



**FARMINGTON CITY
PLANNING COMMISSION**

October 09, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday October 09, 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](https://www.farmington.utah.gov). Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

SPECIAL EXCEPTION APPLICATION – *public hearing*

1. **Craig Mattinson – Applicant is requesting a consideration of a Special Exception application, for an approval regarding a driveway width extension to exceed the standard 30 feet, for the property located at 131 S. Bonanza Rd., in the AE (Agricultural Estates) zone.**

REZONE AND SUBDIVISION APPLICATIONS – *all 3 public hearings*

2. **Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East.**
3. **Cole West/Zeus Investments LLC – Applicant is requesting consideration of a Rezone of approximately 52 acres of property at 37 North Buffalo Rd from AA to the AE zoning district to include the AP (Agricultural Planned District) overlay and Schematic Subdivision/General Development Plan for the Heritage residential development consisting of 187 residential lots for applicant Cole West.**
4. **STACK Farmington Land LLC – Applicant is requesting consideration of a request for various Stack Real Estate projects in the North Station area on approximately 117 acres of property between I-15 and the D&RGW rail trail south of Shepard Lane and north of Burke Lane.**
 - **Master Plat**
 - i. Clarifying property and project boundary areas and correcting street dedications over 117 acres of property.
 - **Commercial Development**
 - ii. C1 – Concept Site Plan, Schematic Subdivision, and PMP (Project Master Plan) for a self-storage facility on approximately 3 acres near Shepard Lane on Innovator Drive.
 - iii. C4 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail center including consideration of allowed signage for approximately 8 acres north of 950 N. Street.
 - iv. C6 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail site on approximately 1 acre south of 950 North Street on Innovator Drive.
 - **Residential Development**
 - v. R1 (phase 1) – Schematic Subdivision Plan and PMP for residential development consisting of 37 townhomes and 1 apartment building (52 units) on approximately 5 acres of property south of 950 North Street between Innovator Drive and the D&RGW rail trail.

OTHER BUSINESS

5. **City Council Reports, Approval of Minutes, Upcoming Items & Trainings.**
 - a. Planning Commission Minutes Approval: 09.18.2025
 - b. City Council Report: 10.07.2025
 - c. Other

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

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 and the Utah Public Notice website at www.utah.gov/pmn. Posted on October 03, 2025. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report October 9, 2025

Item 1: Special Exception – Williams Residence Building Height

Public Hearing:	Yes
Application No.:	25-18
Property Address:	131 South Bonanza Rd
General Plan Designation:	NR (Neighborhood Residential) [formerly RRD]
Zoning Designation:	AE (Agricultural Estates)
Area:	0.54 ac
Applicant/Property Owner:	Craig and Pamela Mattinson

Request: *The applicants are seeking approval for a special exception to exceed the maximum driveway width of 30 feet as defined in 11-32-060*

Background Information

This special exception is for a requested increase driveway width as measured at the front property line for an additional 12 feet to create a curb cut of 56 feet wide.

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 an increased driveway width at the front property line of up to 56 ft for the Mattinson driveway, subject to all applicable Farmington City development standards and ordinances.

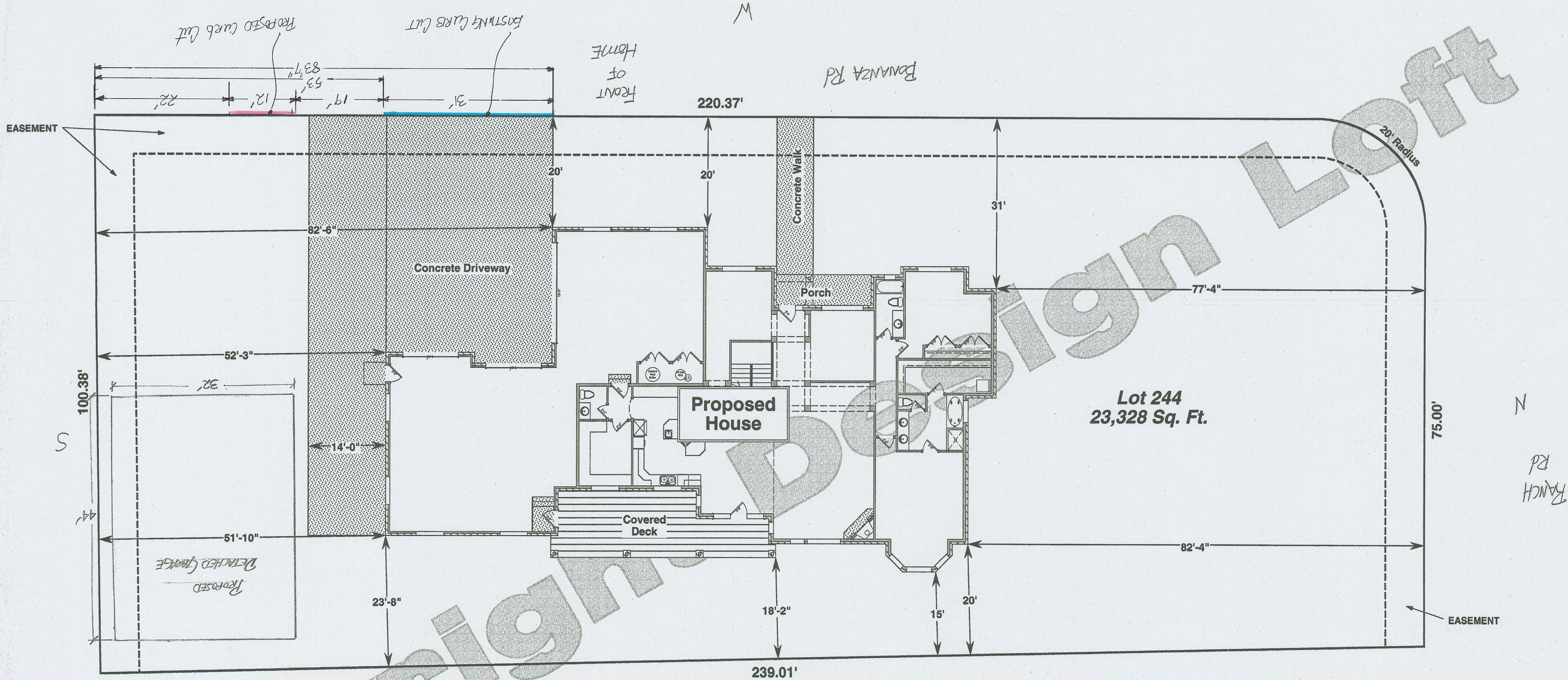
Findings:

- 1. The project is located on a parcel of sufficient size to accommodate the special exception.**
- 2. The front portion of the yard which would be accessed is already covered by concrete.**

Supplemental Information

- 1. Vicinity Map**
- 2. Site plan**





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Scale 1" = 10'-0"

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OWNER, AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE
RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT
DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT

