



**FARMINGTON CITY  
PLANNING COMMISSION**

**August 07, 2025**



# FARMINGTON

## MORE TIME FOR LIVING

### PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday August 07, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at [farmington.utah.gov](http://farmington.utah.gov). Any emailed comments for the listed public hearings, should be sent to [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.

#### **SPECIAL EXCEPTION APPLICATIONS** – public hearing (items 1 and 2)

1. Peter Cannon (25-02) – Applicant is requesting consideration of a special exception to allow a 20'X24' concrete pad for parking on the southwest corner of the lot, which would be 12 feet from the south property line – the requested exception would allow the pad to be poured without requiring an additional 'properly designated parking space' behind the 30' setback; at the property located at 1078 Oakridge Dr., in the LR (Large Residential) zone.
2. Alberto Parra (25-03) – Applicant is requesting consideration of a special exception to allow driveway access over 708 Moon Circle, across the adjacent lot at 1371 N Main Street; both located in the in the R (Residential) zone.

#### **SUBDIVISION AND PROJECT MASTER PLAN (PMP) APPLICATIONS** – public hearing (item 4 only)

3. Cole West / Garff Properties – Michigan LLC (Matt Garff) (S-7-22) – Applicant is requesting consideration of a Preliminary Plat and Final PUD approval for the proposed 'The Ana' project, consisting of 75 townhomes on 9.5 acres at located at approximately 1000 North and 650 West.
4. Boyer Company (25-10) – Applicant is requesting recommendation of a Project Master Plan (PMP) and Preliminary Planned Unit Development (PUD) for a proposed residential subdivision consisting of 174 units on approximately 19 acres of property at approximately 1700 North Main Street (between Main Street and Highway 89) for applicant Boyer Company.

#### **OTHER BUSINESS**

5. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
  - a. Wright Development – Park Lane Commons
  - b. Planning Commission Minutes Approval: 07.17.2025
  - c. City Council Report: 08.05.2025
  - d. Other

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

*Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

***CERTIFICATE OF POSTING** 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](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on August 01, 2025. Carly Rowe, Planning Secretary*





## **Farmington City**

### **Planning Commission Staff Report**

**June 5, 2025**

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#### **Item 1: SPECIAL EXCEPTION – DRIVEWAY THAT DOESN'T LEAD TO A PROPERLY DESIGNATED PARKING SPACE**

Public Hearing:	Yes
Type of Item:	Administrative – Special Exception
Application No:	25-2
Address:	1078 Oakridge Drive
Applicant:	Peter Cannon

Request: *The Applicant is requesting a special exception to allow for a driveway that does not lead to a properly designated parking space as defined by code.*

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#### **Background Information**

The subject property is a corner lot with the front of the home facing west and the existing drive access leading to the north side of the home from 1100 N. (Quail Flight Rd.).

The applicant hopes to pour a new driveway or parking pad on the southern portion of the property as identified in the included site plan. As a corner lot, an additional driveway would normally be approved by staff as a permitted use in the proposed location. However, to reduce the amount of concrete or impact to the property, the applicant is only proposing a driveway that is 20 feet deep from the sidewalk. Section 11-32-060 (A)(1) of city code requires that a residential driveway lead to a parking space that is outside of the front yard setback unless the Planning Commission approves otherwise through the special exception process.

The proposed driveway consists of a 20'X24' concrete pad for parking on the southwest corner of the lot, which would be 12 feet from the south property.

In addition to considering whether or not the pad itself can be considered as a 'different location of a properly designated parking space' than defined by code. The Planning Commission should consider if a 24' wide driveway is also acceptable as it is only 2 parking spaces. While a 20 ft. wide driveway can accommodate 2 cars, they are often wider for ease of use. Typically a home with a driveway leading to 2 spaces has room to flare out while this request would have 4 extra feet where measured at the property line.

**Applicable Code:**

**11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:**

A. Ingress And Egress: Adequate ingress and egress to all uses shall be provided as follows:

1. Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the front yard or required side corner yard. Tandem parking on a residential driveway leading to a properly designated parking space contributes to the number of parking spaces required for a single- or two-family dwelling. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, or for a different location of a properly designated parking space than set forth herein, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

**Suggested Motion**

Move that the Planning Commission recommend approval of the special exception for the 20' x 24 ' pad as shown on the included site plan with this application.

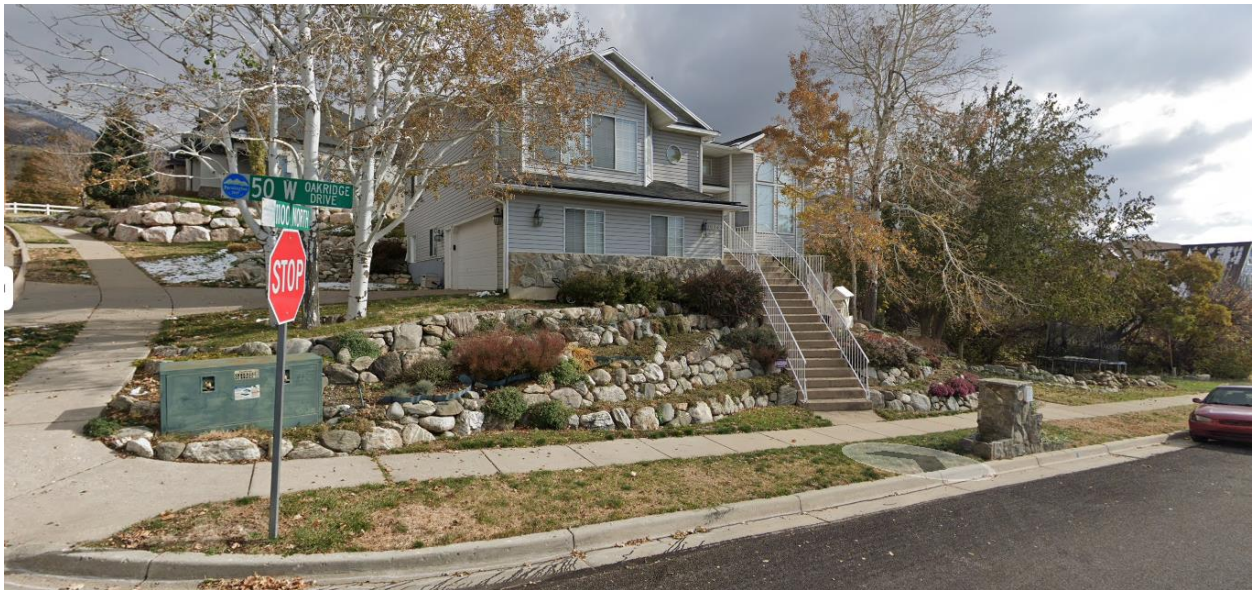
**Findings:**

1. The requested driveway is less impactful to the property than a longer driveway with a typical properly designated parking space.
2. Even if more parking spaces are poured or required, vehicles could still park on any portion of the driveway.
3. Assuming 24 ft. in width and lack of a typical properly designated parking space is acceptable, the driveway meets all other applicable requirements.

**Supplemental Information**

1. Site Photos
2. Vicinity Map
3. Site Plan

## Streetview Photos of Property



Looking Southeast



Looking Northeast











## **Farmington City Planning Commission Staff Report August 7, 2025**

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### **Item 2: Special Exception – Driveway access across one lot to another**

Public Hearing:	Yes
Application No.:	25-03 (Moon Park Plat Amendment)
Property Address:	708 W Moon Circle
General Plan Designation:	LDR (Large Density Residential)
Zoning Designation:	R (Residential)
Area:	0.24 ac
Number of Lots:	1
Property Owner:	Alberto Parra and Haylee May Baird
Applicant:	Alberto Parra

Request: *The applicants are seeking approval for a special exception to cross one lot with access to another as described by 11-32-060 A5.*

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#### **Background Information**

The applicant is requesting a special exception to place a driveway for a building lot over one adjacent building lot.

The applicant has applied for a plat amendment to the Moon Park Subdivision to consolidate property. The purpose of this consolidation is to build an accessory building in the rear yard without building over a property line, which is not permitted by the Building or Zoning Code. The applicant would like to avoid removing a mature tree in their park strip to access to the rear accessory building. The plat amendment includes an easement across the southwest corner of 1371 N Main St to access the proposed rear yard accessory building. This easement not only prevents possible tree removal, but also creates the minimum 40-foot distance between driveways (11-32-060 B1). Crossing 1371 N Main St with the easement necessitates a special exception for access across one building lot to another.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

### **Suggested Motion**

Move that the Planning Commission approve the special exception for a driveway to cross one adjacent building lot to provide access to another, subject to all applicable Farmington City development standards and ordinances and the following conditions:

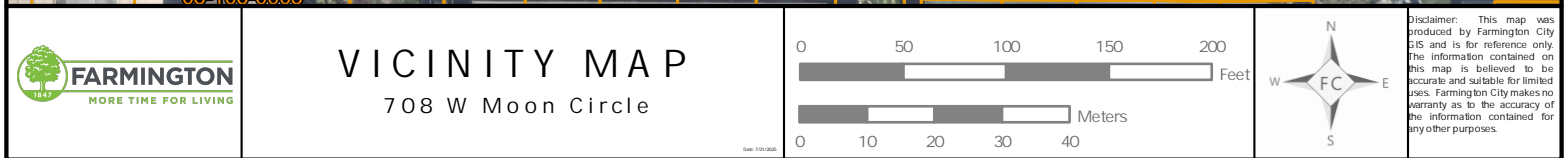
### **Findings:**

1. If the above conditions are followed, then:
  - a. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
  - b. The property is of sufficient size to accommodate the special exception
  - c. The proposed access will not cause unreasonable traffic hazards.
  - d. There is value in preserving the mature tree on site.

### **Supplemental Information**

1. Vicinity Map
2. Plat amendment boundary survey
3. Site plan





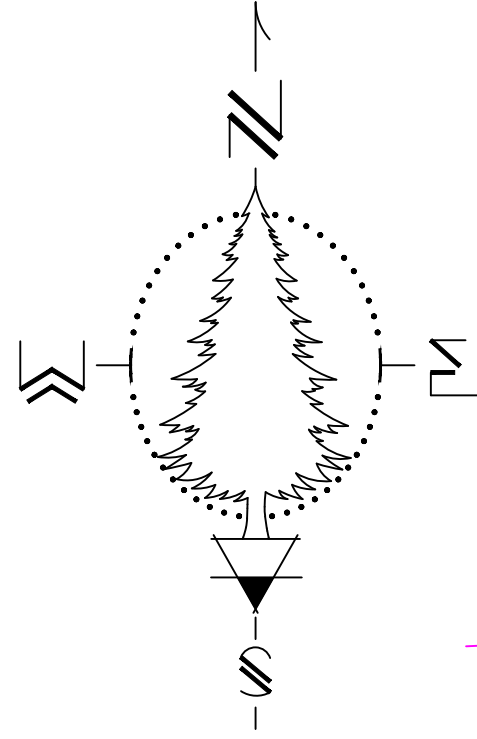
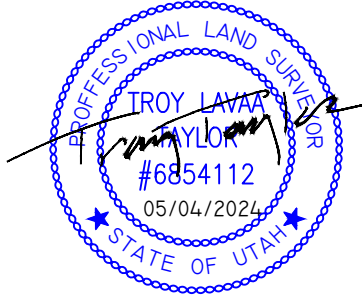


## SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6854112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT DURING THE MONTH OF APRIL 2024, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TROY L. TAYLOR

MAY 4, 2024  
DATE



## SURVEYOR'S NARRATIVE

I WAS ASKED BY THE CLIENT TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY FOR THE PURPOSE OF MARKING THE BOUNDARY ON THE GROUND AND TO AID IN THE CREATION OF AN EASEMENT ALONG THE SOUTHEAST PORTION OF THE PROPERTY (SHOWN ON THIS SURVEY AS PARCEL "A"). THE SUBJECT PARCEL COMPRISES OF ALL OF LOT 14 OF THE MOON PARK SUBDIVISION, AND A PORTION OF LAND FROM THE NORTH LINE OF SAID LOT 14 TO THE SOUTH LINE OF THE FARMINGTON CITY PARK, AS SHOWN ON THE WARRANT DEED FOR HAYLEE MAY BAIRD AND ALBERTO PARRA, AS JOINT TENANTS, HAVING ENTRY NUMBER 330776, BOOK 7623, PAGE 3344, ON FILE AND OF RECORD AT THE DAVIS COUNTY RECORDERS OFFICE.

## DESCRIPTIONS

### SUBJECT PARCEL DESCRIPTION AS SHOWN ON THE WARRANTY DEED 3307733

ALL OF LOT 14, MOON PARK SUBDIVISION, FARMINGTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO: BEGINNING AT THE NORTHEAST CORNER OF LOT 14, MOON PARK SUBDIVISION, SAID POINT FURTHER DESCRIBED AS BEING NORTH 89°38'50" WEST 3.50 FEET, NORTH 35°49'30" WEST 348.50 FEET, AND SOUTH 87°21' WEST 79.03 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87°21' WEST 92.59 FEET; THENCE NORTH 0°21'10" EAST 8.05 FEET, THENCE 89°57'51" EAST 92.44 FEET, THENCE SOUTH 0°21'10" WEST 3.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

### PARCEL "A" (FOR EASEMENT)

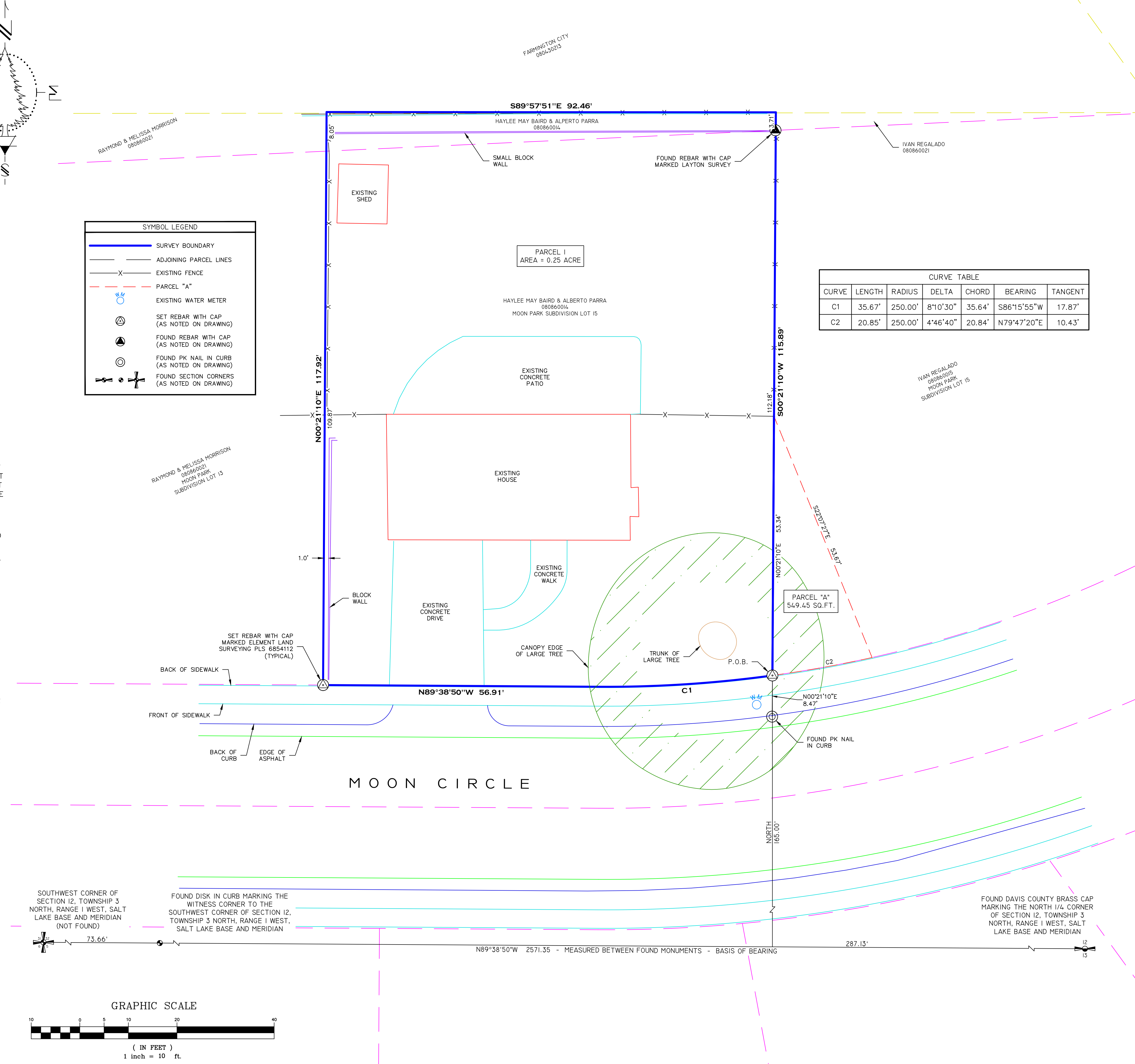
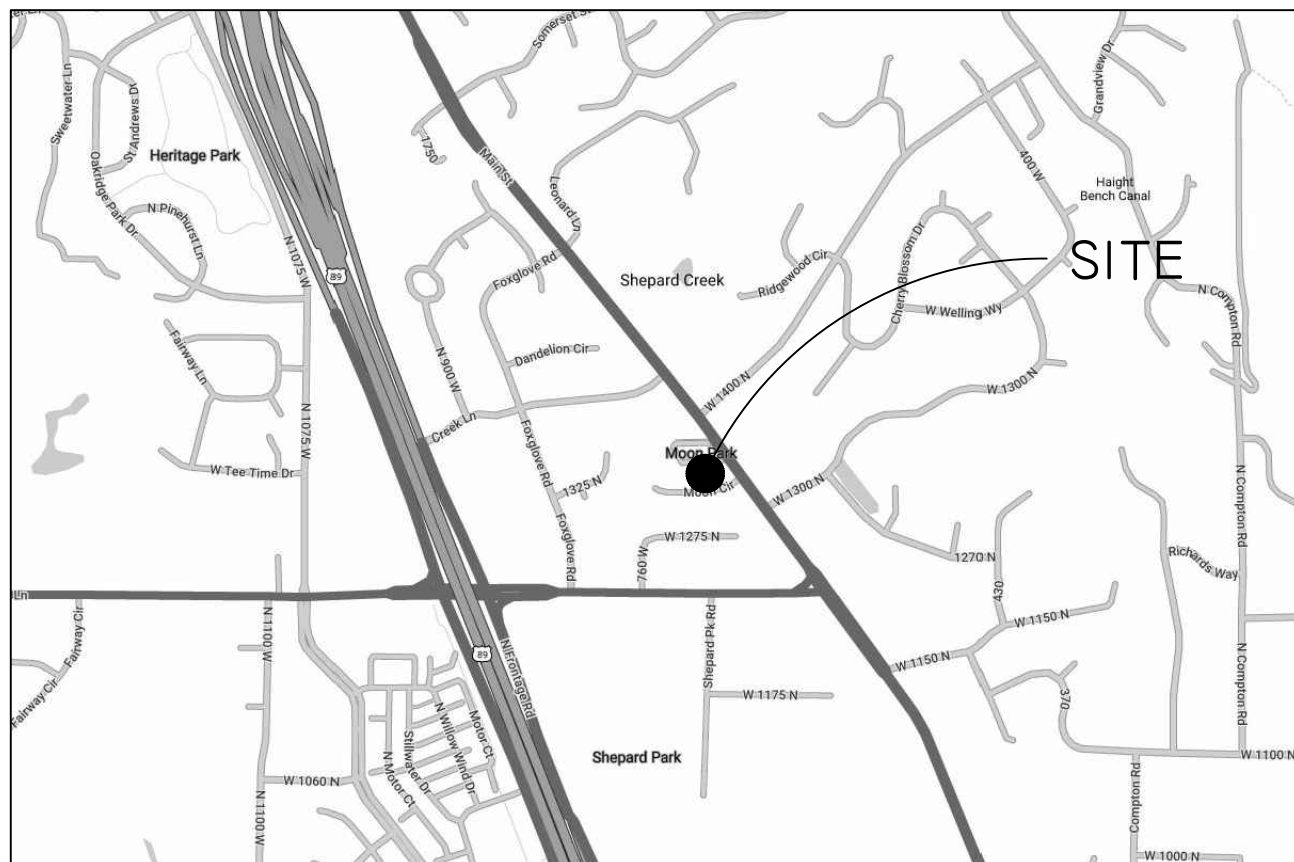
BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 OF THE MOON PARK SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°38'50" WEST ALONG THE SECTION LINE 287.13 FEET AND NORTH 165.00 FEET FROM THE FOUND DAVIS COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°21'10" EAST 53.34 FEET ALONG THE EAST LINE OF SAID LOT 14 TO A FENCE CORNER; THENCE SOUTH 22°07'27" EAST 53.59 FEET TO THE NORTH RIGHT OF WAY LINE OF MOON CIRCLE; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 20.85 FEET (CHORD BEARS SOUTH 79°47'20" WEST 20.84 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AREA = 549.45 SQUARE FEET

