

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 15, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session 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

WORK SESSION – 6:00 p.m.

- Tri Point Homes Discussion
- Permanent supportive housing Davis County discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Amy Shumway, Councilmember
- Pledge of Allegiance – Chad Boshell, Assistant City Manager

PRESENTATIONS:

- Recognition of Briana Taylor for earning Supervising Fire Officer designation

BUSINESS:

- Resolution Appointing Lyle Gibson as Community Development Director [page 3](#)
- An Ordinance amending multiple sections of Title 11 and Title 12 to correct inconsistencies and provide clarification to the code. [page 6](#)
- Zone Text amendment to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc. [page 19](#)

SUMMARY ACTION: [page 24](#)

1. Main Street (Park Lane – Shepard Lane) Federal Aid Agreement Modification #2 [page 25](#)
2. Acceptance of UDOT Surplus Property near the West Davis Corridor [page 30](#)
3. Monthly Financial Report
4. Approval of Minutes 07.01.25 [page 74](#)

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 July 10, 2025 – DeAnn Carlile

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Resolution appointing Lyle Gibson as Community Development Director

PRESENTED BY: Brigham Mellor, City Manager

DEPARTMENT: Administration

MEETING DATE: July 15, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Brigham Mellor
Date: 07/15/2025
Subject: Appointment of Lyle Gibson as Community Development Director

RECOMMENDATION(S)

Approve the resolution appointing Lyle Gibson as Community Development Director

BACKGROUND

Lyle came to work at Farmington 3.5 years ago from Kaysville, where he was the Department Head for the Kaysville Planning Office. One could argue, "Lyle stepped back to step forward." When he came to Farmington, he took the Deputy Director Position created for his arrival. Lyle has been in preparation for this appointment the whole time.

I have known Lyle for over 12 years now. We have worked together at two different municipalities (Salt Lake County Townships and, of course, here at the best city in the world). He is a great friend and an excellent peer. He possesses an intellect and a way with people that are crucial and vitally needed in this role as the department head. He has gained an enormous amount of institutional knowledge under David's tutelage and developed much of his own. He is well-respected in the profession throughout the state, and we are proud to call him one of our own.

It has been a 3.5-year job interview - a test in a manner of speaking, and he has passed with flying colors. I wholeheartedly recommend Lyle for this position.

Respectfully submitted,



Brigham Mellor
City Manager

RESOLUTION 2025-__

A RESOLUTION DESIGNATING AND APPOINTING A NEW COMMUNITY DEVELOPMENT DIRECTOR FOR FARMINGTON CITY, UTAH.

WHEREAS, the Mayor and/or City Council for Farmington City have the right to appoint qualified persons to appointive offices as provided in the Municipal Code of the City; and

WHEREAS, the City Council desires now to appoint a certain individual to the appointed office as more particularly provided herein below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Appointment. The following individual is hereby appointed to the following designated office within Farmington City. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City, and the laws of the State of Utah.

Community Development Director – Lyle Gibson

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 15th DAY OF JULY, 2025.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

By: _____
Brett Anderson, Mayor

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: An Ordinance amending multiple sections of Title 11 and Title 12 to correct inconsistencies and provide clarification to the code.

PRESENTED BY: Lyle Gibson, Director

DEPARTMENT: Community Development

MEETING DATE: July 15, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson – Assistant Community Development Director

Date: 7/15/2025

Subject: **An ordinance amending multiple sections of Title 11, Planning and Zoning and Section 12-6-010 of Title 12, Subdivisions to correct inconsistencies and provide clarification to the code.**

RECOMMENDED MOTION

Move that the City Council approve the enclosed enabling ordinance.

Findings:

1. The proposed changes correct inconsistencies within the City's ordinances and provide clarity on the intent of the code.

BACKGROUND

The included enabling ordinances addresses a handful of items throughout the city's code.

- Currently 11-3-045 (5) indicates that the City Council can approve additional dwelling units as a special exception.
 - o The City Council can approve additional dwelling units by agreement for moderate income housing or otherwise, but it is not a special exception and they are not the body who considers special exceptions.
 - o The solution is to simply remove this section.
- Multiple zoning districts have language which allow for accessory uses. The way it is written is problematic in the opinion of staff because it could be interpreted to allow for the use without a primary use. A common request is whether or not someone could build a garage and then build a home later.
 - o The solution proposed is to use alternate verbiage to clarify that a primary use should be on site first.

- 11-12-090 D grants additional flexibility to conservation subdivisions and seems to promote certain home designs which is good. However, as written it also penalizes certain home design beyond.
 - o Rather than set a hard 30 ft. front yard setback for common home designs, staff is suggesting that the normal front setback for the zone be applicable. (often 25 ft.)
- 11-28-020 came onto the radar as an issue when considering accessory dwellings. It creates a conflict with a use the city has deemed appropriate not to mention to some degree mandated as an allowed use by the state. It also conflicts with mixed use zoning and multi-family projects.
 - o The proposed solution is to simply eliminate the language. When applicable and desirable, the regulations found within the city's zoning districts and allowed uses already address this so when it is not in conflict with code it is redundant.
- Finally, 12-6-010 includes language which assumes there is only 1 irrigation district. FAPID (Farmington City Area Pressure Irrigation District) is now Benchland Water District and is only 1 of 2 major irrigation providers in the city. Weber Basin Water Conservancy District also provides irrigation water to a large segment of the city.
 - o The proposed solution is to simple reference the applicable irrigation district.

Respectfully submitted,



Lyle Gibson
Assistant Community Development Director

Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. Enabling Ordinance

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING AND SECTION 12-6-010 OF TITLE 12, SUBDIVISIONS TO CORRECT INCONSISTANCIES AND PROVIDE CLARIFICATION TO THE CODE. (ZT-11-25)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. 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 15th day of July, 2025.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

~~5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.~~

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

11-10-020: SCHEDULE OF USES:

The following table identifies permitted uses by the letter “P” and conditional uses by the letter “C”. The letter “X” indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

Use	Agricultural Zones		
	AA	A	AE
Accessory dwelling unit	P	P	P
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Daycare, preschool (16 students or less)	X	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
Internal accessory dwelling unit	P	P	P
Public school	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C

Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to an established-listed conditional use	C	C	C
Uses customarily accessory to an established-listed permitted use	P	P	P
Veterinary clinic	C	C	C

11-11-020: PERMITTED USES:

The following are permitted uses in all single-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.

Agriculture.

Class A animals.

Class B animals (except in the R Zone).

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-11-030](#) of this chapter.

Internal accessory dwelling unit.

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family residential dwellings.

Uses customarily accessory to an ~~established-listed~~ permitted use.

11-12-090: DIMENSIONAL STANDARDS:

D. Yard Regulations: The builder or developer of a conservation subdivision may consider variations in the principal building position and orientation, but shall observe the following minimum standards for buildings within a conservation subdivision. Exceptions to these minimum setback regulations may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

1. Front Setback: The minimum front yard setback for main buildings in a conservation subdivision shall be twenty feet (20'). Notwithstanding the foregoing, the minimum front yard setback for front-loaded attached garages which extend past the front of the dwelling toward the front property line in any conservation subdivision shall ~~be thirty feet (30')~~ meet the required front setback of the underlying zone.

2. Rear Setback: The minimum rear yard setback for main buildings within a conservation subdivision shall be thirty feet (30').

3. Side Setback: The minimum side yard setback for main buildings within a conservation subdivision shall be ten feet (10') for lots within the S, LS, AE and AA Zones, and a minimum of five feet (5') for lots within the R and LR Zones, but the total of both side setbacks in the R and LR Zones shall be no less than thirteen feet (13').

4. Side Corner Setback: The minimum side corner setback for main buildings within a conservation subdivision shall be fifteen feet (15') from the property line in compliance with clear vision standards set forth in section [11-28-150](#) of this title.

5. Accessory Buildings: Accessory buildings on lots less than one-half ($\frac{1}{2}$) acre in size shall be located at least six feet (6') to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot. Such buildings may be located within one foot (1') of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

6. Animal Shelters: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

7. Detached Garage: A detached garage, or other architecturally compatible structure as approved by the planning commission, may be located in the side yard of a lot, providing that a six foot (6') separation is maintained from the residence and all front, side and rear setbacks are provided as specified in section [11-11-050](#) of this title.

8. Double Frontage Lots; Accessory Buildings: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

11-13-020: PERMITTED USES:

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling units (only in the R-2 Zone).

Agriculture.

Class A animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-13-030](#) of this chapter.

Internal accessory dwelling units (only in the R-2 Zone).

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family dwellings.

Two-family dwellings.

Uses customarily accessory to an ~~established~~ ~~listed~~ permitted use.

11-14-020: PERMITTED USES:

The following are permitted uses in the BP zone after a conceptual development plan has been approved as provided in this chapter. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Business and professional offices.

Commercial testing laboratories and services.

Data processing services.

