice Farm Planned Unit Development (PUD) on lots under 6,000 square feet. **Petersen** said the PUD is 113 lots done in the mid-2000s. Most of the 42 lots along the frontage road are less than 6,000 square feet in size. The applicant has a large home and an extra parking space. The PUD overlay allows deviations from the underlying zone that don’t have to be applicable to the entire City. The Homeowner’s Association (HOA) would ultimately have to approve this. This could be a test case for the City.

REGULAR SESSION Present: Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Joey Hansen, George “Tony” Kalakis, Spencer Klein; Alternate Commissioners Brian Shepard and Scott Behunin. *Staff:* Community Development Director David Petersen, Assistant Director/City Planner Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Commissioners Sam Barlow and Kristen Sherlock.

Chair **Frank Adams** opened the meeting at 7:00 pm.

Planning Secretary **Carly Rowe** administered the Oath of Office to the new Alternate Commissioner **Scott Behunin**.

CONDITIONAL USE PERMIT APPLICATION – *previously tabled/public hearing*

Item #1: Technology Associates – Applicant is requesting consideration for a Conditional Use Permit application for a monopole wireless telecommunications facility (cell tower) exceeding 60 feet in height, at approximately 125 W. Lagoon Lane (300 North), in the CR (Commercial Recreation) zone. (C-4-24)

City Planner **Shannon Hansell** presented this item. According to 11-28-190 Table 1, monopoles featuring antennas and antenna support structures over 2 feet in width and that are greater than 60 feet tall are conditional uses in the CR zone. The CR zone maximum height limit is 100 feet, but may go up to 150 feet with approval from the Planning

Commission. This cell tower is 106 feet tall. It is located more than 200 feet away from residential zones as required by 11-28-190. **Hansell** said this is a permitted use, but the Commission can add mitigating conditions.

This item was reviewed and tabled by the Planning Commission on December 12, 2024. The Commission requested further information regarding relocating the proposed pole further west. Public comment was sought because of the possibility of the cell tower impeding on the neighboring property owners' development rights due to risks associated with the rare chance of a cell tower falling into the property or fence. The applicant did not prefer to move the cell tower further west, due to the proximity to Farmington Creek and flood zones. The Farmington Creek Trail is also located on this parcel.

Another aspect of concern during public comment was the ability of the neighboring property owner to obtain financing for potential development of their parcel. The placement of a cell phone tower on one parcel would not impact the development rights of the neighboring property owner as far as City zoning ordinances are concerned (as long as all other applicable ordinances were followed). Similarly, research conducted since the last meeting has shown that financial institutions would finance development on neighboring based on whether zoning approvals were in place for the proposed project and parcel. With this understanding, it is reasonable to assume that while a financial institution may consider neighboring land uses in their valuation of a project, financing a development would not be "off the table" due to a cell phone tower's proximity on an adjacent parcel. Therefore, as far as Farmington City ordinances are concerned, the proposed conditional use does not unreasonably interfere with the lawful use of the surrounding property. **Hansell** said that valuations may be affected by the proximity to a cell tower.

Since the last meeting, the applicant has consented to consider lowering the height of the tower by 10 feet to avoid encroachment by a fallen tower into the neighboring property in the rare case that may occur.

All conditional uses are considered allowed uses which require further review to mitigate any potential effects of the use. The following are the conditional use approval standards per 11-8-050 of the Farmington zoning ordinances:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:
 1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

Assistant Director/City Planner **Lyle Gibson** said monopoles cannot be within 200 feet of a residential zone. Staff does not interpret adjacent properties as being part of a residential zone. The adjacent zone is the B zone (presumably for a

buffer). The permitted uses in the B zone are agricultural. Single-family and double-family are allowed, but as conditional uses. Staff concluded that this is not within 200 feet of residential.

Applicant **Dakota Hawks** (136 Main Street, Salt Lake City, Utah) said the radio frequency manager is fine with the loss of 10 feet off the height of the monopole. Some mature trees will have to be trimmed, but the objective can still be met.

Chair **Frank Adams** opened the public hearing at 7:07 PM.

One email was received from **Randy Rigby**, which will be included in the minutes.