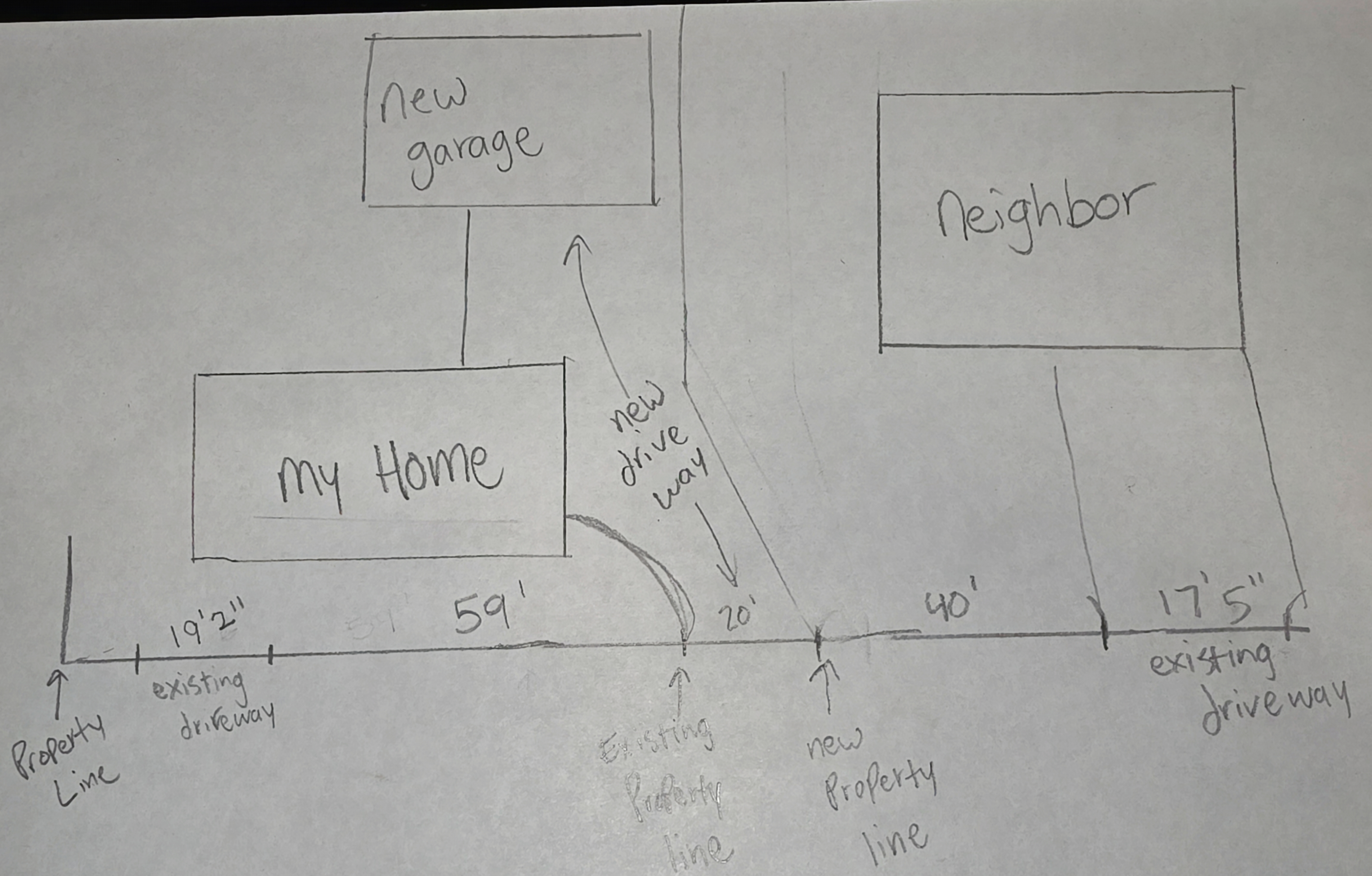
## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'50" WEST FROM THE FOUND DAVIS COUNTY SURVEYOR BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 12, TO THE FOUND DISK IN CURB MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

## VICINITY MAP











## **Farmington City Planning Commission Staff Report August 7, 2025**

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### **Item 3: The ANA (formerly the IVY) – Preliminary Plat and Final PUD**

Public Hearing:	No
Application No.:	S-7-22
Property Address:	Parcel 08-051-0235, app. 1015 North Shepard Park Rd
General Plan Designation:	CMU and LDR (Commercial Mixed Use and Low Density Residential)
Zoning Designation:	CMU (Commercial Mixed Use)
Area:	6.65 ac
Number of Lots:	75
Property Owner:	GARFF PROPERTIES-MICHIGAN LLC
Applicant:	Chase Freebairn, Cole West Development

*Request: The applicants are seeking approval for the preliminary plat for The Ana Subdivision.*

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### **Background Information**

The Ana PUD is located at approximately 1000 N Shepard Park Road on Parcel 08-051-0235. The 6.65-acre parcel was rezoned to CMU in 2022. The entire parcel is part of the East Park Lane Small Area Master Plan which was approved by the City Council on April 17, 2018. Prior to the approval of the Master Plan, the General Plan was amended to its current designation on July 7, 2004. In the same year, on December 1, 2004, the City Council approved the Commercial Mixed-Use zone. As specified in that text, all development must be considered as a planned unit development (PUD) or planned center development.

The Ana PUD was originally introduced as The Ivy PUD in 2022, and received schematic approval from the council on August 16, 2022. The layout is the same, including 75 attached single-family townhome units, active and passive open space, with pickleball courts and a connection to the Hess Farms development to the south which benefits internal circulation between the projects. The project is the final section to connect Shepard Park Road (700

West) from Shepard Lane to Lagoon Drive, as well as 1015 North. The sidewalk on the north side of 1015 North borders the rear yards of the Hidden Farms development.

The Ana received approval from the City Council on February 4, 2025. The approval included the schematic subdivision plan, preliminary PUD master plan and development agreement, which includes provisions for fencing and landscaping installation and maintenance along the north side of 1015 North. The City Council did not require that the Moderate Income Housing calculation be updated from that of the 2022 agreement.

### **Suggested Motion**

Move that the Planning Commission approve the preliminary plat and Final PUD for The Ana, subject to all applicable Farmington City development standards and ordinances and the following condition:

1. Prior to final plat approval and recordation, the northeast section of property owned currently by another entity needs to be acquired and included with the subdivision plat.

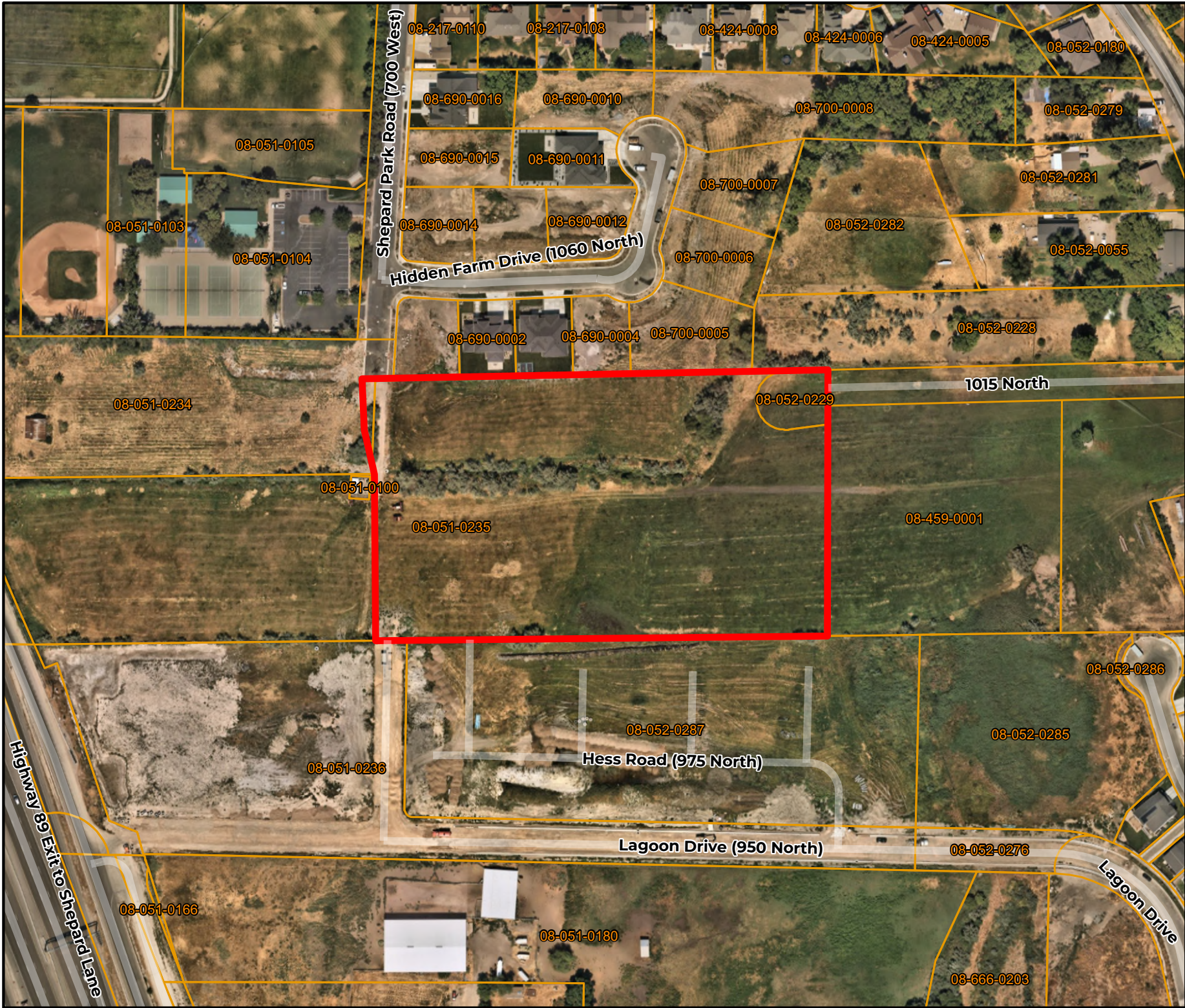
### **Findings:**

1. The project follows the East Park Lane Small Area Master Plan.
2. The project complies with the City's General Plan and zoning ordinances for the CMU zone.
3. 1015 North will be constructed concurrent with The Ana. 1015 North provides a connection from Main Street to Shepard Park Road (700 West) and eliminates dead-ends longer than 1000 ft.
4. The project completes the connection of Shepard Park Road from Shepard Lane to Lagoon Drive.
5. The project was previously approved by the City Council in 2022 with the same proposal.

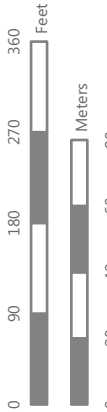
### **Supplemental Information**

1. Vicinity Map
2. Preliminary plat and improvement drawings





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



## VICINITY MAP

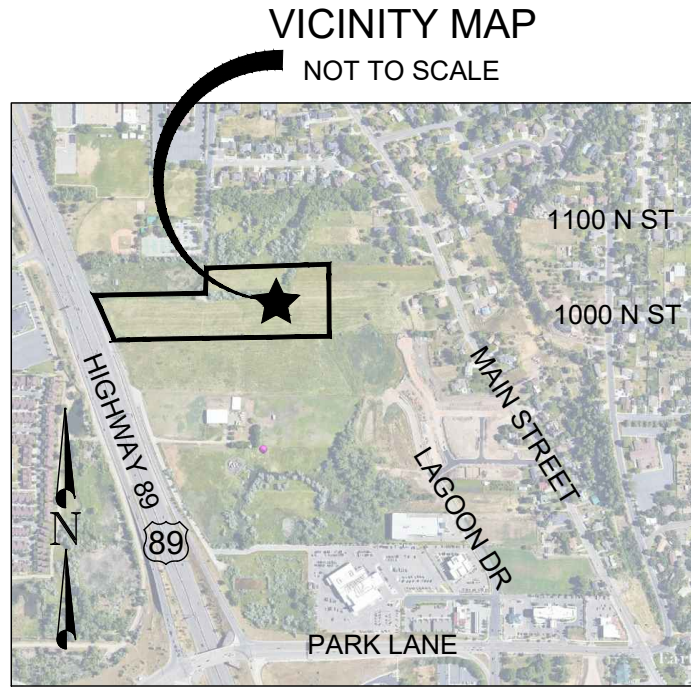
The Ana PUD



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UNIT INFORMATION

UNIT #	AREA	ADDRESS	UNIT #	AREA	ADDRESS
1	760 SQ. FT.	1003 ALESUND	39	720 SQ. FT.	970 VINTERLAND
2	720 SQ. FT.	1001 ALESUND	40	760 SQ. FT.	972 VINTERLAND
3	720 SQ. FT.	999 ALESUND	41	720 SQ. FT.	976 VINTERLAND
4	760 SQ. FT.	995 ALESUND	42	720 SQ. FT.	978 VINTERLAND
5	1056 SQ. FT.	987 ALESUND	43	760 SQ. FT.	980 VINTERLAND
6	760 SQ. FT.	983 ALESUND	44	720 SQ. FT.	984 VINTERLAND
7	720 SQ. FT.	981 ALESUND	45	1056 SQ. FT.	988 VINTERLAND
8	720 SQ. FT.	979 ALESUND	46	760 SQ. FT.	996 VINTERLAND
9	760 SQ. FT.	975 ALESUND	47	720 SQ. FT.	998 VINTERLAND
10	720 SQ. FT.	973 ALESUND	48	720 SQ. FT.	1000 VINTERLAND
11	720 SQ. FT.	971 ALESUND	49	760 SQ. FT.	1004 VINTERLAND
12	760 SQ. FT.	967 ALESUND	50	760 SQ. FT.	1003 LILLEBY
13	1056 SQ. FT.	965 ALESUND	51	720 SQ. FT.	1001 LILLEBY
14	720 SQ. FT.	968 ALESUND	52	720 SQ. FT.	997 LILLEBY
15	760 SQ. FT.	970 ALESUND	53	760 SQ. FT.	995 LILLEBY
16	720 SQ. FT.	974 ALESUND	54	1056 SQ. FT.	987 LILLEBY
17	720 SQ. FT.	976 ALESUND	55	720 SQ. FT.	983 LILLEBY
18	760 SQ. FT.	978 ALESUND	56	760 SQ. FT.	981 LILLEBY
19	720 SQ. FT.	982 ALESUND	57	720 SQ. FT.	979 LILLEBY
20	1056 SQ. FT.	984 ALESUND	58	720 SQ. FT.	975 LILLEBY
21	760 SQ. FT.	986 ALESUND	59	760 SQ. FT.	973 LILLEBY
22	720 SQ. FT.	996 ALESUND	60	720 SQ. FT.	971 LILLEBY
23	720 SQ. FT.	998 ALESUND	61	1056 SQ. FT.	967 LILLEBY
24	760 SQ. FT.	1000 ALESUND	62	1056 SQ. FT.	964 LILLEBY
25	1056 SQ. FT.	1004 ALESUND	63	760 SQ. FT.	968 LILLEBY
26	760 SQ. FT.	1003 VINTERLAND	64	720 SQ. FT.	970 LILLEBY
27	720 SQ. FT.	1001 VINTERLAND	65	720 SQ. FT.	972 LILLEBY
28	720 SQ. FT.	999 VINTERLAND	66	760 SQ. FT.	976 LILLEBY
29	760 SQ. FT.	995 VINTERLAND	67	720 SQ. FT.	978 LILLEBY
30	1056 SQ. FT.	987 VINTERLAND	68	720 SQ. FT.	980 LILLEBY
31	720 SQ. FT.	983 VINTERLAND	69	760 SQ. FT.	984 LILLEBY
32	760 SQ. FT.	981 VINTERLAND	70	1056 SQ. FT.	986 LILLEBY
33	720 SQ. FT.	979 VINTERLAND	71	760 SQ. FT.	994 LILLEBY
34	720 SQ. FT.	975 VINTERLAND	72	720 SQ. FT.	998 LILLEBY
35	760 SQ. FT.	973 VINTERLAND	73	720 SQ. FT.	1000 LILLEBY
36	720 SQ. FT.	971 VINTERLAND	74	720 SQ. FT.	1002 LILLEBY
37	1056 SQ. FT.	967 VINTERLAND	75	760 SQ. FT.	1006 LILLEBY
38	1056 SQ. FT.	968 VINTERLAND			



