

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025-14

AN ORDINANCE AMENDING CHAPTER 11-27, PLANNED UNIT DEVELOPMENT, OF TITLE 11, ZONING REGULATIONS TO CLARIFY THE REVIEW PROCESS FOR A PUD.

WHEREAS, Farmington City has previously established a process for review of land use items which require legislative consideration; and

WHEREAS, in order to create consistency and clarity in the city's ordinances; and

WHEREAS, the focus requirements on elements that the city has control over and not items related to owners' associations; and

WHEREAS, the Farmington City Council has caused all required public notices to be given, and has held all appropriate public hearing regarding such zone text amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

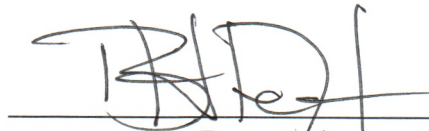
Section 1. Amendment. Certain sections of Chapter 11-27 of the Farmington City Zoning Ordinance are amended to as set forth in Exhibit "A" attached hereto and by the reference made a part hereof.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

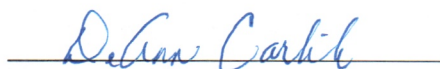
PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of March, 2025.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:



DeAnn Carlile, City Recorder



11-27-080: CITY COUNCIL ACTION ON PRELIMINARY PUD MASTER PLAN:

The City Council shall review and take action on the application for a planned unit development designation to be added as a suffix to an underlying zone in accordance with chapter 6 of this title. ~~The City Council shall also review and take action on the preliminary PUD Master Plan at a public hearing in accordance with chapter 6 of this title.~~

11-27-090: FINAL PUD MASTER PLAN:

A. Submittal: Following the public hearing on a preliminary PUD Master Plan and prior to designation of a planned unit development, in combination with an underlying zone, seven (7) copies, and one electronic copy, of the final PUD Master Plan shall be submitted to the City Planner. Any failure to submit a final PUD Master Plan on the proposed planned unit development or any portion thereof within one year of the approval of the planned unit development designation and the preliminary PUD Master Plan shall terminate all proceedings and render the proposed planned unit development null and void.

11-27-150: COVENANTS AND RESTRICTIONS:

The applicant for any planned unit development which is being developed as a condominium project under the provisions of the Condominium Ownership Act of Utah, or subsequent amendments thereto, shall, prior to the conveyance of any unit, submit to the City Planner a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final PUD Master Plan and shall be recorded to run with the land. Said covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, as a minimum, contain the following:

A. Association, Corporation: The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the condominium development.

~~B. Management Committee: The establishment of a Management Committee, with provisions setting forth the number of persons constituting the committee, the method of selection, and the powers and duties of said committee; and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.~~

~~C. Meetings: The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.~~

~~D. Collection Of Expenses: The manner of collection from unit owners for their share of common expenses, and the method of assessment.~~

~~E. Voting: Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.~~

~~F. Amendments: The method and procedure by which the declaration may be amended.~~