Steve Christensen owns the land directly east. The properties have been in the families since 1848. He feels that he is being asked to be Lagoon's buffer. He does appreciate the drop in 10 feet, as 100 feet is a max height limit, with no exception for commercial recreation. He feels this is incompatible with low-density residential, as well as site and surrounding character considering current and proposed development. He is also concerned about radio frequencies damaging surrounding orchards and gardens. He feels the tower will decrease his and other neighboring property values. He indicated that the City has every right to ask Lagoon to move this project to another one of Lagoon's properties. The applicant hasn't suggested visual screening of the pole. Lagoon has 50 acres and owns all the homes on 2nd West where they could locate another tower instead of here.

Scott Behunin asked **Hawks** about frequency studies. **Hawks** indicated that Lagoon did a study and this is a "dead" area. This is an area where Lagoon doesn't have any future development proposed. Under this tower, there is only a fraction of FCC allowable exposure rates.

Chair **Frank Adams** closed the public hearing at 7:16 PM.

Tyler Turner indicated that he was more concerned on the financial side and if residential was to come into this area. He did indicate that in the financial world, if the property is zoned correctly, there are no issues – whether there is a tower there or not. **Christensen** said his read of the FHA standards says that a lot in a drop zone would not be financeable. However, even if financeable, just having it there would dramatically reduce property values 7.6%, according to the National Board of Realtors.

MOTION

Tyler Turner made a motion that the Planning Commission **approve** the conditional use for the Verizon Wireless SAL Rattlesnake Rapids, a monopole exceeding 60 feet in height, located at approximately 375 North Lagoon Lane, subject to all applicable Farmington City development standards and ordinances, with the condition that:

1. The tower height, including the lighting rod, be lowered to 97'-7" from 107'-7".

Findings 1-4:

1. The use will not cause unreasonable risks.
2. The use does not interfere with the lawful use of surrounding property,
3. It doesn't create a need for essential municipal services which cannot be reasonably met.
4. The proposed use is necessary to provide a service or facility that will contribute to the wellbeing of the community.

Supplemental Information 1-2:

1. Vicinity Map
2. SAL packet

Brian Shepard seconded the motion, which was not unanimous.

Chair Frank Adams	X Aye ___ Nay
Vice Chair Tyler Turner	X Aye ___ Nay
Commissioner George Kalakis	X Aye ___ Nay
Commissioner Spencer Klein	X Aye ___ Nay
Commissioner Joey Hansen	X Aye ___ Nay
Commissioner Brian Shepard	X Aye ___ Nay
Commissioner Scott Behunin	___ Aye X Nay

Voting was 6-1 with Commissioner **Scott Behunin** voting “nay” on the project. The motion passes.

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #2: Lyndee Gubler – Applicant is requesting a Special Exception for an adaptive reuse of a building that is eligible for the National Register of Historic places located at 135 South 200 East. The request is to allow office use in the existing residential building. (M-6-24)

Community Development Director **David Petersen** presented this item. The applicant is exploring whether or not to purchase a single-family dwelling to establish an office use in part of the home and possibly convert the entire structure as an office in the future. However, the parcel is zoned Original Townsite Residential (OTR) and “office” is not an allowed use in this zone. However, the dwelling is an historic building, which structure is eligible for the National Register of Historic Places. When such is the case anywhere in Farmington, one may apply for a special exception to change a residence into office space as an “adaptive reuse,” so long as the adaptive reuse does not compromise such eligibility (see Section 11-3-045 A. of the Zoning Ordinance).

The nearby Business Residential (BR) zone has a mixture of residential and office buildings, mostly as owned by Davis County and the School District. The site is located on a state route, which is a fairly busy road, and has two curb cuts. Before they go under contract to purchase the property, the applicant wants to know if the Commission would consider this adaptive reuse, which they would like to do in phases.