ANA SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND  
MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH  
JUNE 2025

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 0°01'47" EAST 640.05 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 FROM THE CENTER OF SAID SECTION AND RUNNING THENCE;

SOUTH 88°45'34" WEST 80.28 FEET; THENCE SOUTH 89°07'31" WEST 284.95 FEET; THENCE SOUTH 89°09'21" WEST 337.55 FEET; THENCE SOUTH 88°07'28" WEST 79.92 FEET; THENCE SOUTH 89°01'29" WEST 84.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 89/91; THENCE NORTHWESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 198.29 FEET HAVING A RADIUS OF 5,141.28 FEET A CENTRAL ANGLE OF 02°12'35" AND CHORD BEARING AND DISTANCE OF NORTH 23°40'15" WEST 198.28 FEET; THENCE NORTH 24°33'38" WEST 79.12 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 88°56'09" EAST 629.35 FEET
2. NORTH 02°07'14" EAST 142.88 FEET TO A POINT ON THE SOUTH LINE OF HIDDEN FARMS ESTATES AS RECORDED AS ENTRY NO. 3534610

THENCE NORTH 88°15'00" EAST 627.50 FEET ALONG SAID SOUTH LINE OF HIDDEN FARMS ESTATES AND CONTINUING ALONG THE LINE IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2421239; THENCE SOUTHERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 146.47 FEET HAVING A RADIUS OF 45.11 FEET A CENTRAL ANGLE OF 186°02'12" AND CHORD BEARING AND DISTANCE OF SOUTH 06°19'35" EAST 90.00 FEET; THENCE NORTH 81°14'32" EAST 59.48 FEET TO THE BOUNDARY OF SAID NORTH MAIN STREET CHURCH SUBDIVISION; THENCE SOUTH 325.72 FEET ALONG SAID WEST LINE OF NORTH MAIN STREET CHURCH SUBDIVISION; THENCE SOUTH 89°31'32" WEST 164.28 FEET; THENCE SOUTH 88°45'34" WEST 187.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY PREVIOUSLY CONVEYED BY GRANTOR IN WARRANTY DEED RECORDED DECEMBER 31, 1992 IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 1010767, BOOK 1569, PAGE 1276:

BEGINNING AT A POINT SOUTH 89°45'50" WEST 352.89 FEET AND SOUTH 1761.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF FARMINGTON; AND RUNNING THENCE SOUTH 3°29'52" WEST 35.00 FEET; THENCE NORTH 86°30'08" WEST 30.00 FEET; THENCE NORTH 3°29'52" EAST 34.88 FEET; THENCE SOUTH 86°43'93" EAST 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED FEBRUARY 4, 2009 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, AS ENTRY NO. 2421239, BOOK 4706, PAGE 1427.

CONTAINING 419,653 SQUARE FEET OR 9.634 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 18TH DAY OF JUNE, 2025.



Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

ANA SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT FOR PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same.

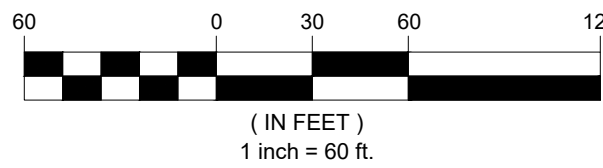
STAMP

NOTARY PUBLIC



NORTH

GRAPHIC SCALE



LEGEND

- ◆ COUNTY MONUMENT AS DESCRIBED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - CENTERLINE
- - - TIE
- - - EASEMENT
- × EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HUNT DAY CO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE CENTER LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°01'47" EAST DAVIS COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

PUBLIC WORKS

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

DATE \_\_\_\_\_ FARMINGTON CITY PUBLIC WORKS DIRECTOR

FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE FARMINGTON CITY FIRE SERVICE DISTRICT.

DATE \_\_\_\_\_ FARMINGTON CITY FIRE MARSHAL

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ FARMINGTON CITY ENGINEER

CITY OF FARMINGTON APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, ON BEHALF OF THE FARMINGTON CITY COUNCIL.

FARMINGTON CITY MAYOR

ATTEST

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FARMINGTON CITY ATTORNEY

ANA SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
FARMINGTON CITY, DAVIS COUNTY, UTAH

DEVELOPER:  
NAME  
ADDRESS  
OGDEN, UT 84401  
801-XXX-XXXX

S1  
2

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_ RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_



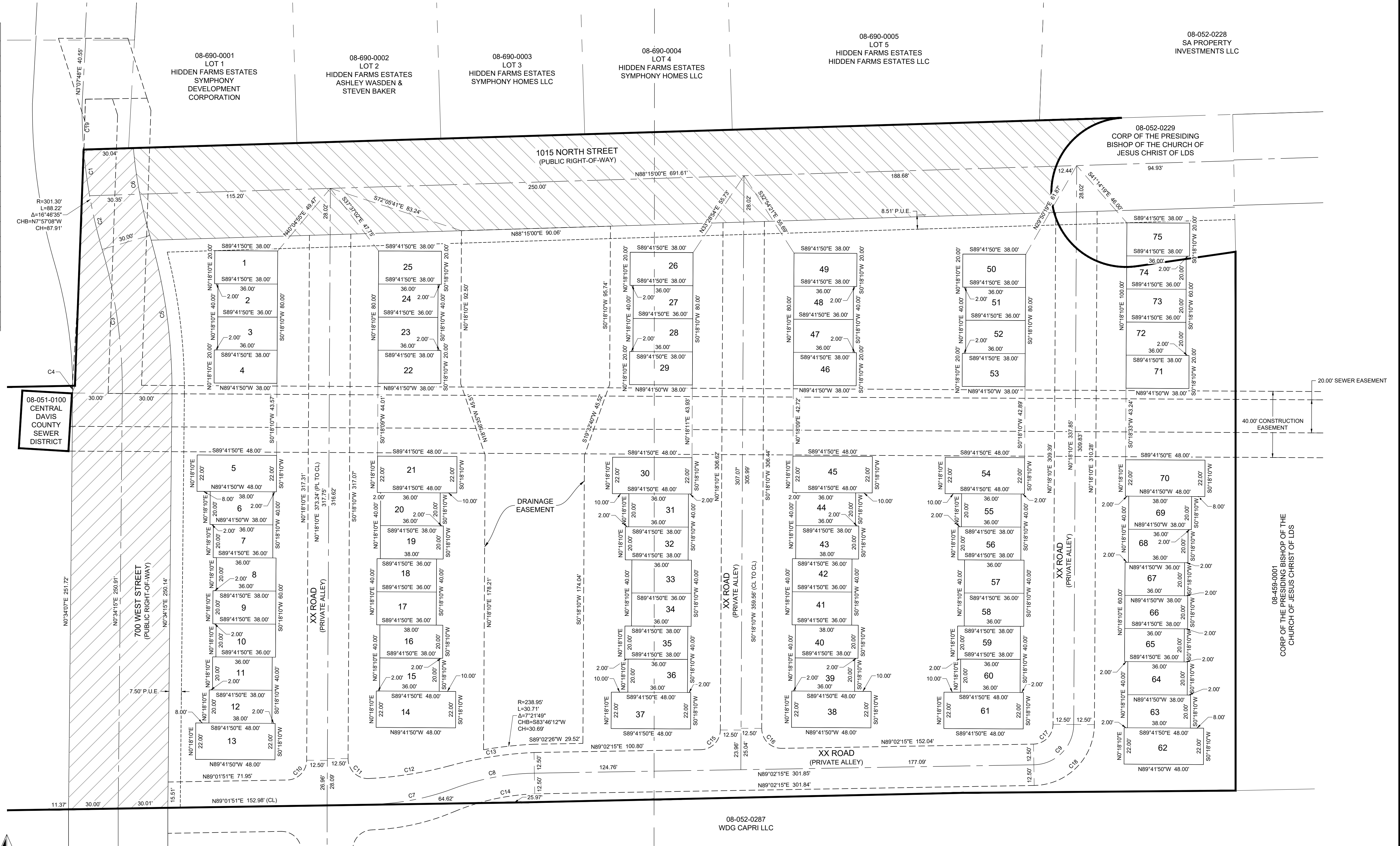
LAYTON SURVEYS LLC

Professional Land Surveying 837 S 500 W, STE. 201  
(801) 663-1641 willis.long@laytonsurveys.com WOODS CROSS, UT 84010



ANA SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
FARMINGTON CITY, DAVIS COUNTY, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.64	301.30	5°15'21"	S7° 16' 30"E	27.63
C2	33.87	301.30	6°26'27"	S13° 07' 12"E	33.85
C3	88.22	301.30	16°46'35"	N7° 57' 08"W	87.91
C4	4.36	271.30	0°55'16"	N0° 01' 54"W	4.36
C5	97.04	331.30	16°46'58"	N7° 56' 57"W	96.69
C6	53.88	271.30	11°22'45"	N10° 39' 03"W	53.79
C7	50.51	147.58	19°36'33"	N79° 11' 08"E	50.26
C8	50.27	147.54	19°31'12"	N79° 11' 28"E	50.02
C9	37.94	24.50	88°43'37"	N44° 39' 58"E	34.26
C10	18.58	12.00	88°43'41"	N44° 40' 00"E	16.78
C11	19.53	12.00	93°14'04"	S46° 18' 52"E	17.44
C12	49.93	233.95	12°13'40"	N80° 57' 16"E	49.83
C13	51.24	231.95	12°39'30"	N81° 06' 36"E	51.14
C14	34.66	139.65	14°13'07"	N80° 42' 51"E	34.57
C15	18.58	12.00	88°44'05"	N44° 40' 12"E	16.78
C16	19.11	12.00	91°15'55"	S45° 19' 48"E	17.16
C17	18.58	12.00	88°43'37"	N44° 39' 44"E	16.78
C18	57.30	37.00	88°43'37"	N44° 40' 03"E	51.74



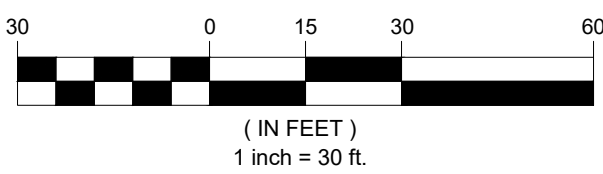
LEGEND

- COUNTY MONUMENT AS DESCRIBED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- CENTERLINE
- TIE
- EASEMENT
- EXISTING FENCE LINE



NORTH

GRAPHIC SCALE



LAYTON SURVEYS LLC

Professional Land Surveying 837 S 500 W STE. 201  
(801) 663-1641 willis.layton@laytonsurveys.com WOODS CROSS, UT 84010

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_

S2  
2





HUNT · DAY

3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

ANA SUBDIVISION

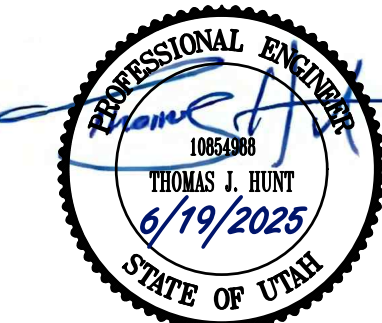
1015 NORTH 800 WEST  
FARMINGTON, UT

LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY

PROJECT INFO.

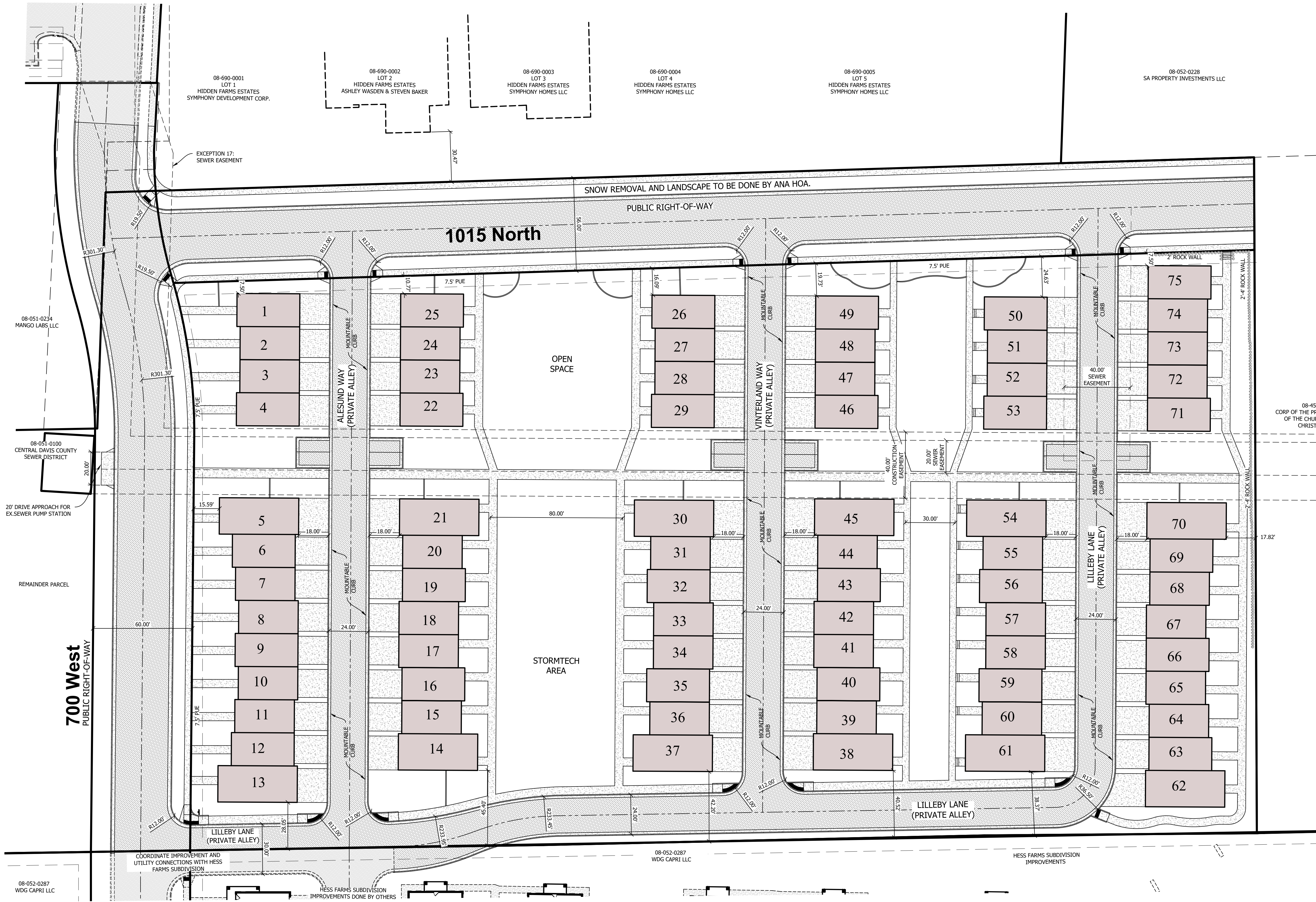
Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

PROPOSED  
SITE PLAN

SHEET NO.

C1.00



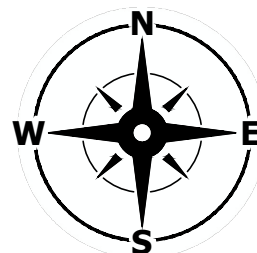
City Engineer's Approval

APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER



Know what's below.  
Call before you dig.



30 0 30 60 90

Scale: 1" = 30'

General Notes

- TOWNHOME SEWER LATERALS ARE 4" PVC WITH A MIN SLOPE OF 2.0%.
- ALL CULINARY WATER LATERALS SHALL HAVE A 1" METER INSIDE A 30" BOX WITH A TRAFFIC RATED LID.
- ALL SECONDARY WATER LINES NEED TO BE INSTALLED PER BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.
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- SEWER PIPE SHALL BE PVC ASTM 03034 SDR-35.
- IRRIGATION PIPE SHALL BE C-900 DR-14.
- ALL CONCRETE SHALL HAVE MICROFIBERS.

Development Summary

LOCATED IN: FARMINGTON CITY, DAVIS COUNTY  
ORIGINAL PROPERTY: 428,267 SF (9.83 ACRES)  
FUTURE COMMERCIAL: 136,696 SF (3.18 ACRES)  
BY OTHERS  
RESIDENTIAL PROPERTY: 225,169 SF (5.17 ACRES)  
CURRENT ZONE: R-2 RESIDENTIAL TWO-FAMILY  
700 WEST: 27,989 SF (0.64 ACRES)  
1015 NORTH: 36,413 SF (0.84 ACRES)

Notice To Contractors

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HUNT · DAY

3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

ANA SUBDIVISION

1015 NORTH 800 WEST  
FARMINGTON, UT

LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

REV. DATE DESCRIPTION BY

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

PROPOSED  
FIRE SITE  
PLAN

SHEET NO.