Daycare/preschool.

Funeral home.

Internal accessory dwelling unit (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD)).

Printing/publishing.

Public or quasi-public administrative offices (excluding temporary or portable buildings).
Public park.
Public utility lines and rights of way.
Research services.
Residential facility for the elderly.
Residential facility for the handicapped.
Seasonal fruit/produce vendor stands.
Signs complying with provisions of the sign ordinance.
Uses customarily accessory to an n established-listed permitted use.

11-14-030: CONDITIONAL USES:

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

Temporary uses.

Uses customarily accessory to an n established-listed conditional use.

11-15-020: PERMITTED USES:

The following are permitted uses in the BR Zone subject to site development review. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Residential facility for the disabled.

Single-family dwelling.

Two-family dwelling.

Uses customarily accessory to an established permitted use.

11-15-030: CONDITIONAL USES:

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Athletic/fitness center.

Business and professional offices.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Daycare, preschool, that are not home occupations.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels, motels and bed and breakfasts, all not to exceed five thousand (5,000) square feet in size.

Mixed use development, as defined in section [11-18-030](#) of this title.

Museums.

Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Pet store or pet grooming establishment.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities, including those which may allow or require that clients stay overnight or longer.

Reception center.

Residential facility for the elderly.

Restaurant (traditional sit down).

Small auto dealership.

Temporary uses as set forth in subsection [11-28-120](#)H1 of this title.

Uses customarily accessory to an established conditional Use.

11-16-020: PERMITTED USES:

The following are permitted uses in the C zone. No other permitted uses are allowed, except as provided by subsection [11-4-050](#)F of this title:

Agriculture.

Business and professional offices.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Data processing services.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Public or quasi-public administrative offices in an existing building (excluding portable/temporary buildings).

Public park.

Public utility lines and rights of way.

Research and development activities.

Research services.

Seasonal fruit/produce vendor stands.

Signs complying with provisions of the sign ordinance.

Uses customarily accessory to an ~~established-listed~~ permitted use

11-16-030: CONDITIONAL USES:

The following are conditional uses in the C zone. No other conditional uses are allowed, except as provided by subsection [11-4-050](#)F of this title:

Athletic or tennis club.
 Auto, truck, recreational vehicle and equipment sales and rental.
 Automobile and truck repair, not including bodywork.
 Car wash.
 Commercial complex (commercial center).
 Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).
 Commercial outdoor recreation, major (miniature golf, batting cages, go-kart tracks, drive-in theaters, etc.).
 Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).
 Daycare/preschool center.
 Department store.
 Fast food establishments, detached (may include vehicle drive-through facilities).
 Fuel sales and/or storage.
 Greenhouse/garden center (retail or wholesale).
 Hotels and motels.
 Lumberyard.
 Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).
 Pet store or pet grooming establishment.
 Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.
 Reception center.
 Restaurants (traditional sit down).
 Self-service storage facilities.
 Supermarkets.
 Temporary uses.
 Uses customarily accessory to an ~~n established-listed~~ conditional use.
 Veterinary hospital.

11-17-020: PERMITTED USES:

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.
 Agriculture.
 Class A animals.
 Class B animals (as provided herein).
 Home occupations complying with the provisions of section [11-35-030](#) of this title.
 Internal accessory dwelling unit.
 Residential facility for the disabled.
 Single-family dwellings.

Uses customarily accessory to an established permitted use.

11-17-030: CONDITIONAL USES:

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Class D animals.
 Daycare center.
 Greenhouses, private with no retail sales.
 Home occupations requiring a conditional use permit under section [11-35-040](#) of this title.
 Private school.
 Public uses (as provided herein).

Public utility installations, except lines and rights-of-way (as provided herein).

Quasi-public uses (as provided herein).

Residential facilities for the elderly.

Uses customarily accessory to an established conditional use.

11-19-040: ALLOWABLE USES:

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in a CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process. Among the uses that may be considered for approval in the CMU zone as part of a planned center development are the following:

Agriculture.

Athletic or tennis club.

Bed and breakfasts.

Business and professional offices.

Class A auto sales.

Class A self-storage.

Commercial complex (commercial center), with a maximum floor area of eighty thousand (80,000) square feet for any single tenant.

Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Data processing services.

Daycare/preschool center.

Department store.

Dwelling, multiple-family (minimum density: 5 units per acre; maximum density: 14 units per acre).

Fast food, detached, with drive-through.

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels and motels.

Medical clinics, offices and outpatient surgical facilities.

Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Private school or hospital.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer.

Public park.

Reception center.

Research services and development activities.

Restaurants (traditional sit down).
Specialty retail stores.
Temporary uses.
Uses customarily accessory to an ~~established-listed~~ allowable use.
Veterinary hospital (no outdoor kennels).

11-20-040: ALLOWED USES:

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process.

A. Specified: Among the uses that may be considered for approval as part of a planned center development are the following:

Agriculture.
Athletic or tennis club.
Bed and breakfasts.
Business and professional offices.
Church, temple, synagogue or other place of worship.
Convenience store (sale of grocery items, nonprescription drugs, no gasoline sales).
Daycare, preschool.
Dwellings, multiple-family with no more than four (4) units.
Fitness center.
Funeral home.
Home occupations as identified in section [11-35-040](#) of this title.
Medical or dental clinic.
Neighborhood grocery.
Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).
Nursing home, convalescent center.
Pet store or pet grooming establishment.
Private school.
Public or quasi-public uses, material additions or modifications on a developed site.
Reception center.
Research services.
Residential facilities for the disabled.
Residential facilities for the elderly.
Restaurant.
Single-family dwellings.
Temporary uses.
Two-family dwellings.
Uses customarily accessory to an ~~established-listed~~ ~~conditional-allowed~~ use.

11-22-020: PERMITTED USES:

Agriculture.
Class A animals.
Class B animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-22-030](#) of this chapter.

Park.

Uses customarily accessory to an ~~established-listed~~ permitted use.

11-22-030: CONDITIONAL USES:

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the planning commission as provided in chapter 8 of this title and the requirements of this chapter:

Athletic or tennis club.

Class C animals.

Greenhouses, private with no retail sales.

Home occupations as identified in section [11-35-040](#) of this title.

Outdoor recreation, including such things as picnic grounds and excluding higher impact activities, such as water parks or miniature golf courses and any commercial recreation amusement ride of any type.

Reception center.

Restaurant that provides traditional sit down service (as opposed to fast food).

Seasonal fruit/produce vendor stands.

Single-family dwelling.

Sportsman kennel (3 to 5 dogs for noncommercial use).

Temporary uses.

Two-family dwelling.

Uses customarily accessory to an ~~established-listed~~ conditional use.

Any use which the city considers to be similar to the other uses of this section and compatible with the description of the B zone as set forth in section [11-22-010](#) of this section.

11-28-020: ~~BUILDING LOT REQUIRED~~RESERVED:

~~Every dwelling unit shall be located and maintained on a separate building lot having no less than the minimum area, width, setback, yard and frontage requirements for a dwelling in the zone in which the lot is located; except for planned dwelling groups, planned unit developments, and as otherwise provided for in this title.~~

12-6-010: DESIGN STANDARDS:

A. Preparation: Standards for design, construction, specifications and inspection of street improvements, water distribution systems, storm drainage and flood control facilities shall be prepared by the city engineer. Standards for fire hydrants shall be prepared by the fire department. Standards for sewage disposal facilities shall be prepared by the Central Davis County sewer improvement district. Standards for pressure irrigation systems shall be prepared by the ~~Farmington City area pressure~~applicable irrigation district. All such standards for design and construction of public improvements and amendments thereto, which are under the control of the city, shall be approved and adopted by the city council before becoming effective. All subdividers shall comply with the approved standards required herein.

B. Streets, Blocks, Etc.: The design of the subdivision in relation to streets, blocks, lots, open spaces, and other design factors shall be in harmony with design standards recommended by the planning commission and other city staff and approved by the city council.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Zone Text amendment to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc.

PRESENTED BY: Lyle Gibson, Director

DEPARTMENT: Community Development

MEETING DATE: July 15, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: David Petersen – Community Development Director
Date: 7/15/2025
Subject: **Zone Text Amendments to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc. (ZT-12-25)**

RECOMMENDED MOTION

Move that the City Council approve the enclosed enabling ordinance amending Sections 11-13-035, 11-18-040 D. 1., and 11-18-045, of Chapters 11-13 and 11-18 of the Zoning Ordinance titled “Multiple-Family Residential Zones” and “Mixed Use Districts”.

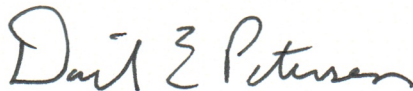
Findings:

1. The text amendments offer a mechanism consistent with State Law, to enable Farmington City to consider requiring developers to provide moderate income housing related to applications for residential or mixed-use development; and
2. The RMU zone (Residential Mixed Use) is the most “residential” of the four-station area mixed use zones—RMU, TMU (Transit Mixed Use), GMU (General Mixed Use), and OMU (Office Mixed Use), and its block size should be similar in size to the OMU zone and not the TMU or GMU zones.