Section 11-2-020 of the Zoning Ordinance defines an “Adaptive Reuse” in part as follows: “Rehabilitation or renovation of existing building(s) or structure(s) limited to residential and/or office use(s) other than the present use(s);”

In considering a Special Exception, Section 11-3-045 E of the Zoning Ordinance identifies the standards of review as follows:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

The minimum parking requirement in Chapter 32 of the Zoning ordinance for office uses is three spaces per 1,000 square feet of floor area. If the entire 3,000 square foot structure at 135 S. 200 E. (as per Davis County Tax Assessor records) is changed to an office use, the applicant proposes 10 spaces. As mentioned previously, the existing home is an historic resource, and regarding parking, Section 11-32-030 H of the Zoning Ordinance states:

The Planning Commission may consider and approve a reduction or modification of the standards contained herein for uses proposed in historic structures, providing it can be demonstrated that the standards for such use exceed that which is necessary in the specific case, that congestion on adjacent streets will not be significantly increased, and that by granting such a reduction, the safety and general welfare of the public will not be compromised. For the purpose of this chapter, "historic structure" is defined as a nonresidential building which is over fifty (50) years old and/or which is listed on the National Register of Historic Properties.

Applicant **Nathan Gubler** (2088 Kingston Road) said his wife has a mental health practice, Farmington Mental Health, and needs to expand. She has plans to hire a couple more therapists. Right now, she would like to move into the historic area. The location of this property sparked their interest, as it's also located next to an office building. They are willing to do the entire home as the practice. Talking about the parking, he indicated that there is a way to create plenty of parking on this lot. The two curb cuts would allow a pull-through sort of parking in front of the home.

Shepard asked if they lived or would live there, and the applicant answered no. **Spencer Klein** asked who would occupy the residential areas and also about the access points. **Turner** asked about any updates to the property. **Gubler** answered he they may rent out a residential space, possibly to an employee. He planned to landscape and paint the exterior. He said he wanted to keep it nicely planted. He said on the interior, there are not many items to do other than dividing a couple of rooms. Essentially, he would like to make it look more as a home with some exterior updates.

Turner asked about historic homes and if the applicant would need to meet any requirements there. **Gubler** said he does not want to compromise the eligibility. **Hansen** asked if the home is under contract. **Gubler** said that they would likely withdraw their offer if the Commission denies their application. **Hansen** suggested a Development Agreement.

Adams asked how long their due diligence period is. **Lyndee Gubler** (Nathan's spouse) indicated that their due diligence goes for another week. They wanted to get the "feel" of the Commission before extending due diligence. **Adams** asked if the garages will remain as is. **Gubler** said yes, they want it to remain looking residential. **Adams** said that the parking does not seem ideal, especially with the land that is available. He would also like to see more landscaping. **Adams** would like to see a Development Agreement prior to any approvals. There are not enough details provided to approve or deny at this point. **Petersen** said that "table" to Staff is more of a "we like the idea but need a few additional items." Staff already has other ideas for parking.

Chair **Frank Adams** opened the public hearing at 7:44 PM.

Charity Rowberry (170 S. 300 E., Farmington, Utah) also owns land at 154 S. 300 E. that they are getting ready to build on. This land is behind what would be the proposed parking lot. She asked what would go into the area by the parking. A pickleball court was suggested. She asked if this would possibly be rezoned. She's curious about the look of the building and also the future of what that building could be. She is also concerned if down-the-road it could be turned back into a home versus a business, very difficult to do once it has a parking lot.

Chair **Frank Adams** did not close the public hearing. ***This will remain open until next public hearing when this item is seen.***

MOTION

Joey Hansen made a motion that the Planning Commission **table** the request to allow time for the applicant and/or Staff to do the following **1-3**:

1. Draft a Development Agreement between the City and the applicant for Commission input to ensure, among other things, the building’s continued eligibility for the National Register now and in the future.
2. Prepare two concepts:
 - a. One plan to show part of the building as office, and the remainder as residential (one dwelling unit); and
 - b. The other plan to show all of the building as office.
3. Each plan must meet City standards including a “to-scale” drawings, parking, ingress and egress details to the site, conceptual landscape plan, etc.

Supplemental Information 1-4:

1. Vicinity Map
2. Existing Plot
3. Proposed Plot
4. Street View Image of the site

Tony Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner George Kalakis	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Brian Shepard	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

Frank Adams moved item number 5 to be heard after item number 2, since there are interested parties.