C1.10



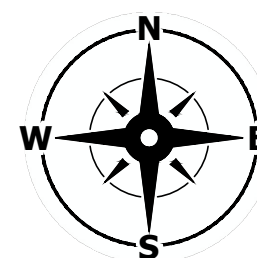
City Engineer's Approval

APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER



Know what's below.  
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30 0 30 60 90

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HUNTDAY\_1 C:\Users\HuntDay\_1\Hunt Day Dropbox\Projects\153-04 theAna Subdivision\00-CAD\01-AutoCAD\153-04\_Ana Subdivision\_2025.06.19.19.2025.10.31.AM





**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

**ANA SUBDIVISION**  
**1015 NORTH 800 WEST**  
**FARMINGTON, UT**  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL



**VERIFY SCALES**

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IF NOT ONE INCH ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY

**PROJECT INFO.**

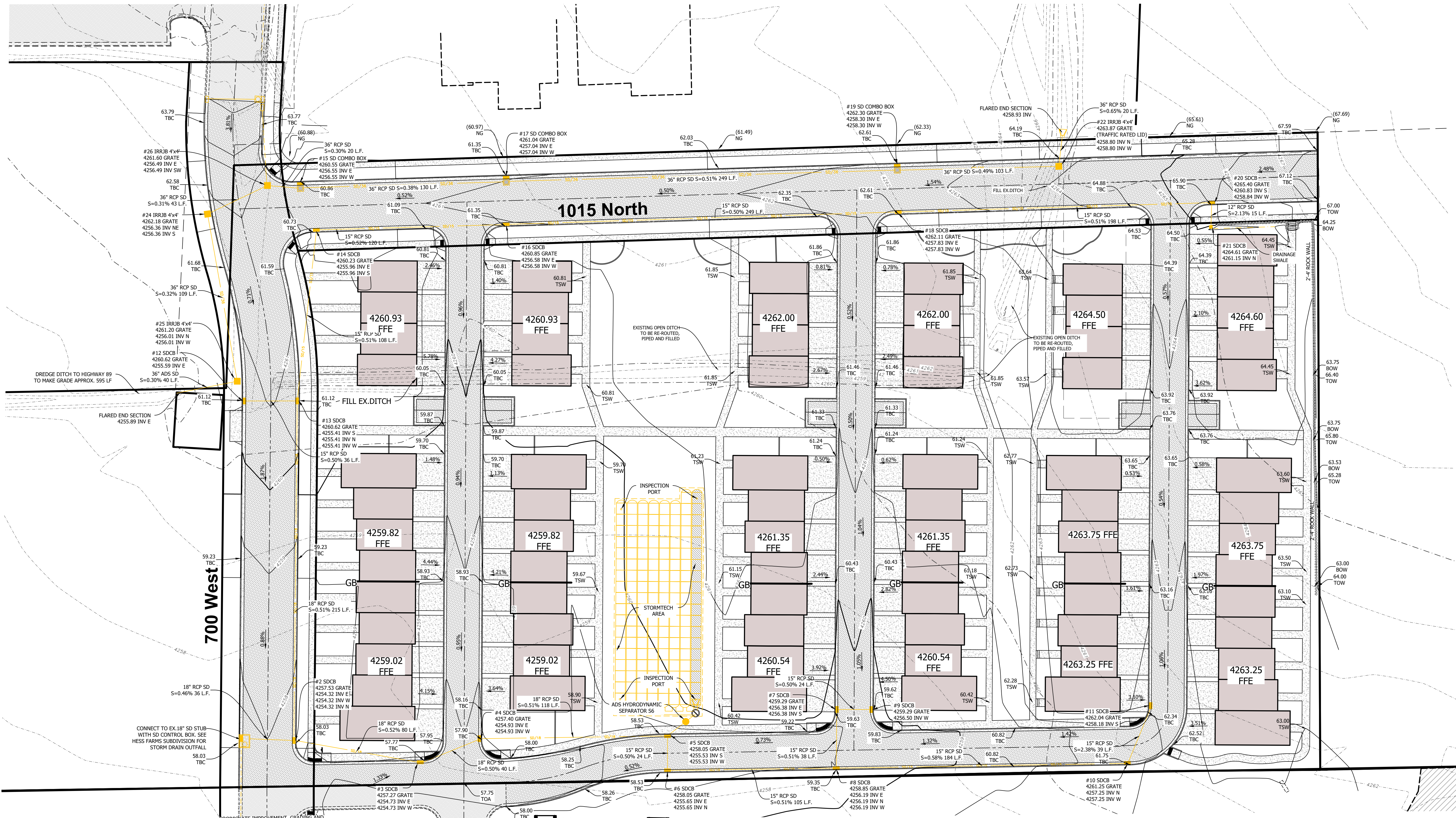
Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

**SHEET TITLE**

**SITE  
GRADING  
PLAN**

SHEET NO.

**C2.00**



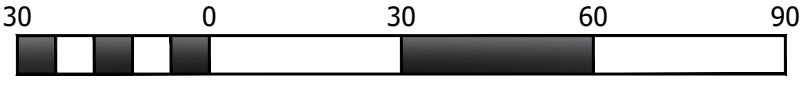
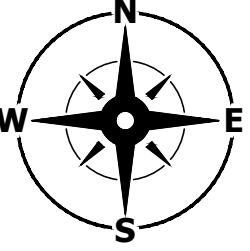
**City Engineer's Approval**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER



Know what's below.  
Call before you dig.



Scale: 1" = 30'

**Development Summary**

LOCATED IN:	FARMINGTON CITY, DAVIS COUNTY
ORIGINAL PROPERTY:	428,267 SF (9.83 ACRES)
FUTURE COMMERCIAL:	136,696 SF (3.18 ACRES)
BY OTHERS:	
RESIDENTIAL PROPERTY:	225,169 SF (5.17 ACRES)
CURRENT ZONE:	R-2 RESIDENTIAL TWO-FAMILY
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PROJECT TITLE

**ANA SUBDIVISION**

**1015 NORTH 800 WEST  
FARMINGTON, UT**

LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN

[illegible]

Professional Engineer Seal for Thomas J. Hunt, State of Utah, License 10054088, dated 6/19/2025.

## VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

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SCALES ACCORDINGLY

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	K. Eaves
Date:	01 / 01 / 2025
Proj. No.	153 - 04

---

SHEET TITLE

# SITE UTILITY PLAN

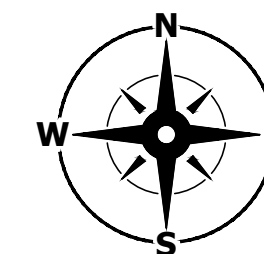
SHEET NO.

C3.00



APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER



Scale: 1" = 30'

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Know what's **below**.  
**Call** before you dig.





HUNT · DAY

3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

ANA SUBDIVISION

1015 NORTH 800 WEST  
FARMINGTON, UT

LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" = 20'  
IF NOT ONE INCH ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY

PROJECT INFO.

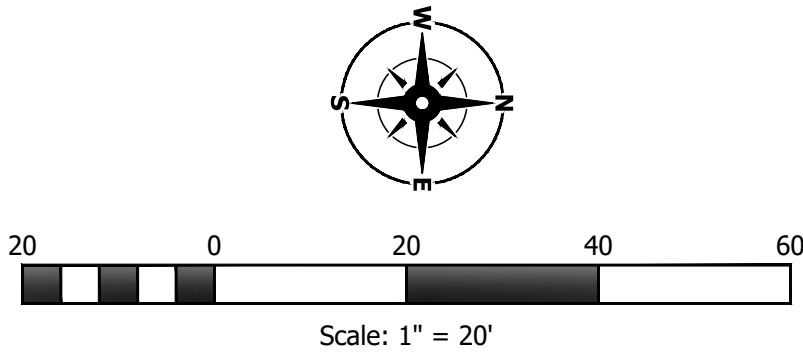
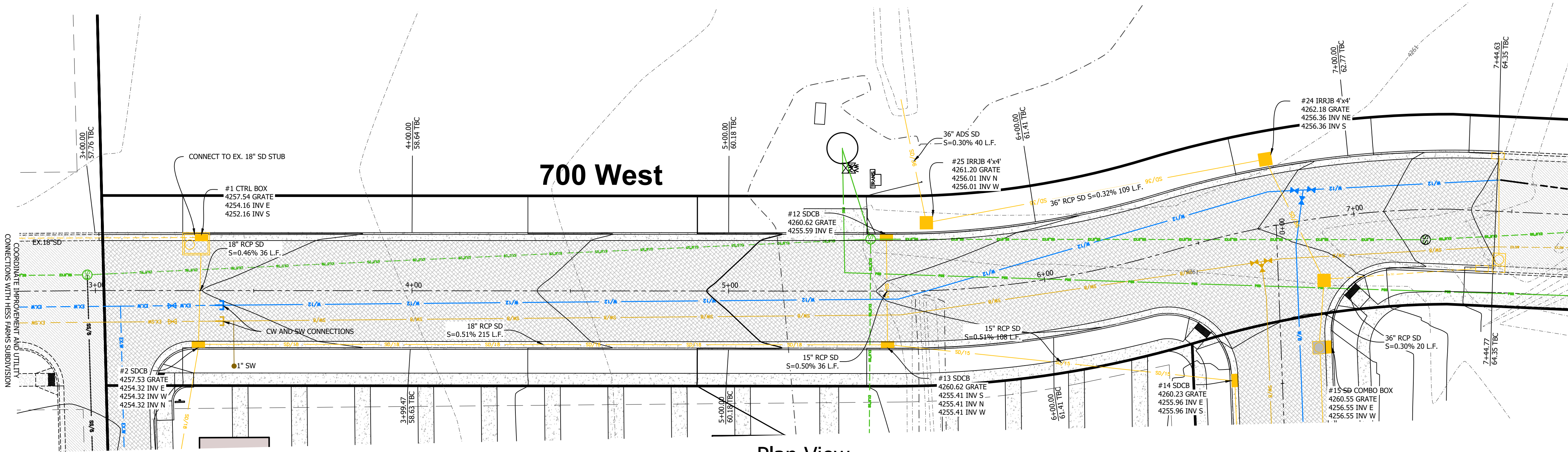
Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

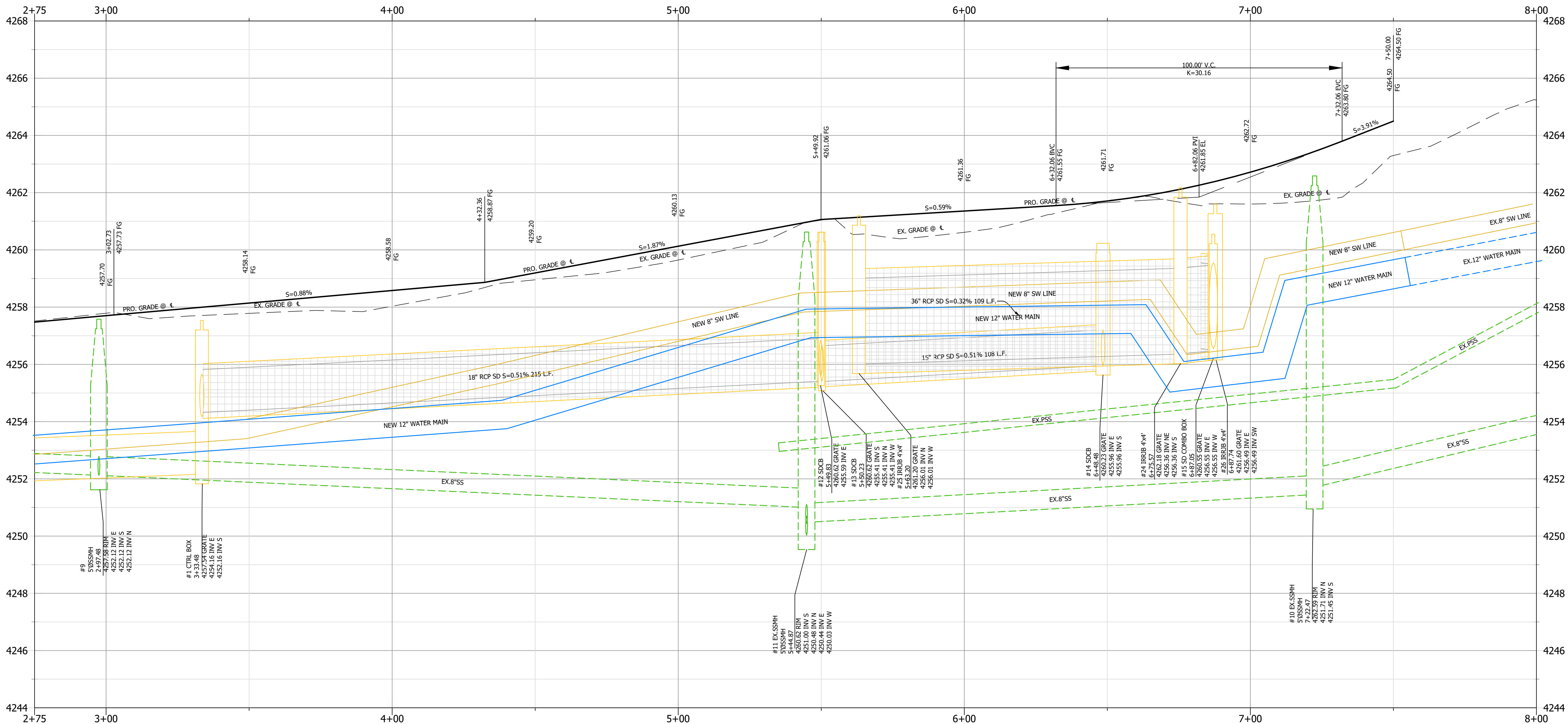
700 WEST  
PLAN &  
PROFILE

SHEET NO.

C4.00



Plan View  
700 WEST



City Engineer's Approval

APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER

Profile View

HORIZONTAL SCALE: 1" = 20'-0"  
VERTICAL SCALE: 1" = 2'-0"

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Know what's below.  
Call before you dig.

H:\HUNT\DAY\1 C:\Users\HuntDay\1\Hunt Day\Dropbox\Projects\153-04 theAna Subdivision\00-CAD\01-AutoCAD\153-04\_Ana Subdivision - 2025.06.19 6/19/2025 10:31 AM





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PROJECT TITLE

REVISIONS

SEAL

VERIFY SCALES

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Date: 01 / 01 / 2025  
Proj. No. 153 - 04  
SHEET TITLE

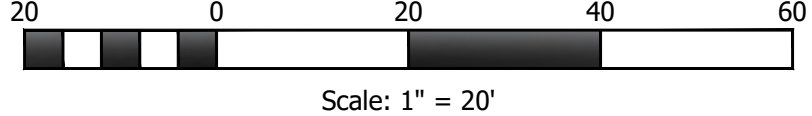
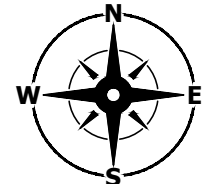
**1015 NORTH**  
**PLAN &**  
**PROFILE**

SHEET NO.

**C4.10**

**1015 North**

**Plan View**



**Profile View**

HORIZONTAL SCALE: 1" = 20'-0"  
VERTICAL SCALE: 1" = 2'-0"

**City Engineer's Approval**

APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER



Know what's below.  
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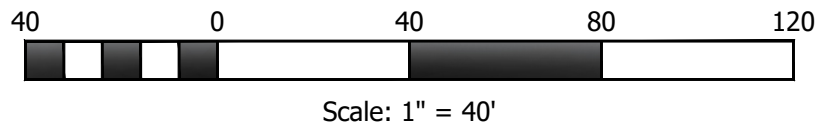
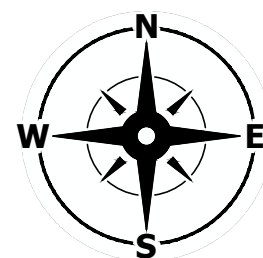
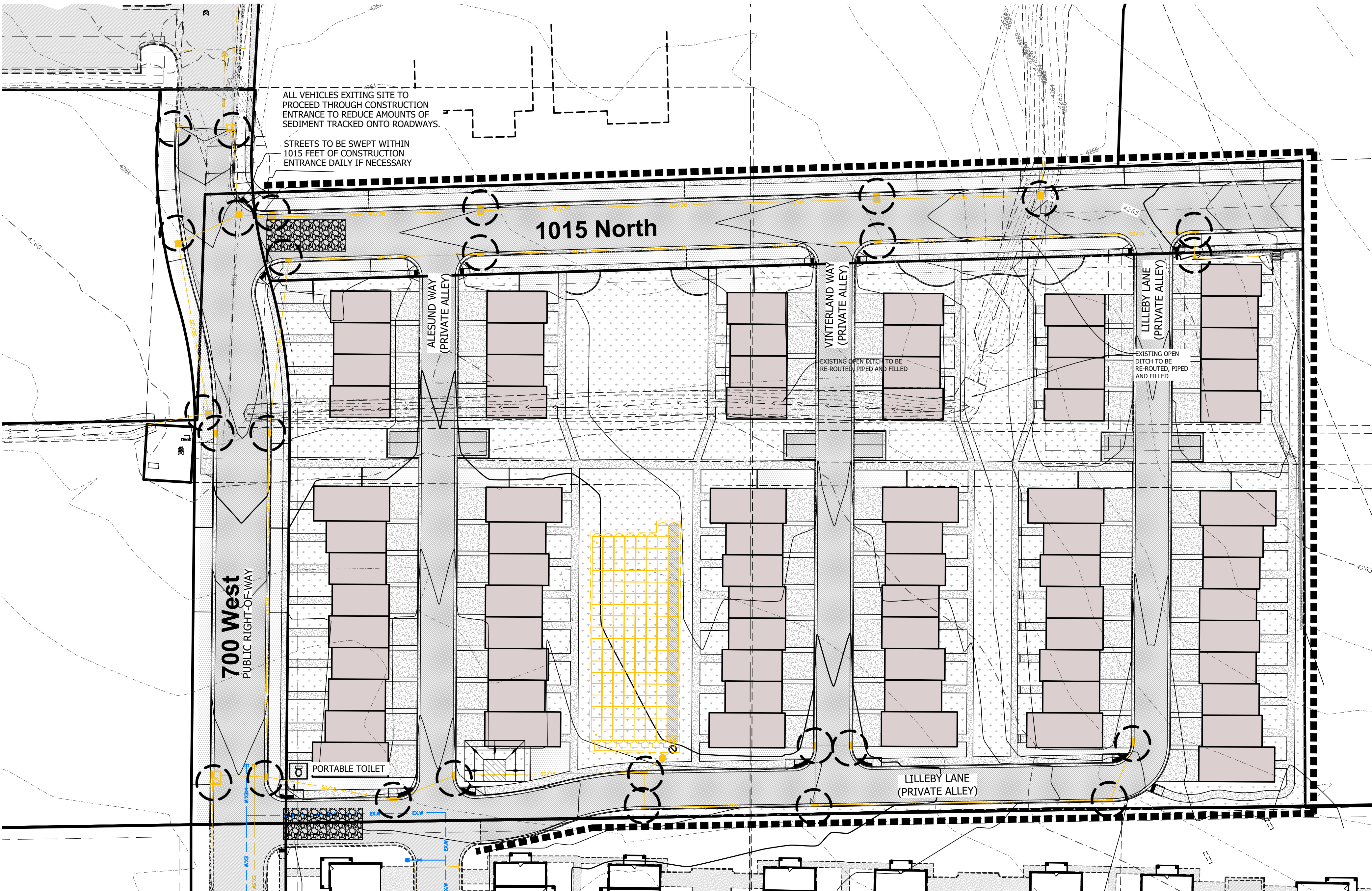
APPROVED THIS DAY OF A.D., 20 BY FARMINGTON CITY ENGINEER.