Proposed Residence For:	
Craig & Pam Mattinson	
Farmington Ranches Subdivision Lot 244	
Farmington, Utah	
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Revised: November 15, 2003	

Plan Number
3949

Page Number
**PLOT
PLAN**

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Personalized
HOME DESIGN

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INC.
Est. 1964
(801) 292-9716

96 North 500 West
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Plan Number
3949

Date
March 20, 2003

Page Number
**PLOT
PLAN**



Farmington City Planning Commission Staff Report October 9, 2025

Item 2: Rock Haven Preliminary Planned Unit Development (PUD)

Public Hearing:	Yes
Application No.:	25-14
Property Address:	413 South 200 East and 395 South 200 East
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	R-2-F
Area:	1.04 acres
Number of Lots:	6
Property Owner:	David and Jolene Bell and Rawlins Brothers Construction Inc
Applicant:	Charlie Rawlins and Jolene Bell

Request: *The applicants are seeking a recommendation for approval for the Rock Haven Planned Unit Development, which includes 6 lots.*

Background Information

This proposed subdivision is located in the R-2-F zone, the R-2 is the least dense multi-family residential zone for mainly duplex type development. The lot area in the zone is 10,000 sf for each single-family or two-family dwelling, with a maximum of two dwelling units per lot. The two parcels combined are 1.04 acres, which is about 45,302 sf. Under the zoning, this would mean that the property could yield up to 3 lots, which could each house a duplex (not including standard road access with a cul-de-sac or hammerhead turnaround). The applicant is proposing a 6-lot planned unit development, where each lot would be a single-family dwelling. The PUD is being requested to create a private drive that does not meet the City's development standards and to create smaller lot sizes and setbacks for the sake of a single-family lot layout, as well as allowing access across more than one lot to another. There is no bonus density for this project. The yield plan showed three buildable lots under the conventional lot size of 10,000 sf, on which could be built duplexes, up to six dwelling units. In this scenario, the density remains the same – six dwelling units - but the lot sizes require flexibility.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

1. The applicant may not build two-family dwellings (duplexes) on the newly created lots. The lots are restricted to single-family dwellings per the purpose of the PUD and that no density bonus was approved as part of this proposal.
2. The applicant obtains an encroachment permit must be obtained from UDOT prior to any construction being done in the right-of-way. The previous permit expired on August 5, 2025.
3. An access easement is recorded over the private drive
4. A shared maintenance agreement is recorded and distributed to lot owners for the maintenance of the private drive.

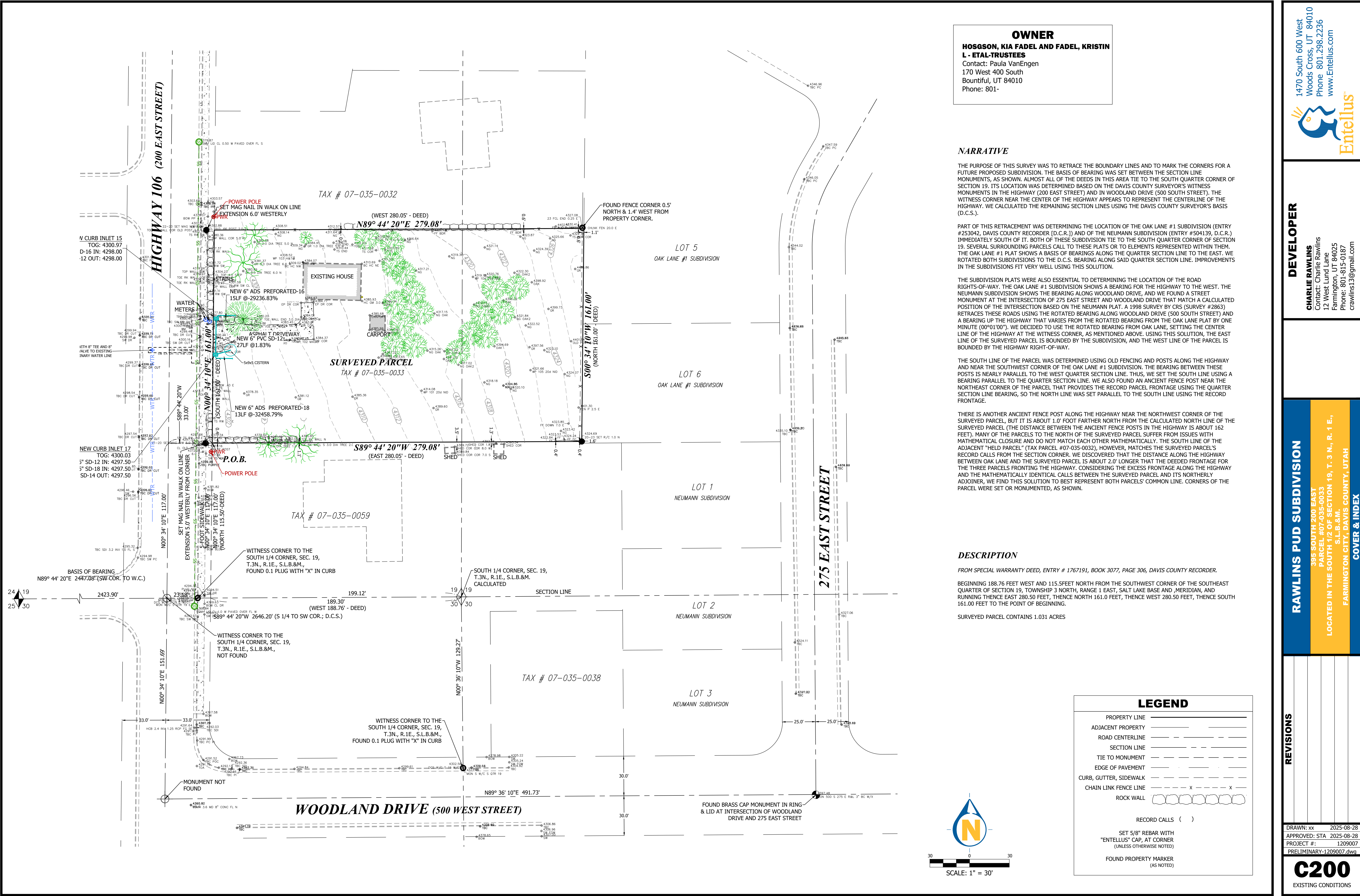
Findings:

1. The density of the project remains the same as that of a conventional subdivision. A conventional subdivision, with all other standards met, would be allowed under this zone.
2. The project does not increase access points onto 200 East.