ZONE TEXT AMENDMENT APPLICATIONS – public hearings

Item #5 Jourdan Biesinger – Applicant is requesting a recommendation to amend the Rice Farms Planned Unit Development (PUD) regulations to allow internal accessory dwelling units (IADUs) on lots smaller than 6,000 square feet in size. (ZT-17-24)

Community Development Director **David Petersen** presented this item, saying this is like both a zone text amendment and rezone at the same time. Therefore, a public notice was sent out about this application. The Rice Farms PUD consists of 113 lots on 34.058 acres located a block north of Glovers Lane between 200 East and the Frontage Road. Farmington City approved the Final PUD Master Plan for this development on April 24, 2006. IADUs are allowed city-wide on all residential lots equal to or greater than 6,000 square feet in size. [Note: this standard is also required by State Law.]

Approval of a PUD allows one to deviate from the standards of the underlying zone. The applicant is requesting that the City amend the Final PUD Master Plan to allow IAUDs on lots less than 6,000 square feet in size. In the Rice Farms PUD, 42 of the 113 lots are less than 6,000 square feet, and most of these are located in the phases next to the Frontage Road. **Petersen** said that so far, Farmington has stuck to the 6,000 square foot limit.

Applicant **Jourdan Biesinger** indicated that her seven-bed, four-bath townhome is over 4,200 square feet and the basement itself is 1,500 square feet. The yards are small. Her property can also fit four cars without affecting the sidewalks. She indicated that the community took a vote among themselves and more than half were okay in this amendment. Since the Homeowner's Association (HOA) needs to approve it as well, after City approval. This could be helpful for the City and affordable housing for young families. Her unit has a separate kitchen in the basement.

Chair **Frank Adams** opened the public hearing at 7:59 PM.

Garth Ball expressed concerns regarding drainage in the area.

Jeff Bevan (782 S. Rice Road, Farmington, Utah) wanted to express his support for this. He also has a basement apartment that he would benefit from renting out. The basement has a separate entrance. He would like to help young families and young couples in need of a new home and wants to keep Farmington family-friendly.

Garrett Biesinger is the husband of **Jourdan**, who spoke earlier. He wanted to re-iterate that most homes in this community were designed for basement apartments with also separate everything in regards to HVAC, kitchens, entrances, etc. Other neighbors have indicated that they bought the homes with the intention to rent, but later found out that they couldn't.

Charity Rowberry (170 S. 300 E., Farmington, Utah) wanted to comment on this and likes the idea of allowing small lots to have these opportunities. The size of the home is more important than the size of the lot, as long as parking is sufficient.

Rand Mickelson (801 Hollie Avenue, Farmington, Utah) indicated that he is directly east of the subdivision, still in Rice Farms but a different phase. He is asking about the cars that are parked on Hollie Avenue, which is behind the property in question. Cars park on his street on a semi-permanent basis, including a semi for over a month. The overflow parking interferes with snow removal and children walking to elementary school.

James Hite (28 West Rawl Drive, Farmington, Utah) addressed the Commission online. He is two lots down from the last speaker. He has lived in Farmington for 16 years, and witnessed the same overflow parking problem. He would like to know where the extra vehicles would be parked. He said he would vote "no," as the smaller lots could have parking issues.

Petersen said this includes all properties in all phases of the Rice Farms PUD. Only 42 of the over 100 lots are under the 6,000 square feet. **Petersen** said that he wants to clarify that owners MUST live on site to rent out their basement or main dwelling. Whichever you rent, the home owner must occupy the other space.

Frank Adams asked the applicant(s) what they have seen about the parking issues. **Biesinger** said that the HOA does like to keep parking open for guests instead of permanent parking. She was recently appointed to the HOA board and is now hearing the concerns. She understands that they are occasionally full when there are holidays, gatherings, etc.

Chair **Frank Adams** closed the public hearing at 8:16 PM.

Gibson mentioned that each home needs to have two parking spots per ordinance. The garages have two and there are two more in the driveway, so they should meet that standard. **Turner** said that maybe the City should require the additional 10 parking stalls that were not originally put in but are on the subdivision plat and originally planned. **Hansen** wanted to clarify that this is for this PUD subdivision only—not City-wide at this time. **Petersen** confirmed that. **Hansen**

said that he is a huge advocate for affordable housing, and finding legitimate housing can be an issue. He is happy to see this happen and is in full support. **Adams** said he would disagree with **Turner** on compelling construction of additional parking stalls, as he doesn't want the existing residents to suffer at the expense of the new residents.