Supplemental Information

1. Applicable Statute--State Code 10-9a-535. Moderate income housing. Effective 5/4/2022
2. Enabling Ordinance

Respectfully submitted,



David Petersen
Community Development Director

Review and concur,



Brigham Mellor
City Manager

State Code

Effective 5/4/2022

10-9a-535. Moderate income housing.

- (1) A municipality may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:
 - (a) the municipality and the applicant enter into a written agreement regarding the number of moderate-income housing units; or
 - (b) the municipality provides incentives for an applicant who agrees to include moderate income housing units in a development.
- (2) If an applicant does not agree to participate in the development of moderate income Housing Units Under Subsection [\(1\)\(a\)](#) or [\(b\)](#), a municipality may not take into consideration the applicant's decision in the municipality's determination of whether to approve or deny a land use application.
- (3) Notwithstanding Subsections [\(1\)](#) and [\(2\)](#), a municipality that imposes a resort community sales and use tax as described in Section [59-12-401](#), may require the development of a certain number of moderate-income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the municipality before January 1, 2022.

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 -

AN ORDINANCE AMENDING CHAPTERS 11-13, MULTI-FAMILY RESIDENTIAL ZONES, AND 11-18, MIXED USE DISTRICTS, OF TITLE 11, PLANNING AND ZONING, TO ADDRESS WHEN MODERATE INCOME HOUSING IS REQUIRED, AND CHANGES TO THE BLOCK SIZE IN THE RMU ZONE. (ZT-12-25)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. 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 15th day of July, 2025.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

11-13-035: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a request for a Planned Unit Development (PUD), or exceeds density standards for five- to eight-family dwellings considered under Section 11-13-030 of this Chapter (Conditional Uses), a developer must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household; unless, at the sole discretion of, and by agreement with the City, the developer provides:**
1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City Council may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

11-18-040: REGULATING PLAN:

- D. Street Network Design: The street network, street standards and street type hierarchy form the basis of the regulating plan. The street network is designed to provide connectivity and adaptability throughout the mixed-use districts as the area develops over time. New development shall follow the street network design; however, if minor realignments are necessary due to environmental and/or physical conditions, they will be evaluated during the development plan review process. Major alternative alignments or flexibility with the street network design may be proposed through the project master plan process; provided, that the following provisions are met:
1. Maximum Block Size: The maximum perimeter of any block may not exceed one thousand fifty-six feet (1,056') in the Office **and Residential** Mixed-Use Districts, two thousand feet (2,000') in the ~~Residential~~ General and Transit Mixed Use Districts, and two thousand eight hundred feet (2,800') in the Open Districts. Each block face may not exceed two hundred sixty-four feet (264') in the Office Mixed-Use Districts and seven hundred feet (700') in the Open Space, Residential, General, and Transit Mixed Use Districts. Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public rights-of-way or easements, with the

exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road including the width of side treatments, and the City shall find that there is appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in section [11-18-070](#) of this chapter.

11-18-045: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a rezone or zone text amendment request, or is considered under Section 140 of this Chapter (Alternative Approval Process; Development Agreements), a d**Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:
1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Main Street (Park Lane – Shepard Lane) Federal Aid Agreement Modification #2
2. Acceptance of UDOT Surplus Property near the West Davis Corridor
3. Monthly Financial Report
4. Approval of Minutes 07.01.25

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chad Boshell, Assistant City Manager
Date: July 15, 2025
Subject: **Main Street (Park Ln. - Shepard Ln.) Federal Aid Agreement Modification #2**

RECOMMENDATION(S)

Approve the supplemental federal aid agreement with UDOT for the Main Street Widening Project on the condition that the local government fund is changed to \$3.5 million and authorize Chad Boshell to sign the electronic agreement.

BACKGROUND

The City has previously entered into a Federal Aid agreement for the Main Street Widening Project. This agreement describes the respective roles and responsibilities of UDOT and Farmington in administering the federal funds and to ensure design and construction requirements are met. The reason for the need for the supplemental agreement came at a request from the Wasatch Front Regional Council as they recognized an opportunity to prevent a neighboring City from having to use federal funds for a local project (which greatly increases cost) by asking Davis County to lower the amount they allocated to Farmington by \$438,838 and awarding it to West Bountiful. That same amount will be added to our project with federal money. The total amount Farmington has for our project stays the same.

The costs of these services will be paid through UDOT with project funds from the following sources:

- \$7,712,809 – Federal money through the WFRC
- \$2,000,000 – Federal TAP money through UDOT
- \$3,061,162 – County funds
- \$635,232 – UDOT funds for asphalt overlay.
- \$560,074 – Farmington City federal matching funds

Staff recommends approving the supplemental Federal Aid agreement.

SUPPLEMENTAL INFORMATION

1. Agreement

Respectfully submitted,



Chad Boshell, P.E.
Assistant City Manager

Review and concur,



Brigham Mellor
City Manager

Approved as to Form,



Paul H. Roberts
City Attorney

**State of Utah
Department of Transportation**

Federal Aid Agreement Supplement for Local Agency Project CFDA No. 20.205	Farmington City - Chad Boshell	Maximum Project Value Authorized \$13,542,280
PIN Number 16933 FINET Number 55334 FMIS Number F014161 DUNS Number 051537033	Project Number F-0106(21)8 PIN Description Main Street (SR-106); Park Lane to Shepard Lane	Agreement Number (Original Agreement No.) 228888 Mod No. 2 Date Executed

The Local Agency(ies) desires to supplement the agreement entered into and executed on 3/10/2025. All provisions in the basic agreement remain in effect except as expressly modified by this supplement. The changes to the agreement are described as follows:

Updated funding for this Federal Aid Agreement Mod #2:

State Wide Transportation Improvement Program STIP 2025 - 2028

Fund	Prior	2025	2026	2027	2028	Total	Fed Aid	State	Other	Pct
LOCAL_GOVT	\$0	\$2,634,165	\$0	\$0	\$0	\$2,634,165	\$0	\$0	\$2,634,165	100.00%
STP_URB_O/L	\$2,324,155	\$5,948,728	\$0	\$0	\$0	\$8,272,883	\$7,712,809	\$0	\$560,074	6.77%
ST_CONT_R1	\$0	\$190,000	\$0	\$0	\$0	\$190,000	\$0	\$190,000	\$0	.00%
ST_PVMT_LV2	\$0	\$300,000	\$0	\$0	\$0	\$300,000	\$0	\$300,000	\$0	.00%
TAP_FLEX	\$1,072,616	\$0	\$0	\$0	\$0	\$1,072,616	\$1,000,000	\$72,616	\$0	.00%
T_STP_UB_O/L	\$0	\$1,072,616	\$0	\$0	\$0	\$1,072,616	\$1,000,000	\$72,616	\$0	.00%
Total:	\$3,396,771	\$10,145,509	\$0	\$0	\$0	\$13,542,280	\$9,712,809	\$635,232	\$3,194,239	23.59%

Updated funding for this Federal Aid Agreement Mod #1:

State Wide Transportation Improvement Program STIP 2025 - 2028

Fund	Prior	2025	2026	2027	2028	Total	Fed Aid	State	Other	Pct
LOCAL_GOVT	\$0	\$3,500,000	\$0	\$0	\$0	\$3,500,000	\$0	\$0	\$3,500,000	100.00%
STP_URB_O/L	\$2,324,155	\$5,082,893	\$1,072,616	\$0	\$0	\$8,479,664	\$7,905,591	\$0	\$574,073	6.77%
ST_CONT_R1	\$0	\$190,000	\$0	\$0	\$0	\$190,000	\$0	\$190,000	\$0	.00%
ST_PVMT_LV2	\$0	\$300,000	\$0	\$0	\$0	\$300,000	\$0	\$300,000	\$0	.00%
TAP_FLEX	\$1,072,616	\$0	\$0	\$0	\$0	\$1,072,616	\$1,000,000	\$72,616	\$0	.00%
Total:	\$3,396,771	\$9,072,893	\$1,072,616	\$0	\$0	\$13,542,280	\$8,905,591	\$562,616	\$4,074,073	30.08%

Funding from Base Federal Aid Agreement:

State Wide Transportation Improvement Program STIP 2025 - 2028

Fund	Prior	2025	2026	2027	2028	Total	Fed Aid	State	Other	Pct
LOCAL_GOVT	\$0	\$0	\$0	\$0	\$84,200	\$84,200	\$0	\$0	\$84,200	100.00%
STP_URB_O/L	\$0	\$0	\$993,200	\$993,200	\$2,202,800	\$4,189,200	\$3,905,591	\$0	\$283,609	6.77%
Total:	\$0	\$0	\$993,200	\$993,200	\$2,287,000	\$4,273,400	\$3,905,591	\$0	\$367,809	8.61%

Upon signing this agreement, the Local Agency(ies) agrees to pay its estimated matching share in phases when requested by UDOT. Phases typically include environmental, design, right-of-way and construction. The local match for this project is represented by the percentages of the Total Project Value shown above. In addition, the Local Agency(ies) agrees to pay 100% of the overruns that exceed \$13,542,280 and any ineligible costs when requested by UDOT.