Supplemental Information

1. Vicinity Map
2. Preliminary PUD Master Plan, including schematic subdivision plan
3. Yield plan showing conventional lot layout
4. Expired UDOT encroachment permit and conditional access permit





OWNER

HOSGSON, KIA FADEL AND FADEL, KRISTIN L. - ETAL-TRUSTEES

Contact: Paula VanEngen
170 West 400 South
Bountiful, UT 84010
Phone: 801-

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY LINES AND TO MARK THE CORNERS FOR A FUTURE PROPOSED SUBDIVISION. THE BASIS OF BEARING WAS SET BETWEEN THE SECTION LINE MONUMENTS, AS SHOWN. ALMOST ALL OF THE DEEDS IN THIS AREA TIE TO THE SOUTH QUARTER CORNER OF SECTION 19. ITS LOCATION WAS DETERMINED BASED ON THE DAVIS COUNTY SURVEYOR'S WITNESS MONUMENTS IN THE HIGHWAY (200 EAST STREET) AND IN WOODLAND DRIVE (500 SOUTH STREET). THE WITNESS CORNER NEAR THE CENTER OF THE HIGHWAY APPEARS TO REPRESENT THE CENTERLINE OF THE HIGHWAY. WE CALCULATED THE REMAINING SECTION LINES USING THE DAVIS COUNTY SURVEYOR'S BASIS (D.C.S.).

PART OF THIS RETRACEMENT WAS DETERMINING THE LOCATION OF THE OAK LANE #1 SUBDIVISION (ENTRY #253042, DAVIS COUNTY RECORDER [D.C.R.]) AND OF THE NEUMANN SUBDIVISION (ENTRY #504139, D.C.R.) IMMEDIATELY SOUTH OF IT. BOTH OF THESE SUBDIVISION TIE TO THE SOUTH QUARTER CORNER OF SECTION 19. SEVERAL SURROUNDING PARCELS CALL TO THESE PLATS OR TO ELEMENTS REPRESENTED WITHIN THEM. THE OAK LANE #1 PLAT SHOWS A BASIS OF BEARINGS ALONG THE QUARTER SECTION LINE TO THE EAST. WE ROTATED BOTH SUBDIVISIONS TO THE D.C.S. BEARING ALONG SAID QUARTER SECTION LINE. IMPROVEMENTS IN THE SUBDIVISIONS FIT VERY WELL USING THIS SOLUTION.

THE SUBDIVISION PLATS WERE ALSO ESSENTIAL TO DETERMINING THE LOCATION OF THE ROAD RIGHTS-OF-WAY. THE OAK LANE #1 SUBDIVISION SHOWS A BEARING FOR THE HIGHWAY TO THE WEST. THE NEUMANN SUBDIVISION SHOWS THE BEARING ALONG WOODLAND DRIVE, AND WE FOUND A STREET MONUMENT AT THE INTERSECTION OF 275 EAST STREET AND WOODLAND DRIVE THAT MATCH A CALCULATED POSITION OF THE INTERSECTION BASED ON THE NEUMANN PLAT. A 1998 SURVEY BY CRS (SURVEY #2863) RETRACES THESE ROADS USING THE ROTATED BEARING ALONG WOODLAND DRIVE (500 SOUTH STREET) AND A BEARING UP THE HIGHWAY THAT VARIES FROM THE ROTATED BEARING FROM THE OAK LANE PLAT BY ONE MINUTE (00°01'00"). WE DECIDED TO USE THE ROTATED BEARING FROM OAK LANE, SETTING THE CENTER LINE OF THE HIGHWAY AT THE WITNESS CORNER, AS MENTIONED ABOVE. USING THIS SOLUTION, THE EAST LINE OF THE SURVEYED PARCEL IS BOUNDED BY THE SUBDIVISION, AND THE WEST LINE OF THE PARCEL IS BOUNDED BY THE HIGHWAY RIGHT-OF-WAY.

THE SOUTH LINE OF THE PARCEL WAS DETERMINED USING OLD FENCING AND POSTS ALONG THE HIGHWAY AND NEAR THE SOUTHWEST CORNER OF THE OAK LANE #1 SUBDIVISION. THE BEARING BETWEEN THESE POSTS IS NEARLY PARALLEL TO THE WEST QUARTER SECTION LINE. THUS, WE SET THE SOUTH LINE USING A BEARING PARALLEL TO THE QUARTER SECTION LINE. WE ALSO FOUND AN ANCIENT FENCE POST NEAR THE NORTHEAST CORNER OF THE PARCEL THAT PROVIDES THE RECORD PARCEL FRONTAGE USING THE QUARTER SECTION LINE BEARING, SO THE NORTH LINE WAS SET PARALLEL TO THE SOUTH LINE USING THE RECORD FRONTAGE.

THERE IS ANOTHER ANCIENT FENCE POST ALONG THE HIGHWAY NEAR THE NORTHWEST CORNER OF THE SURVEYED PARCEL, BUT IT IS ABOUT 1.0' FOOT FARTHER NORTH FROM THE CALCULATED NORTH LINE OF THE SURVEYED PARCEL (THE DISTANCE BETWEEN THE ANCIENT FENCE POSTS IN THE HIGHWAY IS ABOUT 162 FEET). MANY OF THE PARCELS TO THE NORTH OF THE SURVEYED PARCEL SUFFER FROM ISSUES WITH MATHEMATICAL CLOSURE AND DO NOT MATCH EACH OTHER MATHEMATICALLY. THE SOUTH LINE OF THE ADJACENT "HELD PARCEL" (TAX PARCEL #07-035-0032), HOWEVER, MATCHES THE SURVEYED PARCELS RECORD CALLS FROM THE SECTION CORNER. WE DISCOVERED THAT THE DISTANCE ALONG THE HIGHWAY BETWEEN OAK LANE AND THE SURVEYED PARCEL IS ABOUT 2.0' LONGER THAT THE DEEDED FRONTAGE FOR THE THREE PARCELS FRONTING THE HIGHWAY. CONSIDERING THE EXCESS FRONTAGE ALONG THE HIGHWAY AND THE MATHEMATICALLY IDENTICAL CALLS BETWEEN THE SURVEYED PARCEL AND ITS NORTHERLY ADJOINER, WE FIND THIS SOLUTION TO BEST REPRESENT BOTH PARCELS' COMMON LINE. CORNERS OF THE PARCEL WERE SET OR MONUMENTED, AS SHOWN.

DESCRIPTION

FROM SPECIAL WARRANTY DEED, ENTRY # 1767191, BOOK 3077, PAGE 306, DAVIS COUNTY RECORDER.

BEGINNING 188.76 FEET WEST AND 115.5 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND ,MERIDIAN, AND RUNNING THENCE EAST 280.50 FEET, THENCE NORTH 161.0 FEET, THENCE WEST 280.50 FEET, THENCE SOUTH 161.00 FEET TO THE POINT OF BEGINNING.

