

**FARMINGTON, UTAH**

**ORDINANCE NO. 2025 - 31**

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT APPROXIMATELY 230 EAST 1700 SOUTH FROM A-F (AGRICULTURE - FOOTHILL) TO LR-F (LARGE RESIDENTIAL - FOOTHILL).**

**WHEREAS**, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

**WHEREAS**, a public hearing before the Planning Commission of Farmington City was held after being duly advertised as required by law; and

**WHEREAS**, the City Council of Farmington City finds that such zoning change should be made;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Farmington City, Utah:

**Section 1. Zoning Change.** The property located at approximately 230 East 1700 South, identified by parcel numbers: 07-071-0089, 07-071-0019 and 07-071-0091 is hereby reclassified from zone A-F (Agriculture - Foothill) to LR-F (Large Residential - Foothill) said property being more particularly illustrated on Exhibit "A" attached hereto.

**Section 2. Zoning Map Amendment.** The Farmington City Zoning Map shall be amended to show the change.

**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.

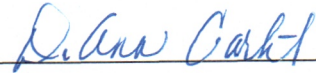
**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 17<sup>th</sup> day of June, 2025.

**FARMINGTON CITY**

  
Brett Anderson, Mayor



**ATTEST:**

  
DeAnn Carlile, City Recorder

**Exhibit "A"**

**Full Legal Description:**

**Parcel: 07-071-0089:**

A PARCEL OF LAND SIT IN SEC 31-T3N-R1E, SLB&M, SD PARCEL MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON A FENCE LINE, SD PT BEING N 00°15'20" E 620.22 FT (NORTH BY DEED) & W 94.00 FT (91.24 FT BY DEED) FR THE CENTER OF SEC 31-T3N-R1E, SLB&M; & RUN TH N 02°48'40" W 75.56 FT ALG A FENCE LINE & TO A NE FENCE COR; TH N 89°17'20" W 113.63 FT ALG A FENCE LINE & BEYOND TO THE E LINE OF STATE ROAD; TH N 73.22 FT ALG THE E LINE OF SD STATE ROAD; TH E 212.00 FT TO THE 1/4 SEC LINE; TH N 00°15'20" E 29.60 FT ALG SD 1/4 SEC LINE; TH E 164.20 FT; TH S 179.70 FT; TH W 259.00 FT TO THE POB. CONT. 1.206 ACRES

**Parcel: 07-071-0091:**

BEG AT A PT 6.68 CHAINS N OF SW COR OF NE 1/4 OF SEC 31-T3N-R1E, SLB&M; TH N 179.34 FT; TH E 165 FT; TH S 179.34 FT; TH W 165 FT TO BEG. CONT. 0.682 ACRES ALSO, BEG AT A PT WH IS N 0°36'55" W 529.53 FT & S 89°43' W 1676.32 FT & S 0°24'20" W 89.39 FT & N 89°43' W 818.84 FT FR THE E 1/4 COR OF SEC 31-T3N-R1E, SLB&M; & RUN TH S 89°43' W 165.00 FT; TH S 0°20' W 31.43 FT; TH N 89°43' E 146.35 FT, M/L, TO THE BEG OF A CURVE TO THE LEFT SD CURVE HAVING A DELTA ANGLE OF 43°44'37" & A RADIUS OF 50.00 FT (CHORD BEARS N 67°45'56" E 22.18 FT); TH ALG THE ARC OF SD CURVE 21.98 FT TO POB. CONT. 0.117 ACRES ALSO, BEG AT THE NE COR OF THAT PARCEL DEEDED TO FRANK FRODSHAM & BARBARA FRODSHAM, TRUSTEES, IN BK 1920 AT PG 1630 AS ENTRY #1202417, SD COR IS 620.22 FT N ALG THE CENTER SEC LINE & 165.00 FT E FR THE SW COR OF THE NE 1/4 OF SEC 31-T3N-R1E, SLB&M; & RUN TH N 179.70 FT ALG THE E BNDRY LINE OF THAT PARCEL DEEDED TO KENNITH RAY PAYNE & LAURIE PAYNE IN BK 2902 AT PG 1482 AS ENTRY #1695067 TO THE NE COR OF SD PAYNE PARCEL; TH E 1.86 FT; TH N 2.29 FT, M/L, TO THE S LINE OF PPTY CONV IN QC DEED RECORDED 02/12/2021 AS E# 3347971 BK7696 PG 2685; TH ALG SD LINE THE FOLLOWING COURSE: S 89°44'23" E 21.40 FT TO A PT OF NON-TANGENCY WITH A 177.50 FT RADIUS CURVE TO THE LEFT; TH S'LY ALG THE ARC OF SD CURVE 47.37 FT (NOTE: CHORD TO SD CURVE BEARS S 7°21'56" W 46.98 FT); TH S 00°15'20" E 298.55 FT; TH S 89°44'40" W 2.48 FT TO A PT OF NON-TANGENCY WITH A 50.00 FT RADIUS CURVE TO THE RIGHT; TH SW'LY ALG THE ARC OF SD CURVE 41.41 FT THROUGH A CENTRAL ANGLE OF 47°27'03" (NOTE: CHORD TO SD CURVE BEARS S 23°28'12" W FOR A DIST OF 40.24 FT) TO THE S'LY EXTENSION OF THE E BNDRY LINE OF SD FRODSHAM PARCEL; TH N 200.32 FT ALG SD E BNDRY LINE & IT'S EXTENSION TO THE POB. (BASIS OF BEARING NAD83 00°34'47"). CONT. 0.097 ACRES ALSO, BEG AT A PT WH IS N 0°36'55" W 529.53 FT & S 89°43' W 1676.32 FT & S 0°24'20" W 89.39 FT & N 89°43' W 818.84 FT & S 0°20' W 31.43 FT & S 89°43' W 165.00 FT FR THE E 1/4 COR OF SEC 31-T3N-R1E, SLB&M; & RUN TH S 9.57 FT; TH N 89°38'15" E 131.56 FT, M/L, TO THE BEG OF A CURVE TO THE LEFT, SD CURVE HAVING A DELTA ANGLE OF 43°44'37" & A RADIUS OF 50.00 FT (CHORD BEARS N 67°45'56" E 14.53 FT); TH ALG THE ARC OF SD CURVE 13.17 FT; TH W 146.35 FT TO POB. CONT. 0.034 ACRES TOTAL ACREAGE 0.93 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.)



**Parcel 07-071-0019:**

BEG AT PT N 413.16 FT FR CENTER SEC 31-T3N-R1E, SLM; TH W 103.56 FT; TH N 207.06 FT; TH E 103.56 FT; TH S 207.06 FT TO BEG. CONT. 0.50 ACRES.

**Map of General Location and Existing Zoning:**