UDOT will request payment of matching shares and overruns through an email that will be sent to [Chad Boshell at CBOSHELL@FARMINTON.UTAH.GOV](mailto:CBOSHELL@FARMINTON.UTAH.GOV), Local Agency(ies) Contact. The Local Agency(ies) shall pay within 30 days after each payment request. The Local Agency(ies) shall make the check payable to the Utah Department of Transportation referencing the project number above and mail to UDOT Comptroller's Office, Box 141510, 4501 South 2700 West, Salt Lake City, Utah 84119-5998.

As part of this Federal Aid Agreement modification, the following additional requirements apply to section VI. Federal Aid Project Compliance of the original Federal Aid Agreement:

VI. Federal Aid Project Compliance. Local Agency shall comply with Title 23, USC, 23 CFR, 2 CFR Part 200, UDOT Local Government and State Aid Project Guide, UDOT's Right of Way Operational Manual and the Federal Aid Project Agreement between UDOT and Federal Highway Administration concerning federal aid projects. They will also follow the Local Government Design and Process Manuals.

VII. **Compliance with the John S. McCain National Defense Authorization Act:** The Local Agency certifies conformance and continued conformance with Public Law 115-232, § 889 and 2 CFR § 200.216.

LOCAL AGENCY

By _____

Date _____
[Farmington City Official](#)
[Mr. Chad Boshell](#)

Utah Department of Transportation

By _____
Region Director

Date _____

UDOT Comptroller

By _____
Comptroller's Office

Date _____



Consultant Services Federal Aid Agreement Review/Approval Routing Form

**STATE OF UTAH
UTAH DEPARTMENT OF TRANSPORTATION
CONSULTANT SERVICES**

TODAY'S DATE 7/2/2025
PM REQUEST DATE 3/12/2025

FEDERAL AID 228888
AGREEMENT NO.
MOD NO. 2

Project No.: F-0106(21)8 **PIN No.:** 16933
PIN Description: Main Street (SR-106); Park Lane to Shepard Lane **FINET Prog Code No.:** 55334

UDOT Project Manager	UDOT Contract Administrator
Jeffrey Erdman 166 West Southwell Street Ogden, UT 84404 (801)648-6253 jerdman@utah.gov	Devon Tonks (Acting as UDOT) PO Box 148490 Salt Lake City Utah 84114-8490 (801)867-0533 dtonks@utah.gov,devon@elevatedconsultinggroup.net

Local Government
Farmington City 130 N MAIN Farmington, UT 84025-0160 Chad Boshell, (801) 939-9287 CBOSHELL@FARMINTON.UTAH.GOV

Project Value	\$13,542,280
Federal Match	\$9,712,809
Local Government Match	\$3,194,239
State Match	\$635,232

This Federal Aid Agreement will follow the current Consultant Services electronic signature process. Please follow the email instructions for processing the Federal Aid Agreement. If legal reviews are required by your entity, the contract will still need to ultimately follow the electronic signature process.

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Assistant Community Development Director
Date: 7/15/2025
Subject: **Acceptance of UDOT Surplus Property near the West Davis Corridor.**

RECOMMENDED MOTION

Move that the City Council accept the property identified by UDOT and direct the City Manager to sign each Affidavit of Acceptance to convey property from UDOT to Farmington City.

Findings:

1. The property being conveyed is for roads or rights of way for local use.

BACKGROUND

UDOT is still closing out items from the construction of the West Davis Corridor. In order to build the new street network and system that is now in place, they acquired property from land owners along the corridor including Farmington City. They also reconfigured some of the local street network in order to facilitate the new freeway extension.

UDOT has now surveyed a large section of the project area near Glovers Lane and has identified property that does not need to remain in their control. They have prepared descriptions and deeds for these properties, several of which convey land to Farmington City. The land that will come back to Farmington City for local roads following new alignments.

Respectfully submitted,



Lyle Gibson
Assistant Community Development Director

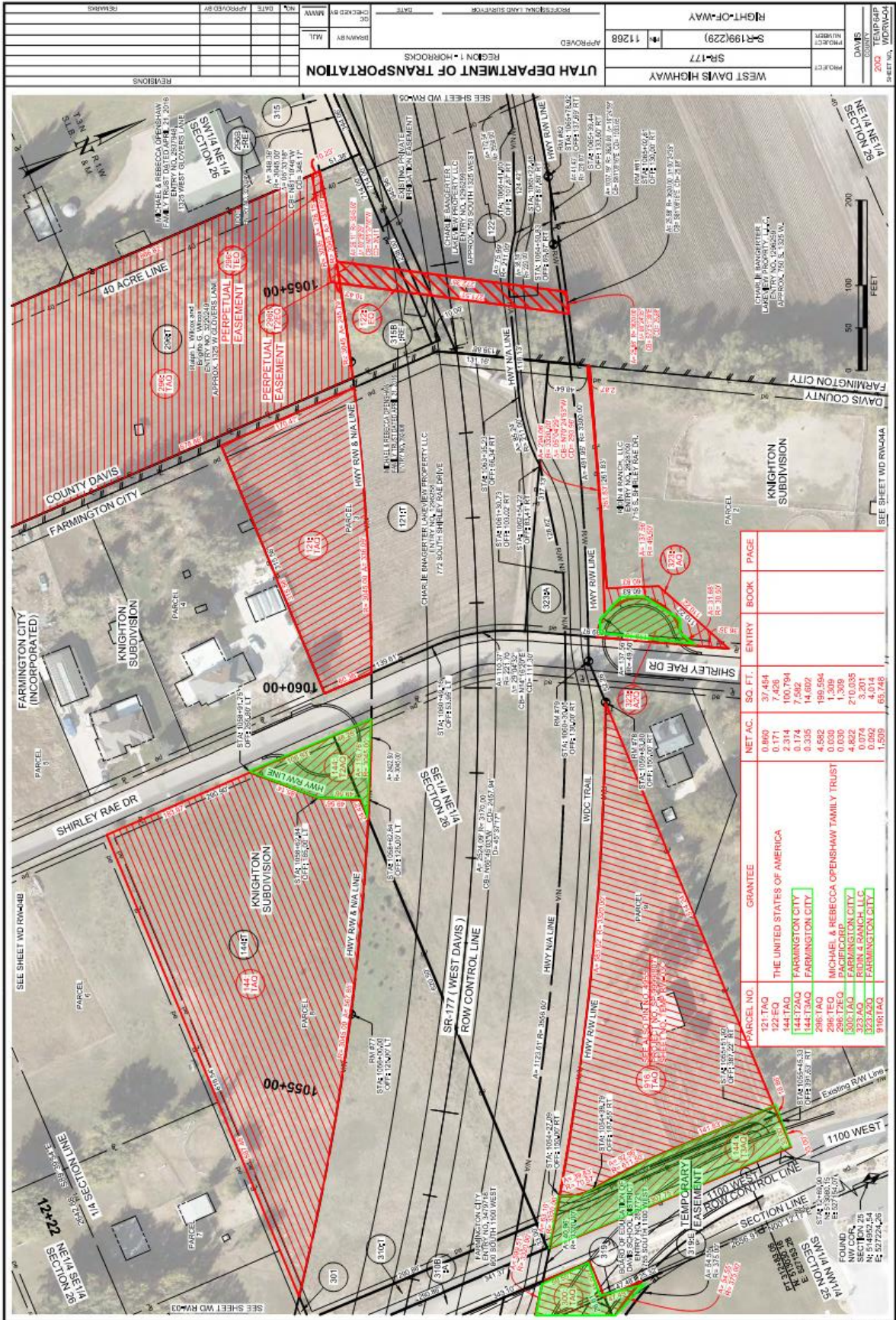
Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. Maps of identified property (Farmington's interest highlighted in Green)
2. Quit Claim Deeds for each identified property (x9)
3. Affidavits of Acceptance for each identified property (x9)



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-081-0087
08-081-0107, 08-081-0113
08-079-0037, 08-079-0003
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:101:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 106 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of UDOT Parcel R199:101:T, Parcel R199:101B:T, Parcel R199:102B, Parcel R199:107:ST from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:977:T from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 SW1/4 of Section 25 and the NE1/4 SE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the southerly highway right of way line of Glovers Lane, which point is 324.56 feet N.89°47'05"E. along the Section line and 230.20 feet South from the West Quarter corner of said Section 25; and running thence along said southerly highway right of way line the following seven (7) courses and distances: (1) S.62°02'33"W. 108.45 feet;