Petersen said that according to the City traffic engineer, this area does not have a traffic problem. The City Council will review this next, as it is a legislative act.

MOTION

Spencer Klein made a motion that the Planning Commission **recommend** the City Council amend the Rice Farms overlay zone and Final PUD Master Plan to allow IADUs on lots less than 6,000 square feet within this development, subject to all applicable Farmington City development standards and ordinances and the following:

1. Each IADU approved on a lot less than 6,000 square feet in size must meet all other standards set forth for IADUs in the Zoning Ordinance.
2. The Rice Farms HOA must approve the amendment.

Findings 1-3:

1. The impact of an IADU on a lot less than 6,000 square feet is the same (or minimal) as compared to other lots within the Rice Farm PUD, so long as the property owner is able to meet all other IADU standards (i.e. parking, owner must live on-site, etc.) set forth in the Farmington City Zoning Ordinance.
2. The deviation to the standard of the underlying zone is limited to the Rice Farms PUD and does not apply to the rest of the City.
3. HOA approval of the amendment is required.

Supplementary Information 1-3:

1. Vicinity Map.
2. Proposed Verbiage from Applicant.
3. Section 11-28-200 A- E of the Zoning Ordinance.

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner George Kalakis	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Brian Shepard	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

SUBDIVISION APPLICATION – *public hearing*

Item #3: Cole West (CW Land Co.) – Applicant is requesting a recommendation for a Development Agreement, Schematic Subdivision, and Project Master Plan for The Ana consisting of 75 townhomes on 9.5 acres located at approximately 1000 North and 650 West. (S-16-24)

City Planner **Shannon Hansell** presented this item. The Ana PUD is located at approximately 1000 N. Shepard Park Road on Parcel 08-051-0235. The 6.65-acre parcel was rezoned to Commercial Mixed Use (CMU) in 2022. The entire parcel is part of the East Park Lane Small Area Master Plan, which was approved by the City Council on April 17, 2018. Prior to the approval of the Master Plan, the General Plan was amended to its current designation on July 7, 2004. In the

same year, on December 1, 2004, the City Council approved the CMU zone. As specified in that text, all development must be considered as a PUD or planned center development.

The Ana PUD was originally introduced as The Ivy PUD in 2022, and received schematic approval from the Council on August 16, 2022. The developer chose to hold the project until the present, therefore the 2022 original approvals have expired. The layout is the same, including 75 attached single-family townhome units, active and passive open space, with pickleball courts and a connection to the Hess Farms development to the south, which benefits internal circulation between the projects. The project is the final section to connect Shepard Park Road (700 West) from Shepard Lane to Lagoon Drive, as well as 1015 North. The sidewalk on the north side of 1015 North borders the rear yards of the Hidden Farms development. With the construction of 1015 North, Staff is recommending that the Development Agreement (DA) include maintenance and installation of landscaping and sidewalk along the north side of 1015 North, adjacent to the Hidden Farms' lots fences.

The Ivy schematic subdivision plan, PUD, and DA were approved by the City Council on August 16, 2022. The DA includes a fee in lieu to cover the City's moderate-income housing requirements.

Hansell said the City received a letter from Hidden Farm Estates (Symphony Homes), the property to the north of the proposed cite. It is a 16-lot subdivision with 10,000 to 20,000 square foot lots. They were concerned with the creation of double-frontage lots along 1015 North if this does get approved, and the ordinance does not allow double-frontage lots. There was also concern that the distance between intersections would create unsafe conditions. The 2022 traffic study did not find any issues with distances between proposed intersections. **Hansell** said driveways have to be 30 feet from the nearest intersection, and this proposal meets those distance requirements. The Development Review Committee (DRC) prefers the straight shot alignment of roads through the center of the development. Staff has found that a masonry fence and landscaping does not need to be installed as a buffer between residential and commercial uses at this location.

Chase Freebairn (610 N. 800 W., Centerville, Utah), representing Cole West, addressed the Commission. He wanted to remind the Commission that everything was previously fully approved and accepted in 2022, but that was when interest rates were lower. With higher interest rates, it was not a good time to move forward with the development. There have only been minor engineering changes to the original plan for tie-ins. He acknowledges Symphony Home's beautiful homes next door and does not fault their concerns, but he said that this was indicated to happen here since at least 2017.