SURVEYED PARCEL CONTAINS 1.031 ACRES

LEGEND

PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
EDGE OF PAVEMENT
CURB, GUTTER, SIDEWALK
CHAIN LINK FENCE LINE
ROCK WALL

RECORD CALLS ()

SET 5/8" REBAR WITH
"ENTELLUS" CAP, AT CORNER
(UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER
(AS NOTED)

REVISIONS

DRAWN: xx 2025-08-28
APPROVED: STA 2025-08-28
PROJECT #: 1209007
PRELIMINARY-1209007.dwg

C200
EXISTING CONDITIONS

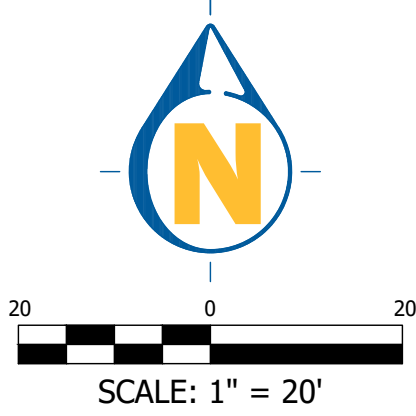
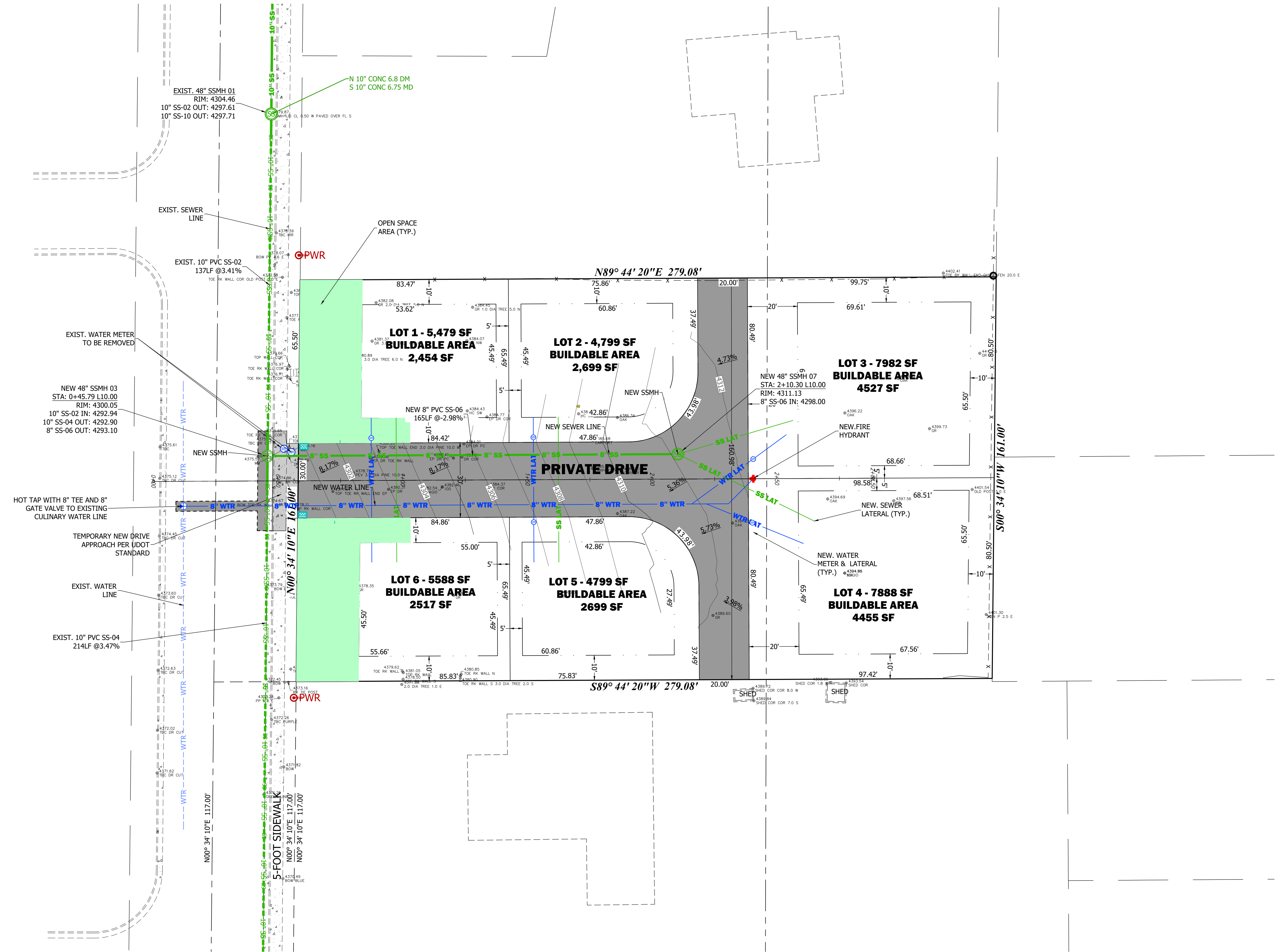
DEVELOPER

CHARLIE RAWLINS
Contact: Charlie Rawlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-815-0187
crawlins13@gmail.com

RAWLINS PUD SUBDIVISION

395 SOUTH 200 EAST
PARCEL #07-035-0033
LOCATED IN THE SOUTH 1/2 OF SECTION 19, T. 3 N., R. 1 E.,
S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH
COVER & INDEX

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus



DENSITY

NUMBER OF HOMES = 6
TOTAL ACRES 1.031
DENSITY = 5.82 DWELLINGS PER ACRE

AREA TABULATION

TOTAL ACRES = 44,910 SF
OPEN SPACE AREA = 4,493 SF
PRIVATE DRIVE AREA = 7,551 SF

NOTES

1. TEMPORARY DRIVE TO BE REMOVED UPON ACCESS OBTAINED EITHER FROM THE NORTH OR SOUTH OF THIS PROPERTY.
2. ALL LOT OWNERS OF THIS DEVELOPMENT WILL BE RESPONSIBLE TO REMOVAL AND REPLACEMENT OF TEMPORARY DRIVEWAY IN FUTURE
3. 18" SETBACK TO GEAGE

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REVISIONS

DRAWN: xx	2025-08-28
APPROVED: STA	2025-08-28
PROJECT #:	1209007
PRELIMINARY-1209007.dwg	

C400
SITE PLAN

DEVELOPER

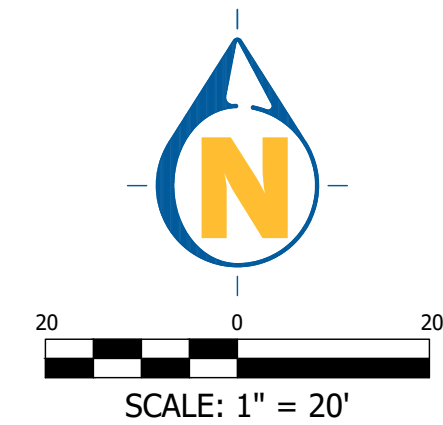
CHARLIE RAWLINS
Contact: Charlie Rawlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-815-0187
crawlins13@gmail.com