CITY ENGINEER

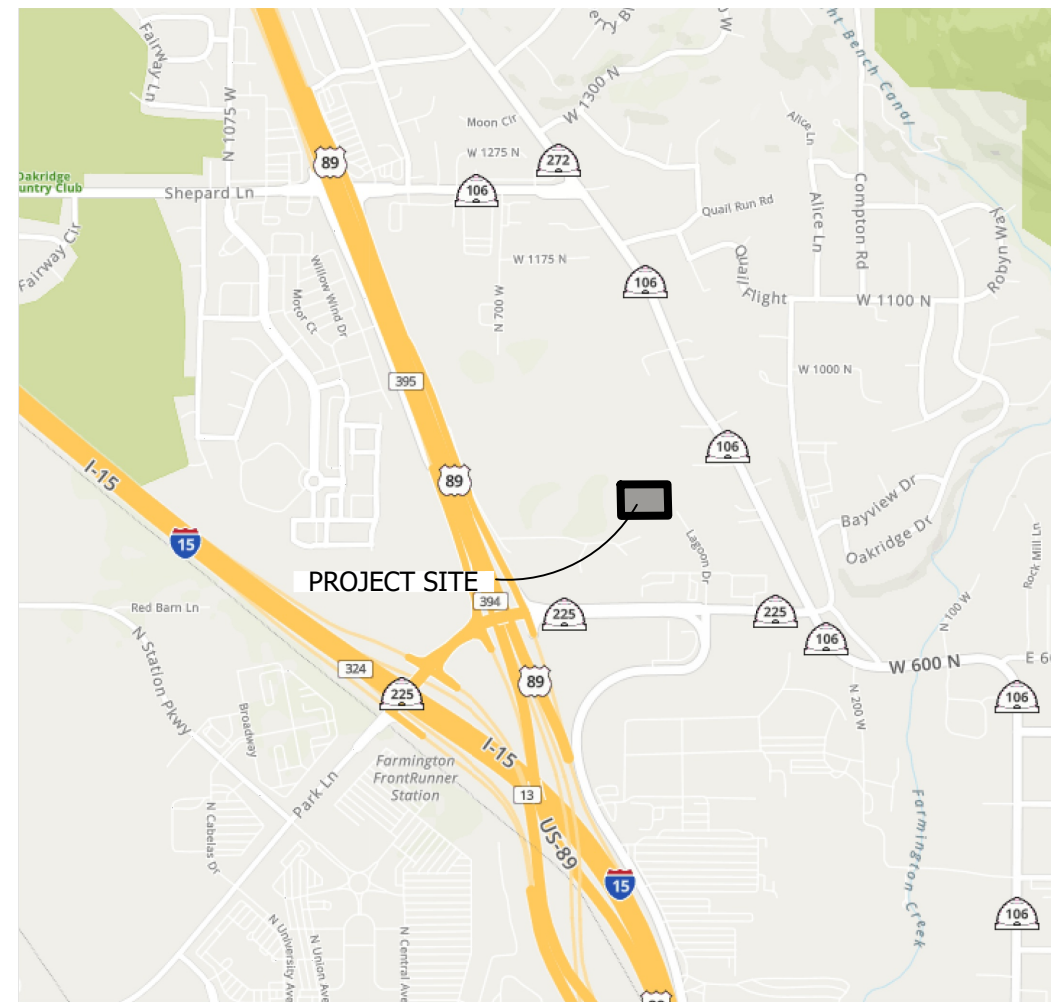
### City Engineer's Approval

STREETS TO BE SWEEPED WITHIN 1015 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.



### Vicinity Map



### SWPPP Data

#### CONSTRUCTION ACTIVITIES:

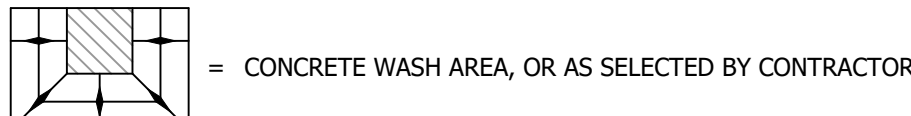
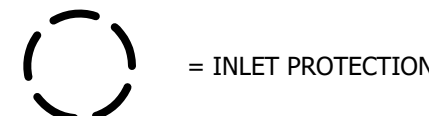
1. THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED RESIDENTIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING . AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

#### GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMP'S AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:  
HUNT DAY  
345 ANTELOPE DRIVE  
SYRACUSE, UT 84075  
PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

### Legend



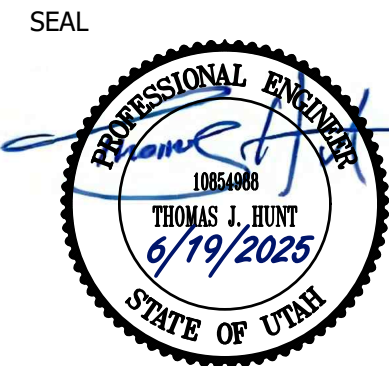
DEVELOPER:  
COLE WEST  
ATTN: CHASE FREEBAIRN  
610 NORTH 800 WEST  
CENTERVILLE, UT 84014  
PH: (801) 386-6708



**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

PROJECT TITLE  
**ANA SUBDIVISION**  
**1015 NORTH 800 WEST**  
**FARMINGTON, UT**  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS	REV.	DATE	DESCRIPTION	BY



### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

#### PROJECT INFO.

Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

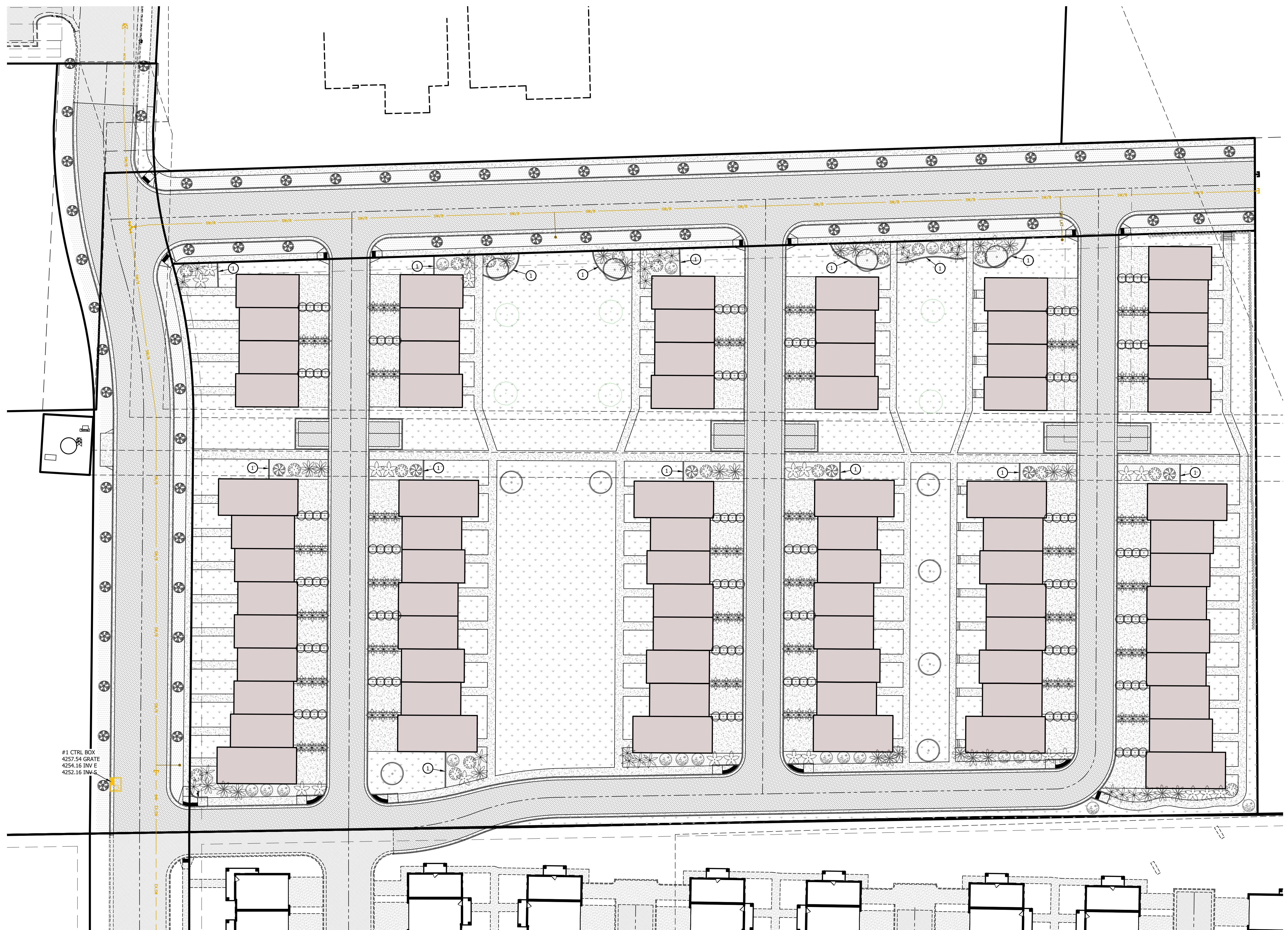
### EROSION CONTROL PLAN

SHEET NO.




**C6.00**











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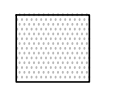
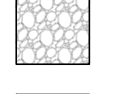

Planting Schedule

TREES				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
 CHER	64	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" CAL.
 MASH	6	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	2" CAL.
 SNOW	7	MALUS x 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.

SHRUBS				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
 SPIR	19	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL.
 WINE	6	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	TINY WINE NINEBARK	5 GAL.
 FORS	6	FORSYTHIA x INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	5 GAL.
 SUMC	93	RHUS ARMOATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.

PERENNIALS				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
 CENT	21	CENTRANTHUS RUBER 'ALBIFLORUS'	JUPITER'S BREAD	1 GAL.
 PENS	17	PENSTEMON SP.	PENSTEMON VARIETY	1 GAL.
 SALV	19	SALVIA x SULVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL.
GRASSES				
 REED	128	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.

Material Schedule

	1.5" MINUS GRAVEL. INSTALL 3" DEEP MIN. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC.
	SCREENED ROCK MULCH, 4"-6" MIX. INSTALL SUCH THAT NO BARE GROUND IS VISIBLE. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC.
	SOD (PROTECT)

City Engineer's Approval

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER

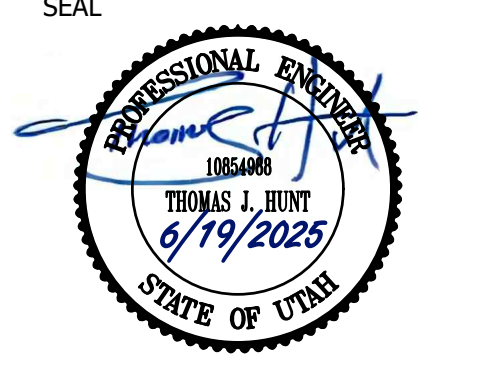


**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

PROJECT TITLE  
**ANA SUBDIVISION**  
**1015 NORTH 800 WEST**  
**FARMINGTON, UT**  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY

SEAL



VERIFY SCALES  
BAR IS ONE INCH ON ORIGINAL DRAWING  
0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.  
Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NO. **L1.00**

Key Notes

1. 6-INCH LANDSCAPE CURBING

Planting Notes

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISH BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
- ALL PLANTING AREAS TO HAVE TWO-INCH DEPTH OF COMPOSTED MULCH APPLIED AND TILLED IN TO A SIX-INCH DEPTH.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
- TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH FOUR-INCH DEPTH OF GRAVEL PER PLAN.
- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN TWELVE INCHES OF A SPRINKLER HEAD.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE REQUIRED TO REMOVE ROCK MULCH PLACED WITH NOTICEABLE FINES OR CONTAMINATES NOT MEETING SPECIFIED SIZE REQUIREMENTS.
- WEED BARRIER FABRIC TO BE HEAVY DUTY 3.2 OZ YD OR APPROVED EQUIVALENT.
- A PRE-EMERGENT MUST BE USED PRIOR TO INSTALLATION OF THE WEED BARRIER FABRICS AND BE WEED AND CONTAMINANT FREE.

Development Summary

LOCATED IN:

FARMINGTON CITY, DAVIS COUNTY

ORIGINAL PROPERTY:

428,267 SF (9.83 ACRES)

FUTURE COMMERCIAL:

136,696 SF (3.18 ACRES)

BY OTHERS:

RESIDENTIAL PROPERTY:

225,169 SF (5.17 ACRES)

CURRENT ZONE:

R-2 RESIDENTIAL TWO-FAMILY

700 WEST:

27,989 SF (0.64 ACRES)

1015 NORTH:

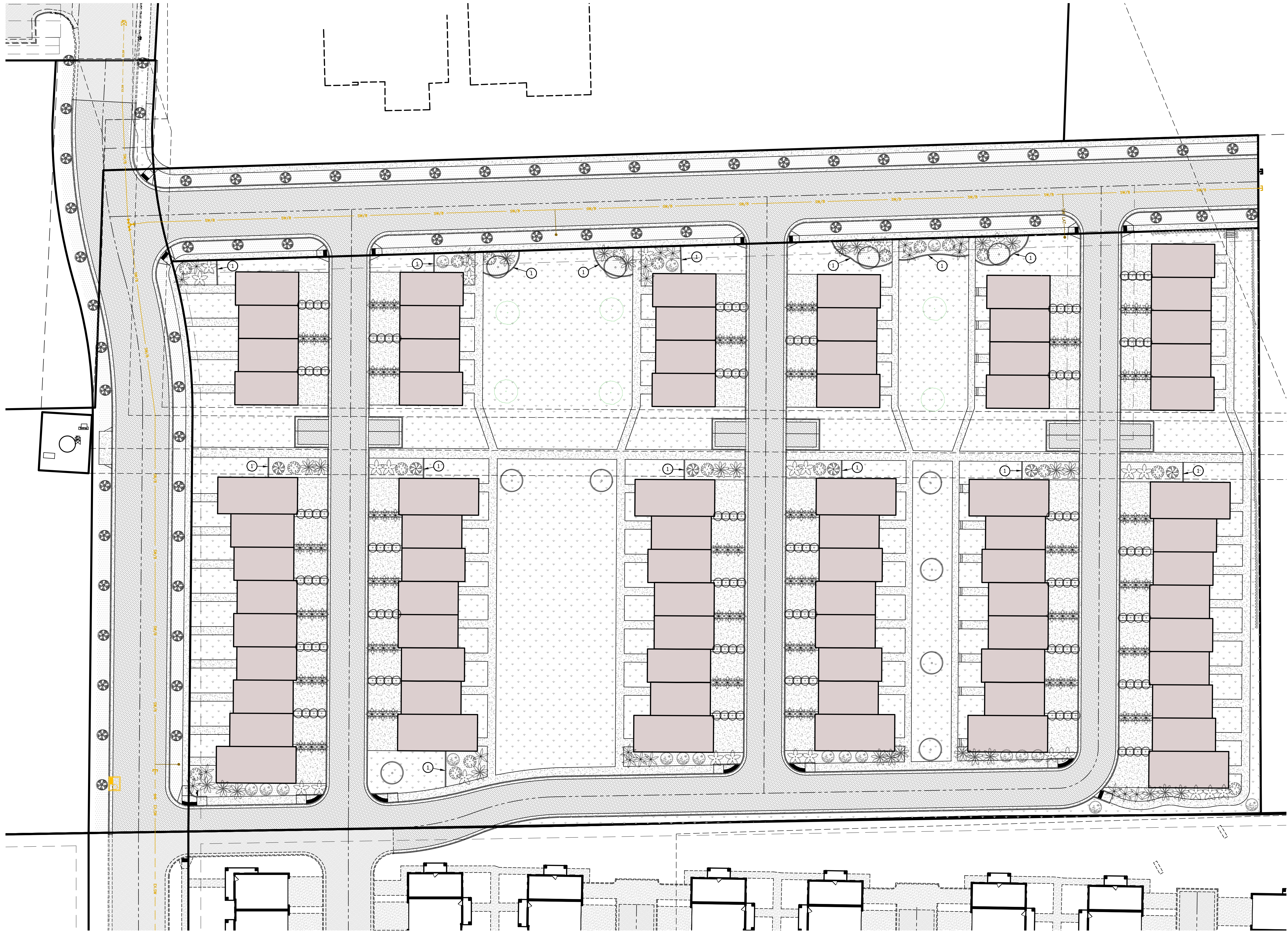
36,413 SF (0.84 ACRES)



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Know what's below.  
Call before you dig.