Freebairn said that the proposed design and styling has remained the same over the last five years, and is still appealing. The Scandinavian influenced design has been seen in other metro areas, but is new to Farmington. They scrapped the original Ivy name because they have another project of the same name in Millcreek. **Freebairn** said he believes the name Ana is Scandinavian.

Behunin asked about the fence between this project and Symphony Homes. **Gibson** said it is his understanding that the HOA would have to take care of the park strip on the north side of the road, so existing residents wouldn't have to do that. **Adams** would like that part of the DA. **Freebairn** said he is willing to construct fencing on any portions not currently finished.

Chair **Frank Adams** opened the public hearing at 8:45 PM. It was immediately closed due to no comment received.

Klein asked if a 10-year term is standard, or if five years would be more reasonable in regard to the start of the development. **Gibson** said that this is a template that the City gives developers, so he believes that it is common. The

City Attorney usually reviews these agreements. **Klein** also asked about if the fee in lieu payment calculation was the developer's or the city's calculation. Since it was a 2022 calculation, the Council will need to reconsider it using the established formula. This is based off of a table in City ordinance (chapter 12). **Gibson's** memory is that the calculation comes from similar homes in the area (townhomes in this case). **Adams** said he would like to see 2025 figures used instead of the original 2022 numbers..

MOTION

Tyler Turner made a motion that the Planning Commission **recommend** the City Council approve the schematic subdivision plan, preliminary PUD master plan, and development agreement for The Ana, subject to all applicable Farmington City development standards and ordinances with the following **Conditions 1-3**:

- 1. Language be added to the Development Agreement to ensure that maintenance of the park strip on both sides of 1015 North Street is the responsibility of the HOA set up for The Ana.
- 2. Construction of fencing abutting Symphony Homes Hidden Farms Subdivision
- 3. Updated fee in lieu calculation.

Findings 1-5:

- 1. The project follows the East Park Lane Small Area Master Plan.
- 2. The project complies with the City's General Plan and zoning ordinances for the CMU zone.
- 3. 1015 North will be constructed concurrent with The Ana. 1015 North will provide a connection from Main Street to Shepard Park Road (700 West).
- 4. The project completes the connection of Shepard Park Road from Shepard Lane to Lagoon Drive and ensures the project will have more than one point of access or outlet.
- 5. The project was previously approved by the City Council in 2022 with the same proposal.

Supplemental Information 1-7:

- 1. Vicinity Map
- 2. Schematic subdivision civil set
- 3. Landscape plan
- 4. Floor plans
- 5. Artistic renderings
- 6. Traffic impact study
- 7. Development Agreement

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ___Nay
Vice Chair Tyler Turner	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Brian Shepard	X Aye ___Nay
Commissioner Scott Behunin	X Aye ___Nay

ZONE TEXT AMENDMENT APPLICATIONS – public hearings (continued)

Item #4: Farmington City – Recommendation of a Zone Text Amendment to Chapter 11-30, Foothill Development Standards, to amend provisions as they relate to public utility infrastructure. (ZT-18-24) – WITHDRAWN

This agenda item was WITHDRAWN. The City is looking to build a new water tank on the east bench, construction of which is slated to start in 2025. The design of the tank has identified elements of the code that cannot be met. However, the reason for this appears to be eligible for a variance. For that reason, rather than amending code, which may have broader impact, Staff will pursue review of a variance with the Administrative Hearing Officer. Notice of this hearing has been posted; rather than posting additional notice to cancel, the item is still on the agenda, but no decision is to be made as it is being **WITHDRAWN**.

OTHER BUSINESS

Item #6: Miscellaneous, Correspondence, etc.

- a. **Planning Commission minutes from December 12, 2025:** Motion by **George Kalakis** to approve – unanimous.
- b. **City Council Report from January 7, 2025: The** Council had a lengthy meeting on January 7, 2025. The Council approved a construction contract for the new park out west; construction will start next week and be done by September. Planning-related items included the parking structure zone text, which was approved as proposed by the Commission. The Farmstead, the project the Commission has seen a few times, was approved. The Council liked the TDR aspect of it. It was a total \$330,000 purchase amount for the TDRs. There were a lot of residents in attendance, but not many who spoke. The Council struggled with approving six more additional units or not. They tabled the item, asking to see 28 or fewer units. Preliminary plat will come back to the Commission. Lastly, the Trail (the apartment building on the northwest corner of Burke and Innovator Drive) asked to shave back some units to less than what was previously approved. The Council approved, but they did ask for improvement in architecture of the parking structure.