RAWLINS PUD SUBDIVISION

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NOTES

1. TEMPORARY DRIVE TO BE REMOVED UPON ACCESS OBTAINED EITHER FROM THE NORTH OR SOUTH OF THIS PROPERTY.
2. ALL LOT OWNERS OF THIS DEVELOPMENT WILL BE RESPONSIBLE TO REMOVAL AND REPLACEMENT OF TEMPORARY DRIVEWAY IN FUTURE

PARACLE CIRCLE
(400 SOUTH)

TAX # 07-035-0032
FAUSETT, LONNIE TRUSTEE

LOT 5
OAK LANE #1 SUBDIVISION

LOT 6
OAK LANE #1 SUBDIVISION

LOT 1
NEUMANN SUBDIVISION

LOT 2
NEUMANN SUBDIVISION

Know what's below.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

DEVELOPER

CHARLIE RAWLINS
Contact: Charlie Rawlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-815-0187
crawlins13@gmail.com

RAWLINS PUD SUBDIVISION

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S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

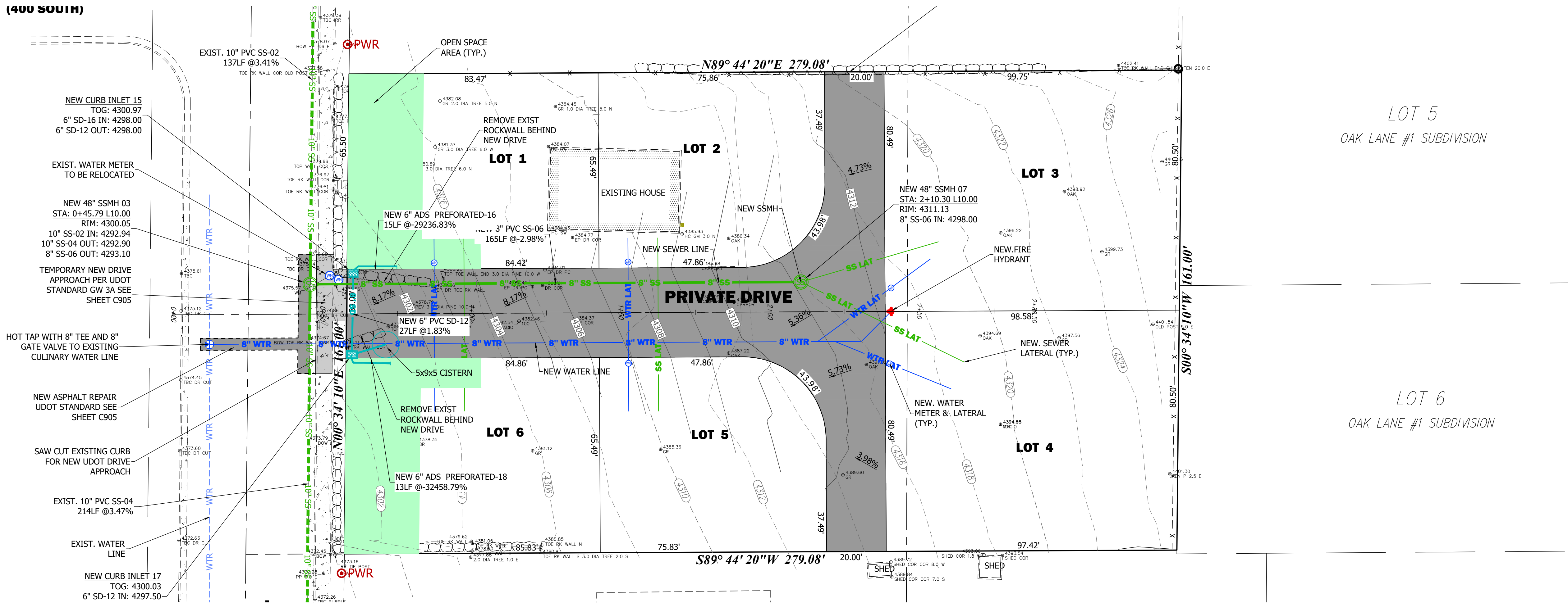
REVISIONS

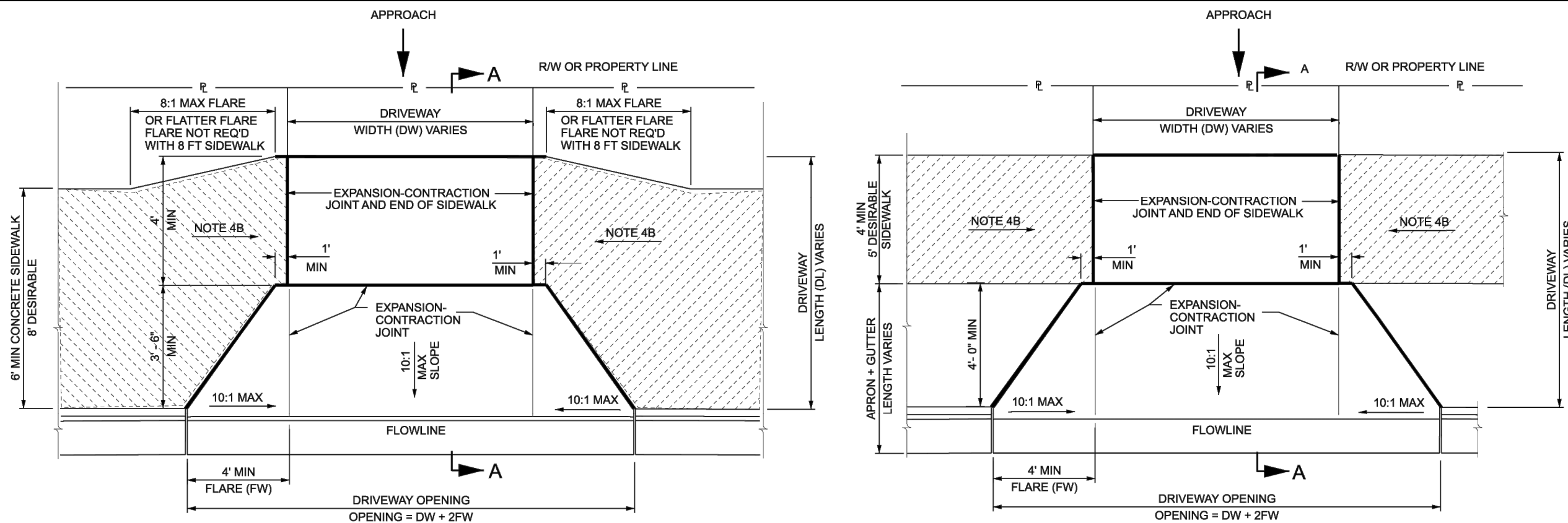
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PROJECT #:	1209007
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C401