(2) thence S.77°59'45"W. 180.54 feet; (3) thence N.88°30'55"W. 173.75 feet; (4) thence N.69°08'16"W. 232.97 feet to a point of curvature of a curve to the left with a radius of 600.22 feet; (5) thence westerly along said curve with an arc length of 82.83 feet, chord bears N.73°05'29"W. 82.77 feet to a point of curvature of a compound curve to the left with a radius of 1057.23 feet; (6) thence westerly along said curve with an arc length of 242.82 feet, chord bears N.83°37'29"W. 242.29 feet; (7) thence S.89°47'45"W. 99.42 feet to the westerly boundary line of said tract; thence N.00°07'35"W. 3.68 feet along said westerly boundary line to the northerly boundary line of said tract; thence along said northerly boundary line the following seven (7) courses and distances: (1) N.89°47'49"E. 200.00 feet; (2) thence S.00°13'28"W. 0.25 feet; (3) thence N.89°46'16"E. 456.43 feet; (4) thence N.00°40'04"E. 49.89 feet; (5) thence N.89°59'04"E. 33.00 feet; (6) thence S.00°40'04"W. 48.63 feet; (7) thence S.89°30'12"E. 341.10 feet to said southwesterly highway right of way and no-access line; thence S.44°17'26"E. 75.38 feet along said southwesterly highway right of way and no-access line to the point of beginning.

The above described tract of land contains 82,613 square feet in area or 1.897 acres.

Note: Rotate above bearings 00°21'02" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the easterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF SALT LAKE)	

Ross Crowe, Director of Right of Way, UDOT

On this ____ day of _____, in the year 20____, before me personally appeared _____ Ross Crowe _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed

Davis County

Affecting Tax No. 08-081-0104
08-081-0122, 08-081-0123
PIN No. 11268
Ref PIN No. 4955
Project No. S-R199(229)
Ref Project No. SP-9999(807)
Parcel No. R199:111:3Q

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of UDOT Parcel R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NE1/4 NW1/4 and the SE1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said tract, which point is 626.66 feet S.00°12'49"W. along the Quarter Section line and 120.20 feet West (Record 120.78 feet West 627 feet South) from the North Quarter corner of said Section 26; and running along the easterly boundary line of said tract the following three (3) courses and distances; (1) thence S.00°09'39"W. 514.85 feet (Record South 514.50 feet); (2) thence East 3.22 feet; (3) thence South 204.72 feet; thence N.89°33'41"W. 227.78 feet to the westerly right of way line of 1525 West Street; thence along said westerly right of way line the following four (4) courses and distances: (1) N.24°44'12"E. 224.28 feet; (2) thence N.89°50'21"W. (Record West) 42.06 feet; (3) thence N.00°51'43"E.

73.35 feet (Record N.00°42'04"E. 73.36 feet); (4) thence N.10°17'13"E. (Record N. 10°07'34"E.) 487.24 feet to the northerly boundary line of said tract; thence along said northerly boundary line the following three (3) courses and distance: (1) S.89°47'19"E. (Record S.89°56'58"E.) 54.75 feet; (2) thence S.00°50'51"W. (Record S.00°41'12"W.) 37.46 feet; (3) thence S.88°03'27"E. (Record S.88°13'06"E.) 31.94 feet to the point of beginning.

The above described tract of land contains 110,344 square feet in area or 2.533 acres.

Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(229), unless otherwise noted

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

Ross Crowe, Director of Right of Way, UDOT

On this _____ day of _____, in the year 20____, before me personally
appeared Ross Crowe , whose identity is personally known
to me (or proven on the basis of satisfactory evidence) and who by me being
duly sworn/affirmed, did say that he is the Director of Right of Way of the
UTAH DEPARTMENT OF TRANSPORTATION.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-081-0105
08-081-0122, 08-081-0124
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:111:AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of UDOT Parcel R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the westerly boundary line of said tract, which point is 812.87 feet S.00°15'33"E. along the Section line from the Northwest corner of said Section 26; and running thence N.89°44'27"E. 65.71 feet; thence N.86°54'04"E. 36.27 feet to the westerly boundary line of Flatrock Ranch a Conservation Subdivision, recorded as Entry No. 3363647 in Book 7724 at Page 1249 in the office of the Davis County Recorder; thence S.03°35'27"E. 112.85 feet along said westerly subdivision boundary line; thence S.79°17'41"W. 21.98 feet; thence S.10°42'19"E. 147.03 feet; thence S.03°45'40"E. 69.42 feet; thence East 0.42 feet; thence S.00°20'07"E. 123.21 feet, to the northerly highway right of way line of SR-177 West Davis Highway known as UDOT Project

No. S-R199(229); thence N.65°02'50"W. 130.83 feet along said northerly highway right of way line to the westerly boundary line of said tract and said Section line; thence N.00°15'33"W. 396.20 feet along said westerly boundary line and said Section line to the point of beginning.

The above described tract of land contains 45,871 square feet in area or 1.053 acres.

Note: Rotate above bearings clockwise 00°20'07" to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the southerly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

Ross Crowe, Director of Right of Way, UDOT

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-082-0043
08-082-0039
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:144:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of UDOT Parcel R199:144:T (Parcel 8), from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel R199:916:T (Parcel 9), from UDOT Project No. S-R199(50) PIN No. 7318, situate in Parcel 8 and Parcel 9, Knighton Subdivision recorded as Entry No. 469561 in Book 662 at Page 826 in the office of the Davis County Recorder, situate in the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said Parcel 9; and running thence N.00°20'00"W. 48.28 feet along the westerly boundary line of said Parcel 9 to the southwesterly highway right of way and no-access line of SR-177 West Davis Highway, known as Project No. S-R199(229) to a point of curvature of a curve to the right with a radius of 3045.00 feet; thence southeasterly along said curve with an arc length of 116.76 feet, chord bears S.64°58'18"E. 116.75 feet to the easterly right of way line of Shirley Rae Drive; thence along said easterly right of way line the following three (3) courses and distances: (1) N.89°23'33"W. 24.42 feet; (2) thence S.25°42'39"W. 49.56 feet;

(3) thence S.43°50'05"W. 85.14 feet to the westerly boundary line of said Parcel 8; thence N.00°20'00"W. 106.93 feet along said westerly boundary line to the point of beginning.

The above described tract of land contains 7,582 square feet in area or 0.174 acre.

Note: Rotate above bearings 00°21'38" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northeasterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

Ross Crowe, Director of Right of Way, UDOT

On this _____ day of _____, in the year 20____, before me personally
appeared _____ Ross Crowe _____, whose identity is personally known
to me (or proven on the basis of satisfactory evidence) and who by me being
duly sworn/affirmed, did say that he is the _____ Director of Right of Way _____ of the
_____ UTAH DEPARTMENT OF TRANSPORTATION _____.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-562-0123

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199: 300:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the northerly right of way line of Glovers Lane, which point is 151.61 feet N.89°47'05"E. along the Quarter Section line and 54.15 feet South from the West Quarter corner of said Section 25; and running thence southeasterly 76.37 feet along the arc of a curve to the right with a radius of 3045.00 feet, chord bears S.45°15'16"E. 76.37 feet, along said southwesterly highway right of way and no-access line to the southern boundary line of said tract; thence N.89°47'47"W. 109.89 feet to said northerly right of way line of Glovers Lane; thence N.46°11'53"E. 77.10 feet along said northerly right of way line to the point of beginning.

The above described tract of land contains 2,955 square feet in area or 0.068 acre.

Note: Rotate above bearings 00°21'02" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northeasterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

Ross Crowe, Director of Right of Way, UDOT

On this _____ day of _____, in the year 20____, before me personally
appeared _____ Ross Crowe _____, whose identity is personally known
to me (or proven on the basis of satisfactory evidence) and who by me being
duly sworn/affirmed, did say that he is the _____ Director of Right of Way _____ of the
_____ UTAH DEPARTMENT OF TRANSPORTATION _____.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-562-0123

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:300:T4AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, situate in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 25, and the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the easterly right of way line of 1100 West Street, which point is 4.13 feet N.89°47'05"E. along the Quarter Section line and 79.92 feet North from the West Quarter corner of said Section 25; and running thence along said easterly right of way line following four (4) courses and distances: (1) S.40°16'58"W. 5.00 feet to a point of curvature of a non-tangent curve to the right with a radius of 54.50 feet; (2) thence southerly along said curve with an arc length of 83.53 feet, chord bears S.19°46'57"W. 75.59 feet to a point of curvature of a reverse curve to the left with a radius of 25.50 feet; (3) thence southwesterly along said curve with an arc length of 28.15 feet, chord bears

S.32°03'44"W. 26.74 feet; (4) thence S.00°26'03"W. 88.80 feet; thence N.89°47'47"W. 8.08 feet along the southerly boundary line of said tract; thence N.00°26'51"E. 227.85 feet along the westerly boundary line of said tract to said southwesterly highway right of way and no-access line to a point of curvature of a non-tangent curve to the right with a radius of 3045.00 feet; thence southeasterly along said curve with an arc length of 64.95 feet, chord bears S.50°19'42"E. 64.95 feet, along said southwesterly highway right of way and no-access line to the point of beginning.