ADJOURNMENT

Tyler Turner motioned to adjourn at 8:58PM.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner George Kalakis	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Brian Shepard	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

Frank Adams, Chair



Fw: Response to Public Hearing on Technology Associates Conditionsl Use Permit request.

From Carly Rowe <crowe@farmington.utah.gov>

Date Thu 1/9/2025 10:01 AM

To Samuel Barlow <sbarlow@farmington.utah.gov>; Tyler Turner <tturner@farmington.utah.gov>; Frank Adams <fadams@farmington.utah.gov>; Kristen Sherlock <ksherlock@farmington.utah.gov>; Joey Hansen <joey.hansen@farmington.utah.gov>; George Kalakis <gkalakis@farmington.utah.gov>; Spencer Klein <sklein@farmington.utah.gov>; Brian Shepherd <bshepherd@farmington.utah.gov>; Scott Behunin <scottbehunin@hotmail.com>

This is a comment on one of the items for tonight's meeting.
Thank you.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
☎ 801.959.9215
160 S MAIN FARMINGTON UT 84025
FARMINGTON.UTAH.GOV



From: Randy Rigby <rrigby@utahjazz.com>

Sent: Thursday, December 12, 2024 7:45 PM

To: Carly Rowe <crowe@farmington.utah.gov>; Brett Anderson <banderson@farmington.utah.gov>; dpeterson@farmington.utah.gov <dpeterson@farmington.utah.gov>

Cc: Steve Christensen <stevec@nchlaw.com>; Ron Rigby <captainront74@gmail.com>

Subject: Response to Public Hearing on Technology Associates Conditionsl Use Permit request.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please submit my email to the City Council and Planning Commission pertaining to the request for a conditional use permit from Technology Associates.

For the record, this is Randy and Ron Rigby. We are lifelong resident of Farmington Utah. We are also major land owner near the location of land that is being requested for this cell tower. May we first express the area of common acceptance in this issue. We do agree that it is important to have good communication for the citizens in Farmington and that cell towers provide the source of allowing us to properly communicate as citizens in Farmington.

We are opposed of this location for three reasons:

1. A tall cell tower at this location has a major negative impact on the value and marketability of my property. Reports indict that cell towers have a negative impact on the value of properties near the cell tower. The land around this site is beautiful property that is owned by long term citizens of Farmington (Steve & Marilyn Christensen, Clark & Jewel Caldwell, Ron & Karen Rigby, Randy & Sandra Rigby, and many others). These citizens have supported and help lift this community. There long time family properties should be also respected and lifted and their values be respected.

2. This area of Farmington is being zoned and promoted as a "historic area". Why would we place a 120' EYESORE cell tower in the middle of a historic area of Farmington???
3. The third issue is the unknown health and safety impact that this tower may have on those people products and animals that are close to the cell towers on a regular basis. Though the facts are not conclusive, it is still fair to say that our current environment will be diminished with the addition of a tower.

One question we would ask Lagoon and Technology Associates, "how does this site enhance the other neighboring citizens and landowners? "

We are sure that Lagoon Corporation would like to have this additional income from the tower company. To us, the answer is very simple. Lagoon has over 150 acres of land and much of the land is unused. Their land they own that is on the north and northwest area could be a perfect location for a cell tower. There is a large open area with no homes or future homes by their new parking lot and across from the new state liquor store that could be a perfect location for a cell tower or anywhere near the parking lot area of Lagoon. We strongly would encourage Lagoon and the tower company to consider other locations that would be more suitable for a cell tower.

The final issue that we want to understand is how our property was zoned "business"? To our knowledge, we were never involved in discussions of zoning this property as a business zone. We would like future discussions on this area as we look at the master zoning plan.

Thank you for your consideration.

Randy Rigby & Ron Rigby
Sent from my iPhone

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