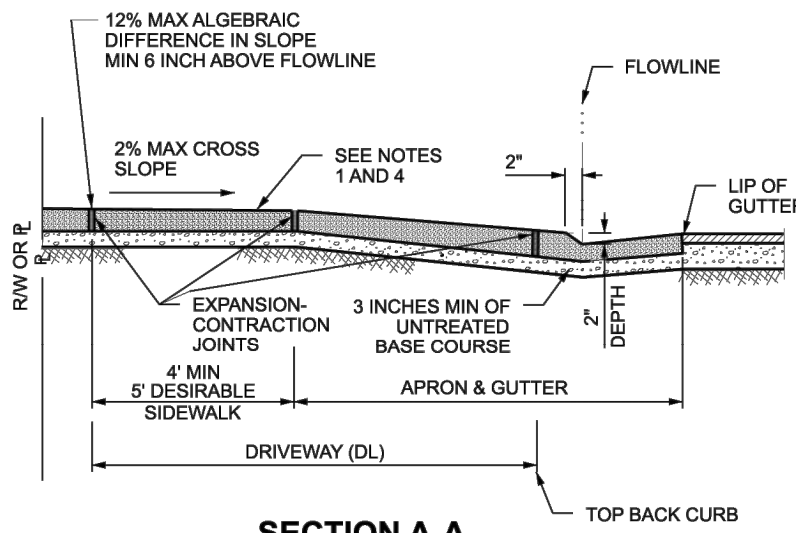
H:\1200\1209007\1209007.D PRODUCTION\Civil\04_Plan Set\PRELIMINARY-1209007.dwg 2025-08-28 4:01:39 PM JOSEPH HUSSEIN

(400 SOUTH)





FLARED DRIVEWAY WITH ADJACENT SIDEWALK

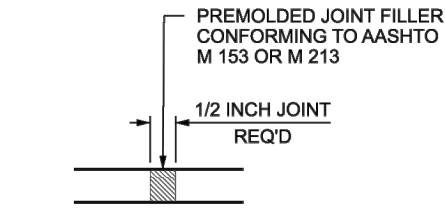


SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²
ADD (DL/DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	

NOTES:

- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
- PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK ADJUTS THE DRIVEWAY.
- FLARED CONCRETE DRIVEWAY
 - RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
 - DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADIES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
- USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
- REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.



EXPANSION-CONTRACTION JOINT DETAIL

REVISIONS	
NO.	DATE
1	2025-08-28
2	2025-08-28
3	2025-08-28
4	2025-08-28
5	2025-08-28
6	2025-08-28
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ND-02 MANHOLE CONSTRUCTION NOTES

The following shall be required when setting manholes on existing District sewers or connecting to existing District manholes.

1) MANHOLE INSTALLATION ON EXISTING DISTRICT SEWERS

- a) Contractor shall notify District 48 hours before installation and a District Inspector must be present before installation takes place.
- b) Manholes are required to be set for connecting sewers or lateral sewer connections that are 6 inches or larger on District sewers smaller than 20 inches. Minimum manhole diameter shall be in accordance with Standard Detail ND-03.
- c) Existing District sewers shall be fully supported at all times. Cut existing sewer to neat straight lines with cutting tools suitable for the pipe material. Damaged pipe shall be repaired or replaced at no additional cost to the District.
- d) Manholes shall be constructed using pre-cast polymer concrete per Standard Details ND-07, ND-12, and ND-14, unless otherwise directed by the District. All joints and connections must be sealed and watertight.
- e) Frame and cover shall be cast iron, traffic rated, and marked "NORTH DAVIS SEWER" with a vented lid per Standard Detail ND-04.
- f) The base of the manhole shall provide a minimum of 9 inches of material beneath the existing pipe, unless otherwise shown, and placed on 12 inches of one-inch gravel bedding compacted to 95% density. Contractor shall provide suitable foundation as directed by the District in areas of unstable trench foundation, unsuitable materials, wet conditions, or over excavation. Manhole shall be constructed to prevent load on the existing sewer.
- g) Pipe connections to manholes shall be made using a booted flexible, water-tight, factory installed connection per ASTM C923. Booted flexible seals shall not exceed 60% of the manufacturer's recommendations for axial deflection in the installed condition. All hardware shall be 316 stainless steel. Z-Lok, Press-Seal, PSX, Kor-N-Seal Toggle, or approved equal.
- h) Flexible connections to manhole stub-outs shall be in accordance with ASTM C1173. All hardware shall be 316 stainless steel. Femco, Mission Rubber Company, or approved equal.
- i) Contractor shall be responsible for proper slope and installation of connecting lateral sewer. Invert of lateral sewer shall match the crown of the existing District sewer.
- j) Manhole benches shall be a minimum of 2 inches above top of the District sewer with a 12:1 slope to the channel and a smooth finish. Channels shall be formed with same slope, size, depth, and shape as District sewer with a smooth finish. Connecting lateral sewers shall be curved in the direction of flow with uniform radius and to minimize dropping and splashing of flow. See detail ND-07.
- k) Provide exterior joint wrap for new construction, repair or rehabilitation of concrete manholes, and polymer manholes greater than 72-in in diameter. Exterior joint wrap shall conform to ASTM C877 Type II or Type III. Press-Seal EZ-Wrap, Cretex-Wrap, Conwrap 212, or approved equal.
- l) Contractor shall be solely responsible for proper backfilling, compaction, and testing of street section and meet all restoration requirements of the Agency, City, or UDOT where the manhole is installed. Contractor must coordinate any additional installation or inspection requirements with the appropriate Agency.
- m) No ladder rungs shall be provided.
- n) Where required, concrete shall be Type III Portland Cement per ASTM C150 with a minimum compressive strength of 4000 psi per ASTM C39. No additives shall be permitted without prior approval by the District. Encasement shall be cast in a single placement.



NORTH DAVIS SEWER DISTRICT

ND-02 Manhole Construction Notes 1 of 3

Adopted 6/13/2024

2) LATERAL SEWER CONNECTIONS TO EXISTING MANHOLES

- a) Items a through n in Section 1 "MANHOLE INSTALLATION ON EXISTING DISTRICT SEWERS" shall apply.
- b) No manhole connection shall be made until complete design drawings of the manhole and sewer installations are submitted to the District for approval - 14 days prior to work commencing.
- c) Existing manhole bench and channel shall be reconstructed to match the diameter, shape, and slope of the incoming lateral sewer. Channel shall be made with smooth saw cuts in the direction of flow with uniform radius to minimize dropping and splashing.

3) SEWER BYPASSING AND DEWATERING

- a) Where required, bypassing and sewer dewatering of District sewers shall be performed in accordance with Standard Detail ND-05.

4) MANHOLE TESTING AND ACCEPTANCE

- a) The Contractor shall test each manhole with a vacuum test prior to backfilling in accordance with ASTM C1244.
- b) The District reserves the right to require additional vacuum testing or an exfiltration test per ASTM C969, after backfilling.
- c) Acceptance testing, final completion, and warranty requirements shall be per Standard Detail ND-06.