The above described tract of land contains 5,479 square feet in area or 0.126 acres.

Note: Rotate above bearings 00°21'02" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northeasterly boundary line of said tract of land.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

On this _____ day of _____, in the year 20____, before me personally appeared _____ Ross Crowe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

Prepared by MWW 07/29/2024 (Horrocks) 20Q
Revised by MWW 04/01/2025 (added reversion clause)

UDOT RW-05UDA (12-01-03)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-562-0123
08-077-0111, 08-079-0053
08-079-0003, 08-079-0048
08-079-0050, 08-079-0052
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:300:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land being part of UDOT Parcel R199:300:T, Parcel R199:319, Parcel R199:300B, Parcel R199:287, Parcel R199:287B, Parcel R199:287D, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:977:T from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the SW1/4 NW1/4, NE1/4 SW1/4 and the NW1/4 SW1/4 of Section 25, and the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, and Parcel B, Farmington Park Subdivision Phase 2, recorded as Entry No. 2922200 in Book 6458 at Page 221 in the office of the Davis County Recorder. The boundaries of said tract of land are described as follows:

Beginning at the intersection of a northerly boundary line of said tract and the northeasterly right of way line of 1100 West Street, which point is 40.36 feet N.89°47'05"E. along the Section line and 523.61 feet North from the West Quarter

corner of said Section 25; and running thence along said northeasterly right of way line of 1100 West Street the following four (4) courses and distance: (1) southeasterly 142.29 feet along the arc of a curve to the left with a radius of 365.50 feet, chord bears S.45°32'13"E. 141.39 feet; (2) thence S.56°41'22"E. 115.75 feet; (3) thence S.72°33'50"E. 472.26 feet; (4) thence S.00°19'00"E. 328.67 feet; thence S.20°13'17"E. 74.46 feet; thence S.89°30'12"E. 486.24 feet; thence S.00°23'40"W. 0.24 feet; thence S.89°30'12"E. 107.73 feet; thence N.00°13'32"W. 3.86 feet; thence N.89°46'28"E. 267.10 feet; thence S.89°51'49"E. 170.00 feet; thence S.00°21'02"E. 14.61 feet to the southerly highway right of way line of Glovers Lane; thence along said southerly highway right of way line the following eight (8) courses and distances: (1) N.89°38'46"W. 339.13 feet to a point of curvature of a curve to the left with a radius of 960.00 feet; (2) thence westerly along said curve with an arc length of 124.83 feet, chord bears S.86°37'44"W. 124.74 feet; (3) thence S.82°54'14"W. 82.07 feet; (4) thence S.00°23'40"W. 20.65 feet; (5) thence S.75°49'04"W. 215.33 feet to a point of curvature of a curve to the right with a radius of 200.00 feet; (6) thence westerly along said curve with an arc length of 37.33 feet, chord bears S.81°09'52"W. 37.27 feet to a point of curvature of a reverse curve to the left with a radius of 185.00 feet; (7) thence southwesterly along said curve with an arc length of 144.27 feet, chord bears S.64°10'12"W. 140.64 feet; (8) thence S.08°34'11"E. 3.49 feet to the northeasterly highway right of way line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229); thence along said northeasterly highway right of way line the following two (2) courses and distances: (1) N.44°17'26"W. 599.31 feet to a point of curvature of a curve to the left with a radius of 3320.00 feet; (2) thence northwesterly along said curve with an arc length of 599.51 feet, chord bears N.49°27'50"W. 598.70 feet; thence N.00°26'51"E. 59.55 feet; thence S.89°48'28"E. 45.00 feet; thence N.00°00'03"W. 47.49 feet to said northeasterly right of way line of 1100 West Street, at a point of curvature of a curve to the left with a radius of 375.00 feet; thence along said northeasterly right of way line the following two (2) courses and distances: (1) southerly along said curve with an arc length of 54.55 feet, chord bears S.29°13'23"E. 54.51 feet; (2) thence S.89°48'31"E. 11.47 feet to the point of beginning.

The above described tract of land contains 210,035 square feet in area or 4.822 acres.

Note: Rotate above bearings 00°21'02" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the southwesterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

Ross Crowe, Director of Right of Way, UDOT

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed

Davis County

Affecting Tax No. 08-081-0120

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:305:TQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situate in SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly highway right of way line of 1525 West Street and the northerly right of way line of Glovers Lane, which point is 234.65 feet N.89°42'02"W. along the Quarter Section line and 106.18 feet South from the Center of said Section 26; and running thence along said westerly highway right of way line the following three (3) courses and distance: (1) N.08°36'02"W. 225.68 feet; (2) thence N.17°22'46"W. 154.72 feet; (3) thence N.07°21'21"W. 297.28 feet; thence N.88°16'40"E. 188.04 feet to the easterly right boundary line of said entire tract; thence S.01°01'54"W. 672.30 feet along said easterly boundary line to said northerly right of way line of Glovers Lane; thence N.89°06'06"W. 57.84 feet along said northerly right of way line to the point of beginning.

The above described tract of land contains 84,398 square feet in area or 1.938 acres.

Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

Ross Crowe, Director of Right of Way, UDOT

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed

Davis County

Affecting Tax No. 08-082-0036

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:323:A2Q

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land, situate in Parcel 2, Knighton Subdivision, according to the official Plat thereof, recorded August 9, 1977, as Entry No. 469561 in Book 662, at Page 826 in the office of the Davis County Recorder, situate in the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said Parcel 2, which point is 203.62 feet N.28°11'28"E. from the southeast corner of said Parcel 2; and running thence S.28°11'28"W. 119.16 feet along the easterly boundary line of said Parcel 2 to a point of curvature of a non-tangent curve to the right with a radius of 49.50 feet; thence northerly along said curve with an arc length of 137.56 feet, chord bears N.16°59'35"E. 97.38 feet to a point of curvature of a reverse curve to the left with a radius of 30.50 feet; thence northeasterly along said curve with an arc length of 31.68 feet, chord bears N.66°50'49"E. 30.27 feet to said easterly boundary line and the point of beginning.

The above described tract of land contains 4,014 square feet in area or 0.092 acre.

(Note: Rotate above bearings 00°21'38" clockwise to equal Highway bearings)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

Ross Crowe, Director of Right of Way, UDOT

On this _____ day of _____, in the year 20____, before me personally
appeared Ross Crowe, whose identity is personally known
to me (or proven on the basis of satisfactory evidence) and who by me being
duly sworn/affirmed, did say that he is the Director of Right of Way of the
UTAH DEPARTMENT OF TRANSPORTATION.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:101:T, Parcel R199:101B:T, Parcel R199:102B, Parcel R199:107:ST from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:977:T from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 SW1/4 of Section 25 and the NE1/4 SE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the southerly highway right of way line of Glovers Lane, which point is 324.56 feet N.89°47'05"E. along the Section line and 230.20 feet South from the West Quarter corner of said Section 25; and running thence along said southerly highway right of way line the following seven (7) courses and distances: (1) S.62°02'33"W. 108.45 feet; (2) thence S.77°59'45"W. 180.54 feet; (3) thence N.88°30'55"W. 173.75 feet; (4) thence N.69°08'16"W. 232.97 feet to a point of curvature of a curve to the left with a radius of 600.22 feet; (5) thence westerly along said curve with an arc length of 82.83 feet, chord bears N.73°05'29"W. 82.77 feet to a point of curvature of a compound curve to the left with a radius of 1057.23 feet; (6) thence westerly along said curve with an arc length of 242.82 feet, chord bears N.83°37'29"W. 242.29 feet; (7) thence S.89°47'45"W. 99.42 feet to the westerly boundary line of said tract; thence N.00°07'35"W. 3.68 feet along said westerly boundary line to the northerly boundary line of said tract; thence along said northerly boundary line the following seven (7) courses and distances: (1) N.89°47'49"E. 200.00 feet; (2) thence S.00°13'28"W. 0.25 feet; (3) thence N.89°46'16"E. 456.43 feet; (4) thence N.00°40'04"E. 49.89 feet; (5) thence N.89°59'04"E. 33.00 feet; (6) thence S.00°40'04"W. 48.63 feet; (7) thence S.89°30'12"E. 341.10 feet to said southwesterly highway right of way and no-access line; thence S.44°17'26"E. 75.38 feet along said southwesterly highway right of way and no-access line to the point of beginning.