### City Engineer's Approval

APPROVED THIS DAY OF A.D., 20  
BY FARMINGTON CITY ENGINEER.

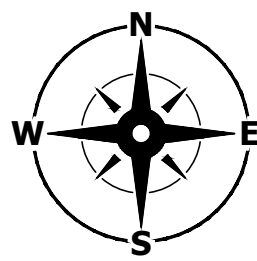
CITY ENGINEER



### HUNT · DAY

3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

PROJECT TITLE  
**ANA SUBDIVISION**  
**1015 NORTH 800 WEST**  
**FARMINGTON, UT**  
LOCATED IN THE NORTH HALF OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



Scale: 1" = 30'

### Irrigation Legend

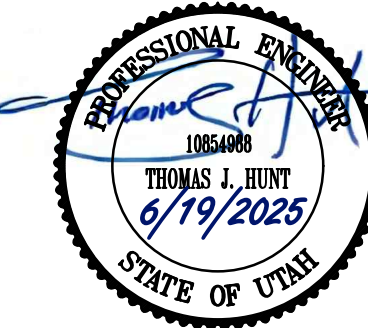
- RAINBIRD 10' 1/4 CIRCLE PATTERN NOZZLE
- RAINBIRD 10' HALF CIRCLE PATTERN NOZZLE
- RAINBIRD 10' FULL CIRCLE PATTERN NOZZLE
- RAINBIRD 15' PARK STRIP PATTERN NOZZLE
- DRIP LATERAL LINE - POLY PIPE MAY BE USED
- RAINBIRD INDOOR/OUTDOOR MOUNT BASE CONTROLLER
- RPZ BACKFLOW PREVENTION, SIZE PER CITY STANDARDS
- 2" IRRIGATION SLEEVE, INSTALL TO EACH LANDSCAPE AREA ACCORDINGLY

### Irrigation Notes

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING CONSTRUCTION SHALL BE ARRANGED AND CONDUCTED BY THE CONTRACTOR.
- BEFORE ANY TRENCHING, EXCAVATION OR DIGGING BELOW THE SURFACE FOR ANY REASON IS BEGUN, THE CONTRACTOR SHALL HAVE THE AREA "BLUE STAKED" IN ORDER TO DETERMINE AS CLOSE AS POSSIBLE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- IRRIGATION DESIGN IS SCHEMATIC IN NATURE. PIPING, IRRIGATION VALVES AND OTHER IRRIGATION EQUIPMENT ARE OFTEN SHOWN FOR CLARITY IN AREAS ADJACENT TO LOCATIONS WHERE THEY WILL BE INSTALLED. IRRIGATION LINES AND EQUIPMENT MAY BE SHOWN ON PAVEMENT, INSIDE BUILDINGS OR ACROSS PROPERTY LINES. THE CONTRACTOR SHALL PLACE ALL IRRIGATION LINES, VALVES, ETC. IN PLANTING AREAS AND ON THE PROPERTY WHEN POSSIBLE.
- INSTALL A PRESSURE REGULATOR WITH BACKFLOW PER DETAIL. SIZE AND INSTALL PRESSURE REGULATOR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER TO PROTECT ALL SITE CONDITIONS AND UTILITIES TO REMAIN FROM DAMAGE. WHEN OCCURS, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED WATERING OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS CAN BE COMPLETED BY HAND WATERING, THE USE OF TEMPORARY IRRIGATION SYSTEMS, OR THE CONTINUED OPERATION OF EXISTING SYSTEMS NOT DISTURBED BY CONSTRUCTION.
- SLEEVE CONTROL WIRES IN A 2 INCH CONDUIT NEXT TO, OR UNDER, IRRIGATION MAINLINE.
- LANDSCAPE CONTRACTOR TO COORDINATE PLANT PLACEMENT WITH SPRINKLERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- INSTALL WALL MOUNT CONTROLLER IN THE BUILDING AS SHOWN ON PLANS. PROVIDE 120V ELECTRICAL SERVICES FOR THE CONTROLLER (COORDINATE WITH ELECTRICAL ENGINEER).
- SCHEDULE 40 PVC 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
- FOR DRIP LINE USE RAINBIRD XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR (1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL.)
- USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.
- USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

REV.	DATE	DESCRIPTION	BY

SEAL



### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1" = 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

### PROJECT INFO.

Engineer: T. Hunt  
Drawn: K. Eaves  
Date: 01 / 01 / 2025  
Proj. No. 153 - 04

SHEET TITLE

## IRRIGATION PLAN

SHEET NO.

L1.10





## **Farmington City Planning Commission Staff Report August 7, 2025**

---

### **Item 4: Consideration of a Preliminary Planned Unit Development and Schematic Subdivision for the Brickmoor residential project.**

Public Hearing:	Yes
Application No.:	25-10
Property Address:	Approximately 1700 N. Main St.
General Plan Designation:	NMU (Neighborhood Mixed Use) Mixed/Medium Residential
Zone:	NMU (Neighborhood Mixed Use)
Area:	19 Acres
Number of Lots:	174 Lots
Property Owner/Applicant:	Farmington City / Boyer Company

Request: *Rezone of property and consideration of a new residential subdivision.*

---

### **Background Information**

Farmington City currently owns several acres of property between Main Street and Highway 89 just south of the interchange. The property, which is zoned NMU, had previously received entitlement for development as a commercial shopping center. Only the bank at the intersection ever developed and the commercial demand has since shifted towards Station Park. The City acquired the property when the commercial development failed. The City has sat on the property until recently when the City Council decided that the best use of the property for the City was to find a developer to whom the property could be sold to produce a desirable development while providing revenue to the City that could be used to help fund City needs, specifically a new fire station.

The Boyer Company was selected from amongst multiple responses to an RFQ and they have been working to develop a concept for several months. Based on the total amount of land in the NMU zoning district and the number of existing units within that area along Main Street, the City entered into an agreement with Boyer that considers no more than 265 total residential units. Boyer has engaged with residents in the area on multiple occasions since going under contract on the property. Based on the initial feedback they have received, they have put together the PMP (Project Master Plan) and Schematic Subdivision included with this report.

The current phase in the approval process is conceptual. While far more than just a napkin sketch, much of the detailed engineering has yet to be done. The City's approval processes are established in this manner to better facilitate consideration of a project, adjusting at the concept level reduces risk to developers who are seeking assurance, while providing input opportunities for the City at every stage. Items such as stream alteration permits and wetland mitigation are potentially needed and resolution to such would be determined through the preliminary plat process where additional engineering is required (see FMC 12-5-110 for preliminary plat requirements).

The NMU district requires that development be considered through the Planned Unit Development (PUD) process. The purpose of a PUD is to provide public benefits that would not otherwise be required, while also achieving better site design through flexibility. As stated the NMU district requires all development to go through this process. Alternative allowances and flexibility permitted through the PUD process are typically memorialized through a Development Agreement. While the zoning district indicates in its purpose that it would provide for a mix of single-family and multi-family residential units together with commercial development, the demand for commercial development at this location has proven to be very limited. Multiple discussions with commercial real estate professionals have confirmed that the use of the property will be residential.

Brickmoor includes 33 proposed lots for single family detached units, and 141 single-family attached units (townhomes) with varied architecture, common areas with a clubhouse, trails, and other amenities. Townhomes include two-story units that are either front or rear loaded with three-story rear loaded units near the highway. Lots for detached single family homes are located closest to existing residential on the west side of Main Street. Private streets serve the development with 2 access points onto Main Street.

Among the number of issues to consider with the project is the number of proposed units. The NMU zoning states that maximum residential density in the NMU zone is nine (9) units per acre. This could be interpreted in different ways. As previously noted, a cap was placed on the initial agreement with Boyer that there would be no more than 265 units based on the read of this language assuming a density over the zoning district at large. Of note, per FMC 11-27-030, "a Planned Unit Development is a residential development in which the regulations of the underlying zone are waived to allow flexibility and innovation in site and building design if approved by the Planning Commission and City Council." Consistent with this intent, State Law allows for the establishment of unique regulations including establishing density through the use of development agreements. The NMU zone includes language indicating this may be expected.

It is the opinion of City staff that the Planning Commission may recommend whatever density or unit count they feel is appropriate for the site. For reference, the project area includes over 19 acres of land. Included in this area is 2.6 acres of UDOT property which is integrated into the project for open space and storm water design. The 174 proposed units is 9 units per acre over the whole project area. If considering only the approximately 16 acres of land that are to be sold to Boyer by the City, the density is 10.8 units per acre.

In addition to unit count, the Planning Commission may wish to weigh in on the layout/project configuration, unit mix, architecture, building height, setbacks, amenities, transportation network, and landscaping.

Of note, a trip generation statement has been provided indicating that the proposed development will create minimal impact or delay on the existing road network as designed.

Ultimately this development will be considered through the use of a development agreement as is typical with a PUD to spell out the specific allowances or restrictions applicable to the project. A draft agreement is in process between Boyer Company and City Staff. It is the anticipation of both City staff and Boyer that this initial hearing will help provide input regarding the use of the property and proposed design to potentially inform changes to the design and also better inform the development agreement. An additional public hearing with the Planning Commission will follow where a development agreement will be available for the review of the public and Planning Commission before the project advances to the City Council for additional consideration.

The PUD process and need for a Development Agreement make this review a legislative process allowing for broad discretion by the Planning Commission in its recommendation. The City Council will consider the recommendation of the Planning Commission and make the final decision at a future meeting.

**Applicable Code / Statute:**

**Neighborhood Mixed Use (NMU) Zoning District:**

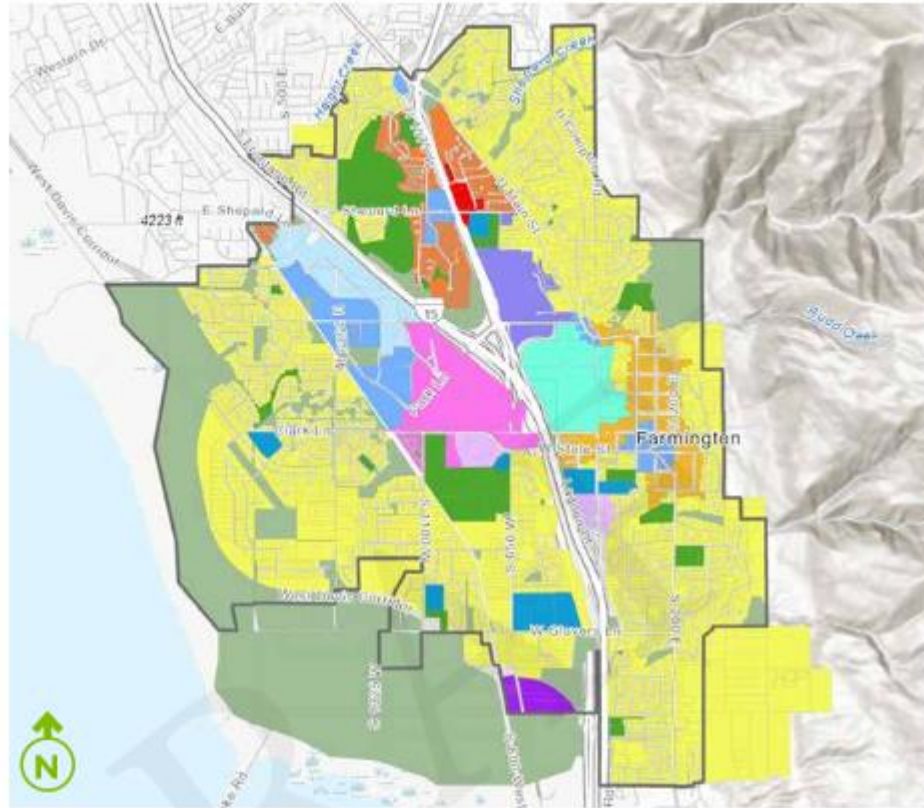
[https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington\\_ut/0-0-0-17168](https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington_ut/0-0-0-17168)

**Planned Unit Development (PUD)**

[https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington\\_ut/0-0-0-17772](https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington_ut/0-0-0-17772)

**State Code – Development Agreements:** [https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S532.html?v=C10-9a-S532\\_2024050120240501](https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S532.html?v=C10-9a-S532_2024050120240501)

## Recent General Plan Designation



- |                                              |                                                        |
|----------------------------------------------|--------------------------------------------------------|
| <b>NR</b> Neighborhood Residential           | <b>GC</b> General Commercial                           |
| <b>OTR</b> Original Townsite Residential     | <b>CRR</b> Commercial Recreation / Resort              |
| <b>MMR</b> Mixed / Medium Residential        | <b>FLX</b> Business Park / Flex Spaces / Commercial Ag |
| <b>NMU</b> Neighborhood Mixed Use / Node     | <b>M/LI</b> Light Manufacturing / Light Industrial     |
| <b>MUC</b> Mixed Use Commercial              | <b>CR</b> Community / Recreation Spaces                |
| <b>OMU</b> Office Mixed Use / Business Park  | <b>OS</b> Open Spaces / Conservation                   |
| <b>TMU</b> Mixed Use / Transportation Center | <b>CV</b> Civic / Community                            |
|                                              | <b>UI</b> Utilities / Infrastructure                   |

Future Land Use & Zoning Correlation Matrix															
	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV	
<b>Residential &amp; Neighborhood Zones</b>															
AA - Agriculture - Very Low Density															
A - Agriculture															
AE - Agricultural Estates															
LS - Large Suburban Residential															
S - Suburban Residential															
LR - Large Residential															
R - Residential															
OTR - Original Townsite Residential															
R-2 - Residential															
R-4 - Residential															
R-8 - Residential															
CRT - Commercial Recreation Transition															
<b>Conservation / Community Zones</b>															
B - Buffer															
<b>Commercial; Employment Zones</b>															
C - General Commercial															
BR - Business Residential															
BP - Business Park															
OP - Office Professional															
C-H - Commercial Highway															
C-R - Commercial Recreation															
LM&B - Light Manufacturing & Business															
<b>Mixed Use Zones</b>															
OS - Open Space															
RMU - Residential Mixed Use															
OMU - Office Mixed Use															
GMU - General Mixed Use															
TMU - Transit Mixed Use															
CMU - Commercial Mixed Use															
NMU - Neighborhood Mixed Use															



The Mixed / Medium Residential areas of Farmington offer opportunities for residential neighborhoods where a mix of single-family, two-family, and multi-family development is supported.



**Suggested Motion**

Move that the Planning Commission table a decision on the project and direct staff to re-notice a new public hearing when a development agreement is ready for review.

- *In connection with this motion, please provide direction to the applicant and staff based on the opinions of the commission and public comment received during the hearing. The applicant should take this feedback and direction and return to the Planning Commission with an updated PMP if appropriate and a Development Agreement.*

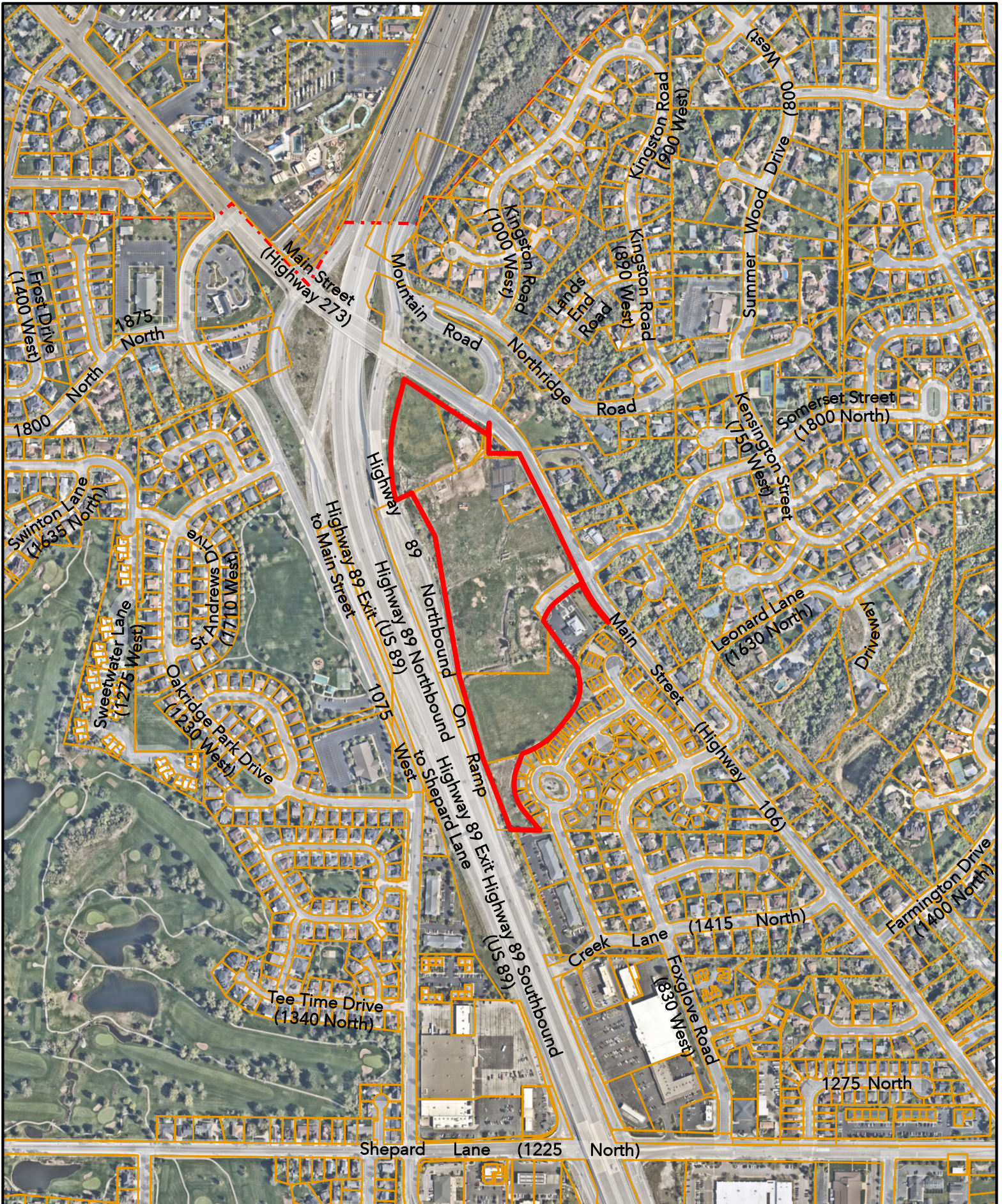
**Findings:**

1. A Development Agreement is necessary to allow for the project as proposed while also ensuring that it occurs as desired by the City.