NORTH DAVIS SEWER DISTRICT

ND-02 Manhole Construction Notes 2 of 3

Adopted 6/13/2024

TABLE 2A. Standard Details Pertaining to Manholes

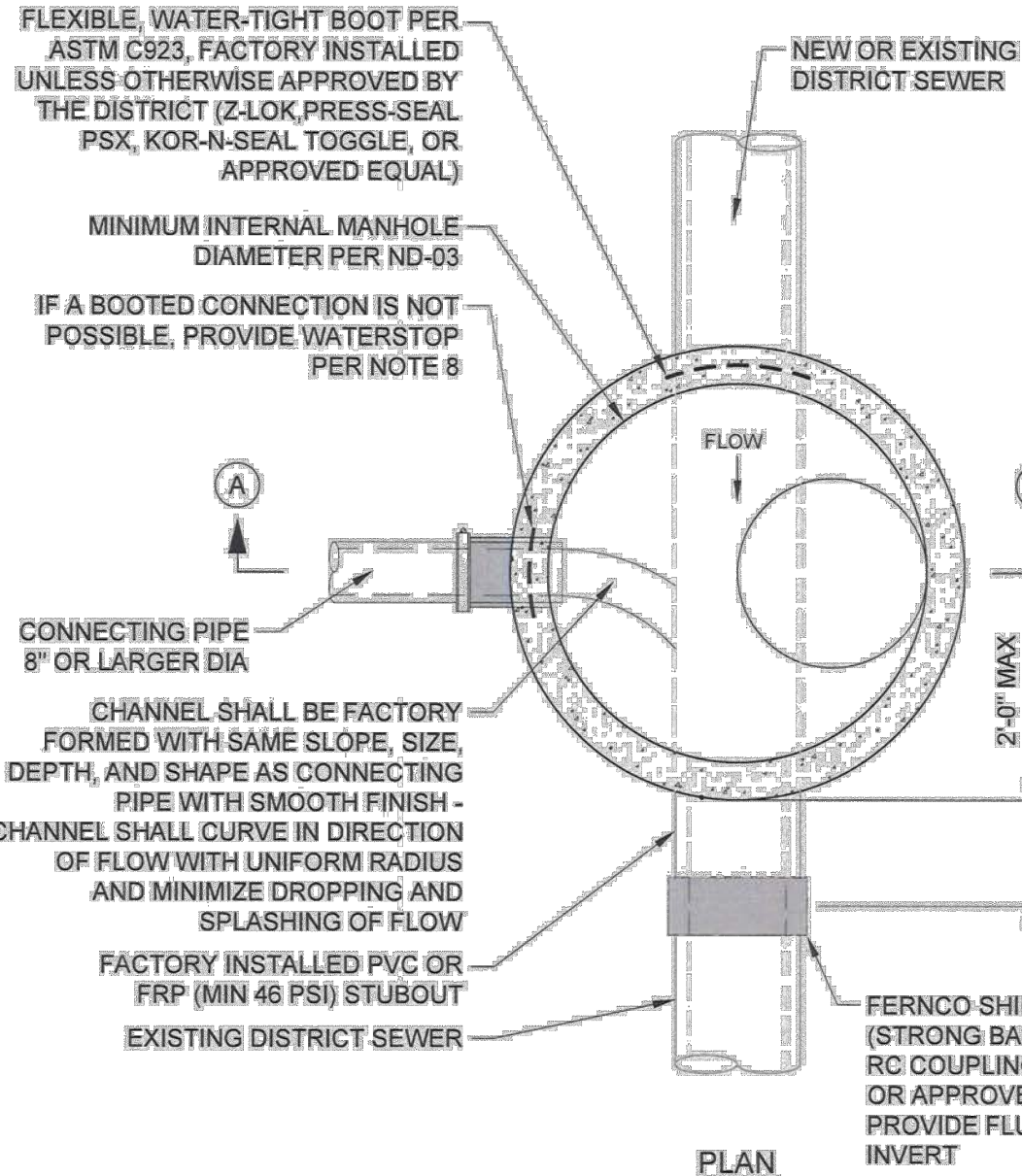
STANDARD DETAIL NO.	STANDARD DETAIL TITLE	USE	DISTRICT APPROVAL REQUIRED
ND-03	MANHOLE DIAMETER REQUIREMENTS	MANHOLE CONSTRUCTION	
ND-04	MANHOLE COVER AND GRADE RING		
ND-05	FLOW CONTROL AND BYPASS PUMPING REQUIREMENTS		
ND-06	ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS		
ND-07	STANDARD MANHOLE CONNECTION	CONNECTING TO DISTRICT SEWERS THAT ARE LESS THAN 48" IN DIAMETER	
ND-08	STANDARD MANHOLE DETAIL 48" DIA CONCRETE SEWER OR LARGER	CONNECTING TO RCP/CP DISTRICT SEWERS THAT ARE 48" IN DIAMETER OR LARGER	
ND-09	STANDARD CONCRETE MANHOLE MODIFICATION DETAIL ON 48" DIA CONCRETE SEWER OR LARGER	CONNECTING TO RCP/CP DISTRICT SEWERS THAT ARE 48" IN DIAMETER OR LARGER BY MODIFYING EXISTING MANHOLE	
ND-10	STANDARD FRP TEE BASE MANHOLE DETAIL 48" DIA FRP SEWER OR LARGER	CONNECTING TO FRP DISTRICT SEWERS THAT ARE 48" IN DIAMETER OR LARGER	
ND-11	STANDARD MANHOLE DETAIL FRP	FRP MANHOLE FOR CONNECTING TO FRP DISTRICT SEWERS LESS THAN 48" DIAMETER	
ND-12	STANDARD POLYMER MANHOLE DETAIL FOR 42" DIA SEWER OR SMALLER	48", 60", AND 72" DIAMETER MANHOLES	
ND-13	STANDARD GREASE INTERCEPTOR		
ND-14	STANDARD POLYMER MANHOLE DETAIL FOR 48" DIA SEWER OR LARGER	MANHOLES THAT ARE GREATER THAN 72" IN DIAMETER	
ND-15	PARTIAL MANHOLE REPLACEMENT OR ADJUSTMENT		
ND-16	MANHOLE CONNECTION TO CIPP LINED PIPE		



NORTH DAVIS SEWER DISTRICT

ND-02 Manhole Construction Notes 3 of 3

Adopted 6/13/2024



NORTH DAVIS SEWER DISTRICT

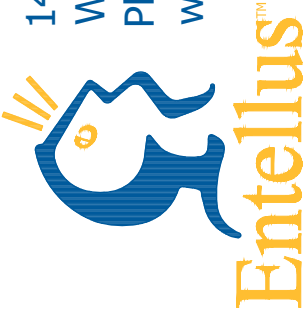
ND-07 Standard Manhole Connection 1 of 2