Cont. 82,613 square feet or 1.897 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NE1/4 NW1/4 and the SE1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said tract, which point is 626.66 feet S.00°12'49"W. along the Quarter Section line and 120.20 feet West (Record 120.78 feet West 627 feet South) from the North Quarter corner of said Section 26; and running along the easterly boundary line of said tract the following three (3) courses and distances; (1) thence S.00°09'39"W. 514.85 feet (Record South 514.50 feet); (2) thence East 3.22 feet; (3) thence South 204.72 feet; thence N.89°33'41"W. 227.78 feet to the westerly right of way line of 1525 West Street; thence along said westerly right of way line the following four (4) courses and distances: (1) N.24°44'12"E. 224.28 feet; (2) thence N.89°50'21"W. (Record West) 42.06 feet; (3) thence N.00°51'43"E. 73.35 feet (Record N.00°42'04"E. 73.36 feet); (4) thence N.10°17'13"E. (Record N. 10°07'34"E.) 487.24 feet to the northerly boundary line of said tract; thence along said northerly boundary line the following three (3) courses and distance: (1) S.89°47'19"E. (Record S.89°56'58"E.) 54.75 feet; (2) thence S.00°50'51"W. (Record S.00°41'12"W.) 37.46 feet; (3) thence S.88°03'27"E. (Record S.88°13'06"E.) 31.94 feet to the point of beginning.

Cont. 110,344 square feet or 2.533 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the westerly boundary line of said tract, which point is 812.87 feet S.00°15'33"E. along the Section line from the Northwest corner of said Section 26; and running thence N.89°44'27"E. 65.71 feet; thence N.86°54'04"E. 36.27 feet to the westerly boundary line of Flatrock Ranch a Conservation Subdivision, recorded as Entry No. 3363647 in Book 7724 at Page 1249 in the office of the Davis County Recorder; thence S.03°35'27"E. 112.85 feet along said westerly subdivision boundary line; thence S.79°17'41"W. 21.98 feet; thence S.10°42'19"E. 147.03 feet; thence S.03°45'40"E. 69.42 feet; thence East 0.42 feet; thence S.00°20'07"E. 123.21 feet, to the northerly highway right of way line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229); thence N.65°02'50"W. 130.83 feet along said northerly highway right of way line to the westerly boundary line of said tract and said Section line; thence N.00°15'33"W. 396.20 feet along said westerly boundary line and said Section line to the point of beginning.

Cont. 45,871 square feet or 1.053 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:144:T (Parcel 8), from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel R199:916:T (Parcel 9), from UDOT Project No. S-R199(50) PIN No. 7318, situate in Parcel 8 and Parcel 9, Knighton Subdivision recorded as Entry No. 469561 in Book 662 at Page 826 in the office of the Davis County Recorder, situate in the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said Parcel 9; and running thence N.00°20'00"W. 48.28 feet along the westerly boundary line of said Parcel 9 to the southwesterly highway right of way and no-access line of SR-177 West Davis Highway, known as Project No. S-R199(229) to a point of curvature of a curve to the right with a radius of 3045.00 feet; thence southeasterly along said curve with an arc length of 116.76 feet, chord bears S.64°58'18"E. 116.75 feet to the easterly right of way line of Shirley Rae Drive; thence along said easterly right of way line the following three (3) courses and distances: (1) N.89°23'33"W. 24.42 feet; (2) thence S.25°42'39"W. 49.56 feet; (3) thence S.43°50'05"W. 85.14 feet to the westerly boundary line of said Parcel 8; thence N.00°20'00"W. 106.93 feet along said westerly boundary line to the point of beginning.

Cont. 7,582 square feet or 0.174 acre.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 of Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the northerly right of way line of Glovers Lane, which point is 151.61 feet N.89°47'05"E. along the Quarter Section line and 54.15 feet South from the West Quarter corner of said Section 25; and running thence southeasterly 76.37 feet along the arc of a curve to the right with a radius of 3045.00 feet, chord bears S.45°15'16"E. 76.37 feet, along said southwesterly highway right of way and no-access line to the southern boundary line of said tract; thence N.89°47'47"W. 109.89 feet to said northerly right of way line of Glovers Lane; thence N.46°11'53"E. 77.10 feet along said northerly right of way line to the point of beginning.

Cont. 2,955 square feet or 0.068 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, situate in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 25, and the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southwesterly highway right of way and no-access line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229) and the easterly right of way line of 1100 West Street, which point is 4.13 feet N.89°47'05"E. along the Quarter Section line and 79.92 feet North from the West Quarter corner of said Section 25; and running thence along said easterly right of way line following four (4) courses and distances: (1) S.40°16'58"W. 5.00 feet to a point of curvature of a non-tangent curve to the right with a radius of 54.50 feet; (2) thence southerly along said curve with an arc length of 83.53 feet, chord bears S.19°46'57"W. 75.59 feet to a point of curvature of a reverse curve to the left with a radius of 25.50 feet; (3) thence southwesterly along said curve with an arc length of 28.15 feet, chord bears S.32°03'44"W. 26.74 feet; (4) thence S.00°26'03"W. 88.80 feet; thence N.89°47'47"W. 8.08 feet along the southerly boundary line of said tract; thence N.00°26'51"E. 227.85 feet along the westerly boundary line of said tract to said southwesterly highway right of way and no-access line to a point of curvature of a non-tangent curve to the right with a radius of 3045.00 feet; thence southeasterly along said curve with an arc length of 64.95 feet, chord bears S.50°19'42"E. 64.95 feet, along said southwesterly highway right of way and no-access line to the point of beginning.

Cont. 5,479 square feet or 0.126 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:300:T, Parcel R199:319, Parcel R199:300B, Parcel R199:287, Parcel R199:287B, Parcel R199:287D, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:977:T from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the SW1/4 NW1/4, NE1/4 SW1/4 and the NW1/4 SW1/4 of Section 25, and the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and Parcel B, Farmington Park Subdivision Phase 1, recorded as Entry No. 2879279 in Book 6306 at Page 973 in the office of the Davis County Recorder, and Parcel B, Farmington Park Subdivision Phase 2, recorded as Entry No. 2922200 in Book 6458 at Page 221 in the office of the Davis County Recorder. The boundaries of said tract of land are described as follows:

Beginning at the intersection of a northerly boundary line of said tract and the northeasterly right of way line of 1100 West Street, which point is 40.36 feet N.89°47'05"E. along the Section line and 523.61 feet North from the West Quarter corner of said Section 25; and running thence along said northeasterly right of way line of 1100 West Street the following four (4) courses and distance: (1) southeasterly 142.29 feet along the arc of a curve to the left with a radius of 365.50 feet, chord bears S.45°32'13"E. 141.39 feet; (2) thence S.56°41'22"E. 115.75 feet; (3) thence S.72°33'50"E. 472.26 feet; (4) thence S.00°19'00"E. 328.67 feet; thence S.20°13'17"E. 74.46 feet; thence S.89°30'12"E. 486.24 feet; thence S.00°23'40"W. 0.24 feet; thence S.89°30'12"E. 107.73 feet; thence N.00°13'32"W. 3.86 feet; thence N.89°46'28"E. 267.10 feet; thence S.89°51'49"E. 170.00 feet; thence S.00°21'02"E. 14.61 feet to the southerly highway right of way line of Glovers Lane; thence along said southerly highway right of way line the following eight (8) courses and distances: (1) N.89°38'46"W. 339.13 feet to a point of curvature of a curve to the left with a radius of 960.00 feet; (2) thence westerly along said curve with an arc length of 124.83 feet, chord bears S.86°37'44"W. 124.74 feet; (3) thence S.82°54'14"W. 82.07 feet; (4) thence S.00°23'40"W. 20.65 feet; (5) thence S.75°49'04"W. 215.33 feet to a point of curvature of a curve to the right with a radius of 200.00 feet; (6) thence westerly along said curve with an arc length of 37.33 feet, chord bears S.81°09'52"W. 37.27 feet to a point of curvature of a reverse curve to the left with a radius of 185.00 feet; (7) thence southwesterly along said curve with an arc length of 144.27 feet, chord bears S.64°10'12"W. 140.64 feet; (8) thence S.08°34'11"E. 3.49 feet to the northeasterly highway right of way line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229); thence along said northeasterly highway right of way line the following two (2) courses and distances: (1) N.44°17'26"W. 599.31 feet to a point of curvature of a curve to the left with a radius of 3320.00 feet; (2) thence northwesterly along said curve with an arc length of 599.51 feet, chord bears N.49°27'50"W. 598.70 feet; thence N.00°26'51"E. 59.55 feet; thence S.89°48'28"E. 45.00 feet; thence N.00°00'03"W. 47.49

feet to said northeasterly right of way line of 1100 West Street, at a point of curvature of a curve to the left with a radius of 375.00 feet; thence along said northeasterly right of way line the following two (2) courses and distances: (1) southerly along said curve with an arc length of 54.55 feet, chord bears S.29°13'23"E. 54.51 feet; (2) thence S.89°48'31"E. 11.47 feet to the point of beginning.