**Supplemental Information**

1. Vicinity Map
2. Project Master Plan and Schematic Subdivision Plan
3. Trip Generation Statement





 <p><b>FARMINGTON</b> MORE TIME FOR LIVING</p>	<h2 style="text-align: center;">VICINITY MAP</h2> <p style="text-align: center;">Brickmoor</p>	<p>0 250 500 750 1,000 Feet</p> <p>0 75 150 225 300 Meters</p>		<p><small>Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.</small></p>
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# BRICKMOOR

Farmington, Utah



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# WELCOME TO BRICKMOOR

Brickmoor offers a mix of housing types to accommodate a range of household sizes, lifestyles, and needs. With a combination of townhomes and single-family homes, the community provides attainable options for individuals and families at any stage of life—all within a thoughtfully planned, cohesive environment. The layout is designed to complement and respond to surrounding land uses, blending with the existing neighborhood fabric. Streetscapes, architecture, and open spaces have been carefully considered to promote walkability, enhance visual appeal, and support a sense of community among residents.





# CONCEPT PLAN

- Single-Family Lots.....186,518 sqft
- Townhomes:  
rear-load, two-story at grade .....16,720 sqft
- Townhomes:  
front-load, two-story .....72,449 sqft
- Townhomes:  
rear-load, three-story .....51,303.7 sqft
- Community  
Amenity Space .....13,753 sqft
- Open Space .....188,963 sqft
- Existing Detention.....37,504 sqft
- Well House .....11,250 sqft

- Total Units .....174 units
- Single Family ..... 33 units
- Townhomes .....141 units





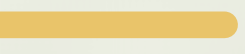
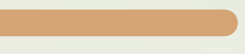


**Note:** layout of units and amenities  
are conceptual and not final.  
Please see page 15 for home  
product architecture.



Setbacks:			
Home Product	Front	Rear	Side
Single-Family	18' to home; 20' to garage	12'	5'
Rear-Load Townhomes	10'	3'	10' between buildings
Front-Load Townhomes	3'	12'	10' between buildings



# PARKING & CIRCULATION

-  5' Sidewalk
-  8' Asphalt or Hard Surface Trail
-  12' Trail & Wheel House Access
-  30' Private Right-of-Way
-  24' Private Alley
-  20' Emergency Access
-  Guest Parking\*
-  Private Parking\*

**Note:**  
For more information on roadway network design and modal split, please see the Trip Generation Statement submitted with this PMP.



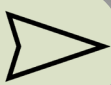
\*Each of the 174 units at Brickmoor will include a private two-car garage. In addition, all single-family homes and several townhome buildings will include a two-car driveway. To best accommodate all residents and their guests, 82 additional parking stalls are distributed throughout the neighborhood. **No parking will be permitted along Main Street.**



# AMENITIES & OPEN SPACE

-  5' Sidewalk
-  8' Asphalt or Hard Surface Trail
-  12' Trail & Well House Access
-  Proposed Screening Wall
-  Open Space
-  Existing Detention
-  **Community Amenity Areas**  
which may include:
  - clubhouse
  - community garden
  - playground
  - gathering spaces

**Note:** layout of amenities are conceptual and not final.



The Brickmoor development includes a mix of public and private open space to serve residents throughout the neighborhood. All townhome units are surrounded by shared open space. Single-family homes include private yards. Public amenity areas are located throughout the site and may include features such as a clubhouse, community garden, playground, and gathering spaces. These amenities are intended to support community use and enhance the overall livability of the neighborhood.



# UTILITIES: CULINARY WATER



**Existing Water Line**  
**Proposed 8" Water Line**

**Note:** layout of utilities are conceptual and not final.



A pressurized culinary water system is planned for the project. The proposed system will connect in 2 locations into the city system in main street. The culinary water system will loop throughout the project.



## UTILITIES: STORMDRAIN

- Existing Stormdrain
- Proposed Stormdrain
- Proposed Detention Pond
- Existing Detention Ponds

**Note:** layout of utilities are conceptual and not final.



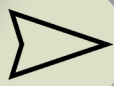
A gravity storm drain system will be installed to service the project to allow drainage to follow its historic path to the south west of the project. The storm water will be detained at a rate of 0.2 cfs/acre using above ground detention ponds. From the detention ponds the storm water will discharge to the west into the existing irrigation/drainage channel that runs along the highway. It is planned to use part of the existing city detention pond that is located south west of the project and potentially expand the size of the existing detention pond onto this proposed development or build another detention pond in the south west corner of our project. The storm water piping will be sized at a minimum to hold the 10-year 24-hour event and the detention ponds sized to handle the 100-year 24-hour event.



# UTILITIES: SEWER

- Existing Sewer Line
- Proposed 8" Sewer Line

**Note:** layout of utilities are conceptual and not final.



A gravity sewer system will be installed to service the project. The sewer system will connect to the city's existing sewer system located to the south west of the project as shown on this conceptual sewer exhibit.

# UTILITIES: LAND DRAIN

## Proposed Land Drain

**Note:** layout of utilities are conceptual and not final.



Due to high ground water a gravity land drain system will be installed with the project. The land drain system will flow to the south west corner of the project where it will discharge into the detention ponds or into the existing irrigation/drainage channel along the highway. The land drain system will provide a lateral to the footing of each structure. The footings will have a perforated pipe around each building to collect any ground water and keep it below the basement floor elevation.



# STREAM RELOCATION

- Existing Irrigation Ditch
- Existing Stream
- Existing Irrigation Ditch
- Proposed Relocated & Piped Stream

**Note:** layout is conceptual  
and not final.



There are an existing stream and an irrigation channel that cross the property flowing from the east to the west. The existing stream on the northern part of the property may be piped as required by the City and/or site conditions as well as to address potential safety concerns. This will generally follow the historical path with minor changes to work within the new street network. It will continue to discharge into the existing irrigation/drainage channel that follows the highway along the western property line. The southern irrigation channel no longer has any flow and will be abandoned with the development.



# SITE CONTEXT

Brickmoor is nestled between Farmington's Main Street and Highway 89. The community is designed to complement surrounding land uses through thoughtful transitions and neighborhood-sensitive design.

## **Northern Edge**

The bordering property contains an existing detention pond. This open space buffers the development from the converging roadways to the north.

## **Eastern Edge**

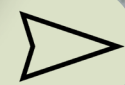
Along Main Street, two-story rear-load townhomes face the street across from existing single-family homes. These products were selected to maintain the existing residential character. The area also includes an existing bakery that will remain and a neighborhood garden, which may be preserved as part of the community open space at Brickmoor.

## **Southern Edge**

To the south, single-family lots and added open space create a softer transition to nearby homes.

## **Western Edge**

Three-story townhomes are placed along Highway 89, where these taller home products will be most appropriate.





# SEQUENCE & TIMING



**PMP & Development  
Agreement Approvals**

Summer 2025

**Site Plan Approval  
& Building Plan  
Submittal**

Fall 2025

**Begin  
Construction**

Fall/Winter 2025

# CONSTRUCTION SEQUENCE

Phase 1

Phase 2

Phase 3







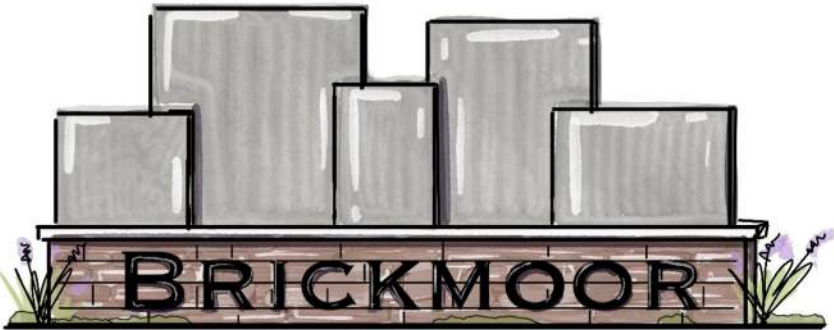
# SIGNAGE

A “Welcome to Farmington” monument sign will be installed by the developer along the northeastern edge the Brickmoor neighborhood. An Brickmoor monument sign will mark the other access point. Both signs will be constructed using natural stone or brick to complement the architectural character of the neighborhood. Each monument will feature an engraved and painted project logo. Sign height will not exceed six feet.



-  Welcome to Farmington monument sign
-  Brickmoor monument sign

**Note:** designs and locations provided as examples only and may be subject to change





# ALONG MAIN STREET

Brickmoor has been designed to create a welcoming edge along Main Street. Where the property boundary meets the street, the plan includes a landscaped parkstrip of a minimum of five feet and a sidewalk of at least four feet, ensuring a comfortable and safe pedestrian experience. These improvements provide separation between the roadway and pedestrian areas, enhance walkability, and contribute to the overall character of the corridor. In addition, the street frontage will be lined with trees, creating a green, shaded streetscape that softens the visual impact of the development and adds long-term value to the surrounding neighborhood.



**Note:** designs and locations provided as examples only and may be subject to change



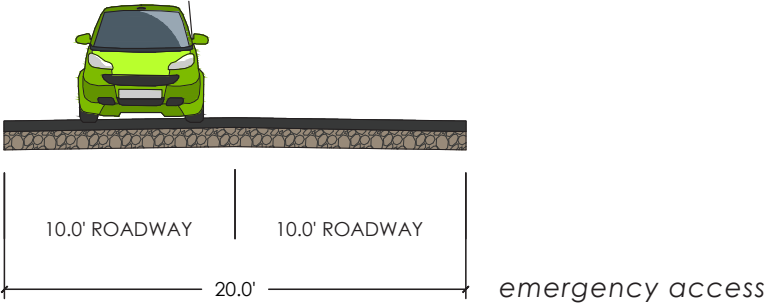
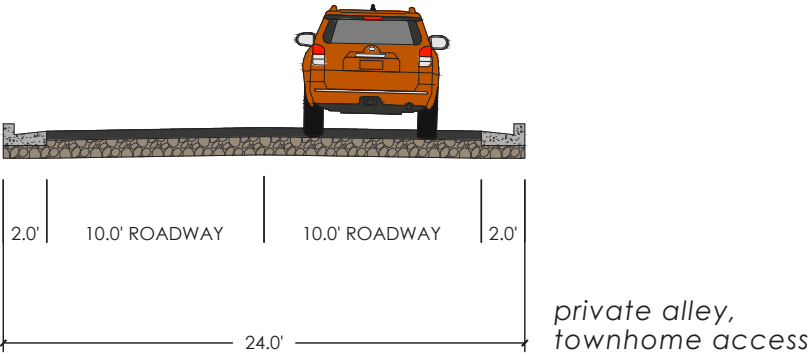
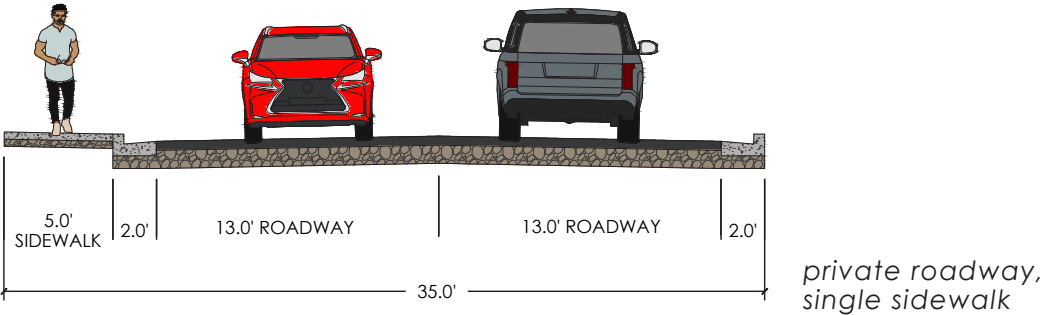
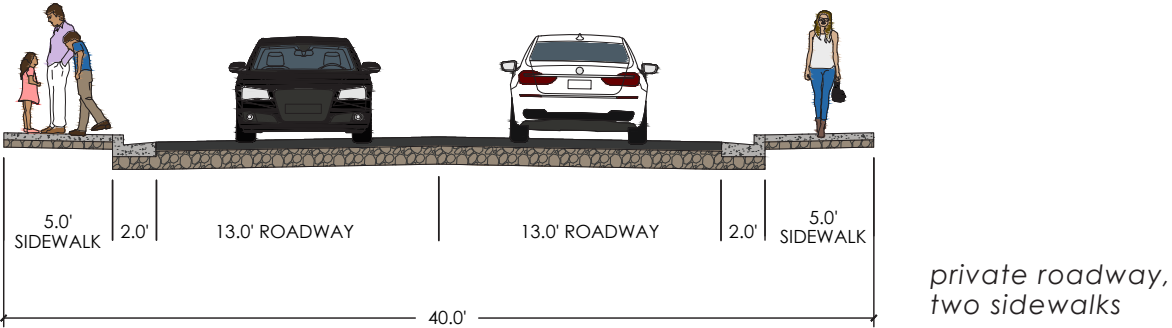


# STREET CROSS SECTIONS

Primary private roads feature 13-foot drive lanes, with sidewalks provided on one or both sides depending on anticipated pedestrian activity and connectivity needs. Rear-load townhomes are served by 24-foot private alleys that allow garage access. A 20-foot emergency access route ensures adequate circulation for first responders. For additional detail please refer to Parking and Circulation on page 5 and the preliminary transportation analysis included with this PMP.



**Note:** designs and locations provided as examples only and may be subject to change





# ARCHITECTURE



community clubhouse



single-family



front-load, two story



rear-load, two-story at grade



rear-load, three-story



# ARCHITECTURE

Brickmoor features a mix of housing types, including single-family homes and townhomes, offering a variety of options within a cohesive neighborhood design. Across all product types, the architecture reflects a style that fits into the surrounding neighborhood, with thoughtful detailing and quality materials that contribute to a timeless, well-integrated community character. Buildings along Main Street are limited to a maximum height of 35 feet within 100 feet of the street. Maximum building height to be three (3) stories as indicated on the concept plan. Pitched roofs may extend above the 3rd story as long as there is no occupiable space inside roof trusses. Three story structures are to have architectural elements that break the façade of the building and add pedestrian-oriented scale to the exterior facades.



**Note:** designs and locations provided as examples only and may be subject to change

**single-family homes**  
*two-story*



**front-load townhomes**  
*two-story*



**hillside rear-load townhomes**  
*two-story at grade*



**rear-load townhomes**  
*three-story*





# LEGAL DESCRIPTION

**Prepared for Brickmoor**

Farmington, Utah  
June 17, 2025

A part of the West half Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, located in Farmington City, Davis County, Utah, being more particularly described as follows:

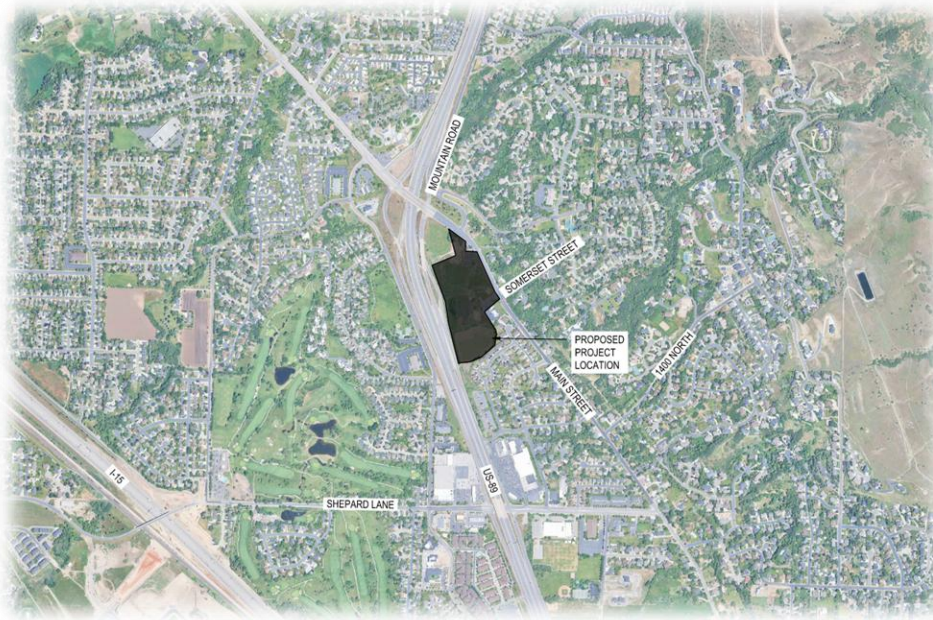
Beginning at a point N00°07'46"W 1391.66 feet along the Section line and N89°52'14"E 437.56 feet from the Southwest Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; running thence N 21°27'01" W 30.01 feet; thence N 40°48'56" W 0.01 feet; thence N 16°19'29" W 417.92 feet; thence S 89°58'59" W 2.40 feet; thence N 10°33'11" W 651.99 feet; thence N 28°51'20" W 231.97 feet; thence N 63°38'08" E 256.49 feet; thence N 17°37'56" W 355.90 feet; thence S 56°24'54" E 274.55 feet; thence S 00°21'52" E 129.52 feet; thence N 89°38'08" E 148.47 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 598.17 feet a distance of 82.61 feet through a central angle of 07°54'45" Chord: S 30°58'09" E 82.54 feet; thence S 27°00'53" E 51.21 feet; thence S 88°37'08" E 11.59 feet; thence S 26°55'03" E 463.57 feet; thence S 58°22'39" W 44.30 feet; thence S 55°01'57" W 21.36 feet; thence S 51°41'15" W 94.59 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 258.00 feet a distance of 111.74 feet through a central angle of 24°48'55" Chord: S 39°16'49" W 110.87 feet; thence S 36°27'03" E 115.33 feet; thence S 00°03'02" E 0.55 feet; thence S 36°25'50" E 236.98 feet to the northerly line of Brickmoor P.U.D. Phase 3 Subdivision, plat thereof recorded November 30, 2009 as Entry No. 2496613 in Book 4910 at Page 2701 in the Davis County Recorder's Office; thence along Southerly along the arc of a non-tangent curve to the left having a radius of 180.00 feet a distance of 37.35 feet through a central angle of 11°53'16" Chord: S 07°52'38" E 37.28 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 200.00 feet a distance of 176.28 feet through a central angle of 50°30'03" Chord: S 11°25'48" W 170.63 feet; thence S 36°40'50" W 82.85 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 375.00 feet a distance of 246.12 feet through a central angle of 37°36'18" Chord: S 55°29'00" W 241.73 feet; thence S 74°17'10" W 163.35 feet to the point of beginning.