Cont. 210,035 square feet or 4.822 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land situate in SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly highway right of way line of 1525 West Street and the northerly right of way line of Glovers Lane, which point is 234.65 feet N.89°42'02"W. along the Quarter Section line and 106.18 feet South from the Center of said Section 26; and running thence along said westerly highway right of way line the following three (3) courses and distance: (1) N.08°36'02"W. 225.68 feet; (2) thence N.17°22'46"W. 154.72 feet; (3) thence N.07°21'21"W. 297.28 feet; thence N.88°16'40"E. 188.04 feet to the easterly right boundary line of said entire tract; thence S.01°01'54"W. 672.30 feet along said easterly boundary line to said northerly right of way line of Glovers Lane; thence N.89°06'06"W. 57.84 feet along said northerly right of way line to the point of beginning.

Cont. 84,398 square feet or 1.938 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. The City has been conveyed a Quitclaim Deed for a parcel of land.
4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land, situate in Parcel 2, Knighton Subdivision, according to the official Plat thereof, recorded August 9, 1977, as Entry No. 469561 in Book 662, at Page 826 in the office of the Davis County Recorder, situate in the SE1/4 NE1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said Parcel 2, which point is 203.62 feet N.28°11'28"E. from the southeast corner of said Parcel 2; and running thence S.28°11'28"W. 119.16 feet along the easterly boundary line of said Parcel 2 to a point of curvature of a non-tangent curve to the right with a radius of 49.50 feet; thence northerly along said curve with an arc length of 137.56 feet, chord bears N.16°59'35"E. 97.38 feet to a point of curvature of a reverse curve to the left with a radius of 30.50 feet; thence northeasterly along said curve with an arc length of 31.68 feet, chord bears N.66°50'49"E. 30.27 feet to said easterly boundary line and the point of beginning.

Cont. 4,014 square feet or 0.092 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

Brigham Mellor, City Manager
Farmington City

SUBSCRIBED AND SWORN before me this ____ day of _____, 2025.

Notary Public

FARMINGTON CITY – CITY COUNCIL MINUTES

July 1, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Assistant City Manager/City Engineer Chad
Boshell.*

Mayor **Brett Anderson** called the work session to order at 6:04 p.m.

LAGOON ADMINISTRATION BUILDING DISCUSSION

Josh Jensen with Silverpeak Engineering addressed the Council. They are proposing a new office building on 8 acres to revamp how Lagoon employees come and go to check in. Their full-time executives will also have their offices there. The zoning is B, and a few of Lagoon's residences are in the Original Townsite Residential (OTR) zone. He said Farmington Staff advised Recreation Transition as an appropriate transitional zone there for a buffer. Lagoon owns all the property affected by the proposal, and east of the creek are residential owners. They would like to realign two existing residential lots with historical homes; one home is on the National Register and the other one is not. They are currently nonconforming, but the realignment of lot lines would make them conforming.

City Manager **Brigham Mellor** said they would vacate the trail easement in exchange for something else. Vacation of the 200 West Right of Way will result in less headache for the City. Lagoon would like to divert more traffic to the north entrance.

Assistant City Manager/City Engineer **Chad Boshell** said the road may need to be adjusted to ensure proper line of site on the curve.

Jensen said Lagoon would like an exception for building height and setback. If they vacate the road and turn it into a private drive instead, the setback would be 10 feet. Assistant Community Development Director/City Planner **Lyle Gibson** said this setback would allow them to get further away from the neighbors.

City Councilmember **Scott Isaacson** said an office building is preferable to another big ride close to the neighbors. It will be good to have a transition.

City Councilmember **Amy Shumway** said the Lagoon section of Farmington Creek Trail is a gem for the City, as it is fully engulfed in trees and vegetation. She hopes the vegetation can be retained and that there will be a good landscaping plan.

Mellor said this will come back for the Council's decision later. He welcomed ongoing feedback and questions from the Council. This office building will fit in well with Lagoon's proprietary 5-10 year plan.

CW HERITAGE PROJECT DISCUSSION

Gibson said the for-sale townhome project on this **Spencer Plummer** Buffalo Ranch property is still in schematic. There are still engineering challenges regarding storm water and flood plain. The south end of this 51-acre project is a narrow wedge against the West Davis Corridor (WDC), with the primary access on Clark Lane. While there have been verbal agreements for access from Buffalo Ranch Road, there has been nothing formal.

Mellor said the biggest concern Staff has is detention. There will be a policing hazard if **Plummer** continues owning the existing barns. Those barns may have some value depending on the uses allowed. At the end of the day, four units per acre are allowed there. Due to the shape of the property, there has to be a place allowing denser development. Removing the commercial use of the barns would need to be replaced with a comparable trade off.

Councilmember **Scott Isaacson** said he would like to see more housing similar to that in Valencia, California, near Los Angeles. There they have three- to four-bedroom homes on tiny lots without sharing a wall. This is the type of project that the Wasatch Front could use. Councilmember **Alex Leeman** mentioned that a cement sound wall the whole length of the project would be a positive selling point.

Applicant **Chase Freebairn**, representing Cole West, said the sound wall would be 12 feet tall. While CW doesn't represent landowner **Spencer Plummer**, whom they are under contract with, they know he prefers to keep the barns and parking area. **Freebairn** said the value of the barns can be debated, and **Plummer** likely won't sell off that land until he feels whole. He said this project includes power lines, a detention basin, and a pinch point crescent shape left over after the highway carved it up. Twenty years ago, no one thought the State would condemn land and they would end up with a highway in their backyard. Now, they are left with the pieces.

The project is 51.24 acres. With 4.76 units per acre, that would result in 244 residential units including 129 single-family lots and 115 townhome units. The single-family homes would include three-car garages and main-level living. It is natural to put townhomes up against the highway and power lines. The project includes a trail plan. They plan to preserve agricultural uses of horses or cattle in the power line area.

Mayor Anderson said Farmington is getting a lot of pressure from the State to have truly affordable housing priced at \$300,000 or less.

Freebairn said "affordable housing" means different things depending on many variables, starting with the land basis. Land in Farmington is more expensive than in other areas such as Roy, where the company has another project. A finished lot next to the train tracks in Roy is \$85,000, which equates to a townhome worth \$360,000 to \$380,000. Constructing homes without a garage is a new thing that the State is using as a poster child for affordable housing.

Leeman asked if CW could change their concept so the five to six single-family homes are flipped with the 20 townhomes. This would result in less dense uses near the existing residential,

and may help provide space for another access. **Isaacson** agreed, saying it may help the existing residents to have future access at the back of their lots.

Mellor said the proposed townhome style is similar to the CW ROAM project in Mountain Green. It may be good to tour some of CW's other projects to get a good feel. He said **Plummer**'s complaints will not go away without a market assessment.

Mellor said this needs more study before it goes to the Planning Commission. That may mean work sessions or a subcommittee. **Leeman** said a neighborhood meeting would be appropriate before it goes to the Commission. **Isaacson** said they could go to the neighbors to explain that it is a trade-off to eliminate commercial uses for high density townhomes instead. **Mayor Anderson** said it would be helpful to show the neighbors the concepts and options. One would be including the operating barns, and the other would be without the barns and more townhomes.

Shumway asked about a trail connection on the south end. **Freebairn** said they could find a way to physically connect the trails. **Mellor** mentioned that in an emergency, fire and ambulance can use the trails for access.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,*

*Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile, and
Recording Secretary Deanne Chaston.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:08 p.m.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of minutes for June 17, 2025.
- Item 2: Approval of Big T Recreation quote for North Cottonwood Commons Park. Staff recommends approval of the quote in the amount of \$131,547 for the purchase of site furnishings.

Motion:

Councilmember **Roger Child** moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

Councilmember **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

GOVERNING BODY REPORTS:

City Manager Report

City Manager **Brigham Mellor** asked Councilmembers to watch their emails for a full Festival Days schedule specific to their duties including the parade and breakfast. They are welcome to participate in or referee the kickball game on Friday night.

Mayor Anderson and City Council Reports

Shumway noted that Parks & Recreation recently cut down mulberry trees.

CLOSED SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,*

*Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston, and
Assistant Community Development
Director/City Planner Lyle Gibson.*

Motion:

At 7:13 p.m., Councilmember **Alex Leeman** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property.

Councilmember **Melissa Layton** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

Brett Anderson, Mayor

Motion:

At 7:30 p.m., **Layton** made the motion to adjourn the closed meeting.

Leeman seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

ADJOURNMENT

Motion:

Leeman made a motion to adjourn the meeting at 7:30 p.m.

Child seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman

X Aye ☒ Nay

Councilmember Roger Child

X Aye ☒ Nay

Councilmember Scott Isaacson

X Aye ☒ Nay

Councilmember Melissa Layton

X Aye ☒ Nay

Councilmember Amy Shumway

X Aye ☒ Nay

DeAnn Carlile, Recorder