Figure 1 – Project Vicinity Map



## EXISTING CONDITIONS

### *Surrounding Land Uses*

The proposed Brickmoor Development is located directly east of US-89 and west of Main Street. The parcel of land for the proposed development currently consists of undeveloped land, a single-family home, and a bakery. US-89 and the US-89 and Main Street interchange surround the development to the north and west. To the south and east of the proposed development are residential homes. There is a bank on the southeast corner of the development. The proposed development is located within the city limits of Farmington.

### *Existing Roadways*

SR-109 (Main Street): Main Street is a roadway that is owned and maintained by Utah Department of Transportation (UDOT). Main Street runs north and south and provides access onto US-89 north of the proposed development. North of US-89, Main Street consists of two lanes in each direction with a two-way left-turn lane down the center. South of US-89, Main Street consists of a single lane in the northbound direction and a single lane in the southbound direction. The posted speed limit is 40 mph.

Mountain Road: Mountain Road is a roadway that is owned and maintained by Farmington City. Mountain Road runs north and south and acts as a frontage road for US-



89. Currently, Mountain Road terminates at the Main Street intersection north of the proposed development. Mountain Road currently consists of one lane in the northbound direction and one lane in the southbound direction. The posted speed limit is 35 mph.

Somerset Street: Somerset Street is a roadway that is owned and maintained by Farmington City. Somerset Street runs east and west and provides connectivity for local residents onto Main Street. Somerset Street consists of one lane in the eastbound direction and one lane in the westbound direction. The posted speed limit is 25 mph.



## PROPOSED SITE CONDITIONS

The proposed Brickmoor Development will consist of 33 single-family detached homes and 141 townhomes. The proposed development is situated on roughly 20 acres of land. The proposed development is planned with two accesses onto Main Street and an emergency access. Access 1 is located east of the development and will extend Somerset Street west of Main Street. Access 2 is located north of the development and will form the southwest leg of the Main Street and Mountain Road intersection. The Emergency Access is located south of the development and will provide connectivity onto Old Shepard Road. All traffic entering and exiting the proposed development will utilize Access 1 and Access 2. The emergency access is not considered a main access and was not used in this study.

Given the proposed layout of the development as shown in Figure 2, it is expected that 50% of the traffic will enter and exit the development from Access 1 and 50% from Access 2. Of the 50% traffic exiting from either access, it is expected that 35% of traffic will turn left onto Main Street heading northbound as this provides the quickest route onto US-89. The remaining 15% will turn right onto Main Street continuing southbound.

It is anticipated the proposed Brickmoor development will be built-out by 2026. Refer to Figure 2 for the proposed layout of the Brickmoor development.



Figure 2 – Site Plan for Brickmoor Development





## TRIP GENERATION

The proposed Brickmoor development will consist of 33 single-family detached homes and 141 townhomes. Using land use codes 210 for Single-Family Detached Housing and 215 for Single-Family Attached Housing, trip generation rates were determined using the 11<sup>th</sup> Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Generated Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes during weekdays. The trip generation for housing is typically determined based on the number of dwelling units. The trips generated from the proposed development are presented in Table 1.

*Table 1 - Trip Generation – Average Weekday and Saturday Traffic Volumes*

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	33	311	6	17	20	11
215	Single-Family Attached Housing	Dwelling Units	141	1015	17	51	47	33
<b>Total</b>				<b>1326</b>	<b>23</b>	<b>68</b>	<b>67</b>	<b>44</b>

As illustrated in Table 1, it is anticipated the total number of trips generated during the AM peak hour will be 91. It is anticipated of these 91 trips during the AM peak hour, 23 will be entering the development and 68 will be exiting the development. During the PM peak hour, it is anticipated 111 trips will be generated, with 67 entering and 44 exiting the development. It is anticipated on a typical weekday the Brickmoor development will generate 1,326 total daily trips (ADT). Figure 3 illustrates the projected traffic volumes the proposed development will add to the surrounding roadways and the direction of these trips will be traveling to and from as they enter and exit the development.



*Figure 3 – Project Site Traffic Volumes for Brickmoor Development*



**Conclusion:**

The proposed Brickmoor Development will consist of 33 single-family detached homes and 141 townhomes. It is anticipated to generate roughly 91 vehicles in the AM peak hour, with 23 entering and 68 exiting the proposed development. In the PM peak hour, the Brickmoor development is anticipated to generate 111 vehicles with 67 entering and 44 exiting the development. The Brickmoor development is anticipated to generate 1,326 daily trips on a typical weekday.

With the minimal amount of traffic anticipated from the Brickmoor Development, the surrounding roadways are expected to experience minimal impacts or delays beyond what is currently being experienced.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

Jason Watson, PE, PTOE  
Transportation Department Manager  
801.352.0075  
[jwatson@focusutah.com](mailto:jwatson@focusutah.com)



**FARMINGTON CITY  
PLANNING COMMISSION**

July 17, 2025

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

Community Development Director **Lyle Gibson** shared Farmington trivia with the Planning Commissioners. According to the 2020 Census, there are 24,531 people in Farmington. There are six elementary schools; two junior highs; and one high school in Farmington. Farmington manages 121 acres of land as parks. The length of Planning Commissioners’ appointed term is four years. Four Commissioners makes a quorum. Every City Councilmember has previously been on a Planning Commission except **Melissa Layton**. City Councilmember **Scott Isaacson** served on a Planning Commission in Centerville. The Planning Commission is often the proving grounds for running for City Council. Appeals no longer go through the City Council, but now go through an Administrative Hearing Officer because it is a quasi-judicial setting. The Development Agreement is the document created to establish unique rules. Moderate-income housing should exist in a community to support a healthy and diverse population. In Utah, if there is ambiguity in the meaning of an ordinance, the applicant’s interpretation is most likely to win in the courts. Utah is a private property rights heavy state. Findings of facts should support a motion being made. Administrative decisions do not have to be handled by the Planning Commission. Parking zoning regulations that traditionally encouraged auto-focused and auto-oriented development are being phased out across the nation. The City must send notice of a public hearing before taking action on a legislative action. Common applications dealt with outside public meetings on a Staff level include single-family homes, and commercial projects under 5 acres and less than 30,000 square feet. A form-based code focuses on the way things look rather than what the property is used for. The State allows for land use regulations to be established by agreement.

**Gibson** said once the General Plan is updated and passed, Staff will try to reference it as much as possible. No one is required to follow the General Plan, but it is good practice to do so. Zoning ordinances are the main tools for implementing the General Plan. He doesn’t want this General Plan to sit on a shelf and collect dust. Taxing entities and utility providers were contacted during the community outreach process.

**Susie Petheram**, senior planner with FFKR and project manager for Farmington’s General Plan, said since they last met, a policy was added in transportation and the community outreach process was further detailed. A future land use plan matrix as correlated with zoning was also added. Each of the maps for future land use have been updated. Since the housing crisis and West Davis Corridor, there have been a lot of changes in Farmington and the region, and the plan has been updated to reflect those changes. Many cities will do an annual prioritization exercise, taking their General or Strategic Plan to decide what to focus on that year. It could be funding being pursued, including data points and metrics to measure progress toward the final goal. Most of the plan was started in the 1990s, with different sections being updated and rewritten over time. Some cities are aggressive with land use changes adhering to the General Plan, while others use it as an advisory document only. It is up to Farmington how to use this updated document. Farmington’s budget for this General Plan update was \$99,000; \$100,000 to \$125,000 is a normal fee for re-writing a General Plan.

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

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

**ZONE TEXT APPLICATION** – *public hearing*

**Item #1: Farmington City – Applicant is requesting intent to consider a comprehensive amendment to the General Plan.**

City Planner **Shannon Hansell** presented this item. The Comprehensive General Plan is a written statement and accompanying map, which describes overall goals and policies for the future development of the City. The plan is flexible enough to accommodate changing conditions, but sets the direction for the future growth and development of the City through setting a framework for decision-making. Implementation of the General Plan is seen mostly as a reference document for the Zoning Ordinance, Subdivision Ordinance, and other specific programs. The goals of this update are to bring the Plan into the modern planning landscape of Farmington—including more recent efforts like the North Station Area Master Plan and Moderate-Income Housing Plan—while conserving prior efforts like the Trails Master Plan and Downtown Policy Plan.

The current General Plan was adopted in 1993, with updates in 2001 and 2008. Staff began the process of updating the plan in 2023. The City Council approved FFKR Architects as the primary consultant to assist with creation of the Plan including drafting, public outreach, and Steering Committee coordination. A Steering Committee lead the efforts of this plan. It was comprised of two City Councilmembers, two Planning Commissioners, and City Staff. To inform the plan, goals, and vision, a robust public outreach effort was made to obtain input from the community. Public outreach efforts



included an online survey, a booth at Festival Days 2024, and four workshops aimed at assessing opinions of neighborhood-specific areas of Farmington (NW, SW, SE, NE).

The Plan is separated into three parts: an introduction with community context and vision; a policy guide with focus on key components like housing and transportation; and finally, a part describing future land use designations and the accompanying map. A key component that the Steering Committee requested was a matrix of land use designations and their corresponding zones as described by the current Title 11 (Zoning Ordinance). **Hansell** said the map is more detailed and up-to-date. Uses are similar or the same as the previous version.

**Gibson** said that since the area was settled, there has been nearly 175 years of planning, changing, and growth. This builds on what has been done previously without drastic changes.

***Adams** recognized the retirement of Community Development Director **David Petersen**, who was recently replaced by **Lyle Gibson**. **Hansell** has done a good job spearheading the General Plan update.*

**Susie Petheram**, senior planner with FFKR and project manager for Farmington's General Plan update, presented a summary of the amended/updated General Plan. The first phase of the plan process involved reviewing the current plan, and consulting with the Steering Committee to establish key policies to retain as well as components to update and refine. Community outreach was conducted to capture visioning and values that may have changed from the previous General Plan. An online survey garnered 329 responses and there was a General Plan booth at Festival Days. Goals, strategies, and focus initiatives were presented at a community open house in November 2024. In the spring, the plan was refined identifying updates to the future land use categories and maps. The team created some profiles for the quadrants of Farmington with different sub-neighborhoods. Open houses were held in each of those four quadrants. Today, the final draft of the plan is being considered during a public hearing process.

There are nine key themes and priorities including family friendly; community heritage and culture; context sensitive design; safety; resilient/diverse economy; supportive/successful businesses; recreation; communication; and citizen participation. The General Plan contains overall goals and policies that help guide the City in decisions leading to the envisioned future of the City. The three parts of the plan include: Community context and vision framework; policy guide and plan elements, or the "meatier" part of the plan used on a day-to-day basis; and land use and city form.

The policy guide and plan elements include housing and neighborhoods; transportation; growth and development; parks, open space, and trails; community character and culture; and conservation and stewardship. The focus initiatives include quality of life and community wellbeing; community heritage and culture; and managed growth opportunities. Although there have been many changes in the past few decades, the heritage and culture established in the past century and a half is still important to Farmington residents. Farmington has had some great opportunities they have been able to leverage and capitalize on in the recent past.

The neighborhood profiles are new to this General plan including the Northwest with 8,157 people and 3,354 housing units; the Southwest with 4,864 people and 1,157 housing units; Northeast with 5,609 people and 1,814 housing units; and Southeast with 5,917 people and 1,901 housing units. The needs are different in each area. Future land uses are grouped into four categories including housing and neighborhoods; community spaces; mixed use; and centers and employment.

In housing and neighborhoods, the five key themes and priorities are: preservation of neighborhood character, compatibility, and integrity; housing diversity; cohesive and sustainable growth; compatible and planned development patterns; and celebrate and highlight distinguishing features. For community spaces, the five key themes are priorities are: quality of life; healthy and beautiful living environment; comprehensive and accessible parks, open space, and trails system; preserve and enhance open space; and stewardship of Farmington's context and physical environment. In the mixed-use category, the five key themes and priorities include housing diversity; compatible and planned development patterns; fiscal responsibility; sustainable development and resource conservation; and connected community. Centers and employment includes sustainable development and resource conservation; infrastructure management, coordination, and improvement; fiscal responsibility; safety and accessibility; and connected community.

The General Plan is an advisory guide and decision-making framework. City Staff and officials will use the plan for making land use decisions and to make amendments to City code. Residents can use the General Plan to stay informed on what is expected to happen in Farmington City and how that relates to what is happening in their neighborhood and the broader Wasatch Front region. Business and property owners can use the plan to understand the direction Farmington City is going and how that impacts the choices they have regarding their property and/or business. The General Plan also supports decisions related to local and regional issues and opportunities including: moderate-income housing; parks, open spaces, arts, and culture; economic development; and transportation and regional growth. It can



help in coordination and collaboration with other entities such as Davis County, the Utah Department of Transportation (UDOT), Utah Transit Authority (UTA), and Wasatch Front Regional Council (WFRM). The recommendations of the Plan are generally implemented through one or a combination of the following ways: specific programs, zoning ordinance, subdivision ordinance, and capital improvement plan. A reference guide is included in the update linking the map to the future land use and zoning correlation matrix.

Commissioners requested a change capturing the intent of coordination, collaboration, and funding and adding it to Section 1.4 to show the connection to outside funding resources. Commissioners said the public can be confident in this plan.

**Petheram** said Farmington is very forward-thinking in many ways, which is captured in the General Plan. Of note is the housing diversity in the Station Park area, transit-oriented development around the Front Runner Station, and comprehensiveness and detail in each policy guide chapter that provides leverage for future decisions. One of the goals was to make the General Plan more accessible to the public, avoiding jargon and a text-heavy document.

**Adams** said when he was on the Steering Committee, he asked to make the plan as short as possible. He reviewed General Plans from other cities, and many were obscenely long. Graphics and pictures make Farmington's more digestible.

Chair **Frank Adams** opened and closed the public hearing at 7:22 PM due to no comment.

#### **MOTION:**

**Tyler Turner** made a motion that the Planning Commission recommend the City Council approve the updated Farmington General Plan, subject to all applicable Farmington City ordinances and standards.

#### **Findings 1-4:**

1. The proposed plan considers the present and future needs of Farmington and its future annexation area.
2. The plan considers the health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities of Farmington.
3. Together with other City plans (adopted and in progress), the proposed plan fulfills the requirements of Part 4 of the Municipal Land Use, Development, and Management Act, including 10-9a-401 of the Utah Code.
4. Adding the comment made on section 1.4 in this meeting.

**Joey Hansen** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner Tony Kalakis	<b>X</b> Aye ____ Nay
Commissioner Brian Shepard	<b>X</b> Aye ____ Nay

#### **OTHER BUSINESS**

##### **Item #3: City Council Reports, Approval of Minutes, Upcoming Items & Trainings**

- a. Planning Commission Minutes Approval: June 26, 2025.
  - **Joey Hansen** motioned to approve the minutes; **Tony Kalakis** seconded.
- b. City Council Report: July 1 and July 15, 2025.
  - **Hansell** said the Council approved the zoning text amendment regarding changes to moderate-income housing as recommended by the Commission. Also, **Lyle Gibson** was appointed as Community Development Director.

#### **ADJOURNMENT**

**Frank Adams** motioned to adjourn at 7:25 PM.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner Tony Kalakis	<b>X</b> Aye ____ Nay
Commissioner Brian Shepard	<b>X</b> Aye ____ Nay

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**Frank Adams, Chair**



## **CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 5<sup>th</sup>, 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](http://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](mailto:dcarlile@farmington.utah.gov)

### **WORK SESSION – 6:00 p.m.**

- General Plan Presentation
- I-15 Landscaping Discussion
- Discussion of regular session items upon request

### **REGULAR SESSION – 7:00 p.m.**

#### **CALL TO ORDER:**

- Invocation by Mayor Brett Anderson
- Pledge of Allegiance by Councilmember Alex Leeman

#### **PRESENTATIONS:**

- Introduction of Fire Captain Bobby Anderson and badge pinning ceremony
- Recognition of Farmington City for earning the GFOA Certificate of Achievement for Excellence in Financial Reporting

#### **PUBLIC HEARINGS:**

- Consider approval of amendments to the General Plan.

#### **SUMMARY ACTION:**

1. Approval of Minutes 07.15.25
2. Consider approval of the Water System Connection Agreement with the Trail Subdivision

#### **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](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on July 30, 2025 – DeAnn Carlile*