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING PIPE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION.
4. PRECAST MANHOLE BASES MUST BE PROVIDED FOR ALL NEW DISTRICT SEWER SYSTEMS. MANHOLES SHALL BE POLYMER CONCRETE PER ND-12 AND ND-14 (ARMOROCK OR EQUAL), UNLESS OTHERWISE APPROVED BY THE DISTRICT. FRP MANHOLES AND TEE BASES SHALL BE IN ACCORDANCE WITH ND-10 AND ND-11 (HOBAS OR EQUAL, LFM MANUFACTURING INC. OR EQUAL). PRECAST CONCRETE COMPONENTS SHALL NOT BE ALLOWED ON DISTRICT SEWERS.
5. CAST-IN-PLACE MANHOLE BASES PER ND-14 MAY ONLY BE USED WHERE AUTHORIZED BY THE DISTRICT.
6. INVERT OF CONNECTING PIPE SHALL MATCH CROWN OF DISTRICT SEWER UNLESS OTHERWISE DIRECTED BY THE DISTRICT.
7. MANHOLE PIPE CONNECTIONS SHALL BE A FLEXIBLE WATER-TIGHT BOOT PER ASTM C923 AND BE FACTORY INSTALLED UNLESS OTHERWISE APPROVED BY THE DISTRICT (Z-LOK, PRESS-SEAL, PSX, KOR-N-SEAL TOGGLE, OR APPROVED EQUAL).
8. IF A BOOTED CONNECTION IS NOT POSSIBLE, PLACE HYDROPHILIC WATERSTOP ALL AROUND EXISTING DISTRICT PIPE AND CONNECTING PIPE(S) (TYPICAL). GREENSTREAK HYDROLYTE OR APPROVED EQUAL. CLEAN PIPE TO PROVIDE A DURABLE SURFACE. SECURE WATERSTOP TO PIPE USING MANUFACTURER'S RECOMMENDED METHODS. APPLY LAYER OF GREENSTREAK LEAKMASTER OR APPROVED EQUAL BETWEEN WATERSTOP AND PIPE. ENCASE IN FULL STRENGTH, NON-METALLIC, NON-SHRINK TYPE V GROUT (MASTERFLOW 713, FIVESTAR GROUT, OR APPROVED EQUAL) WITH ADDITIVES FOR PROTECTION AGAINST HYDROGEN SULFIDE ATTACK.
9. NO LADDER RUNGS SHALL BE INSTALLED ON DISTRICT MANHOLES.
10. SEE ND-06 FOR ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



DEVELOPER

CHARLIE RAWLINS

Contact: Charlie Rawlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-815-0187
crawlins13@gmail.com

RAWLINS PUD SUBDIVISION

395 SOUTH 200 EAST
PARCEL #07-035-0033
LOCATED IN THE SOUTH 1/2 OF SECTION 19, T. 3 N., R. 1 E.,
S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

COVER & INDEX

REVISIONS

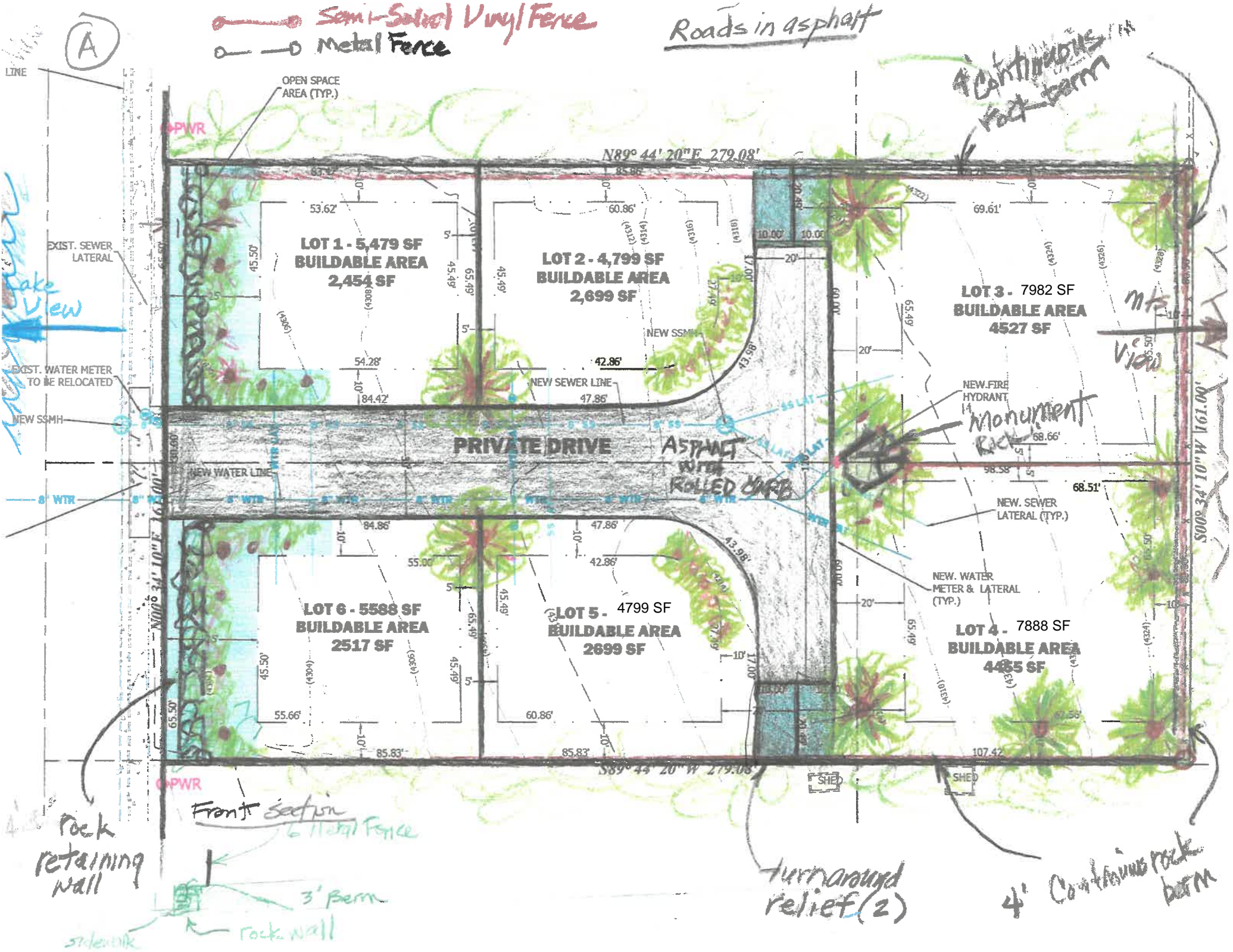
DRAWN: xx 2025-08-28
APPROVED: STA 2025-08-28
PROJECT #: 1794009
PRELIMINARY-1209007.dwg

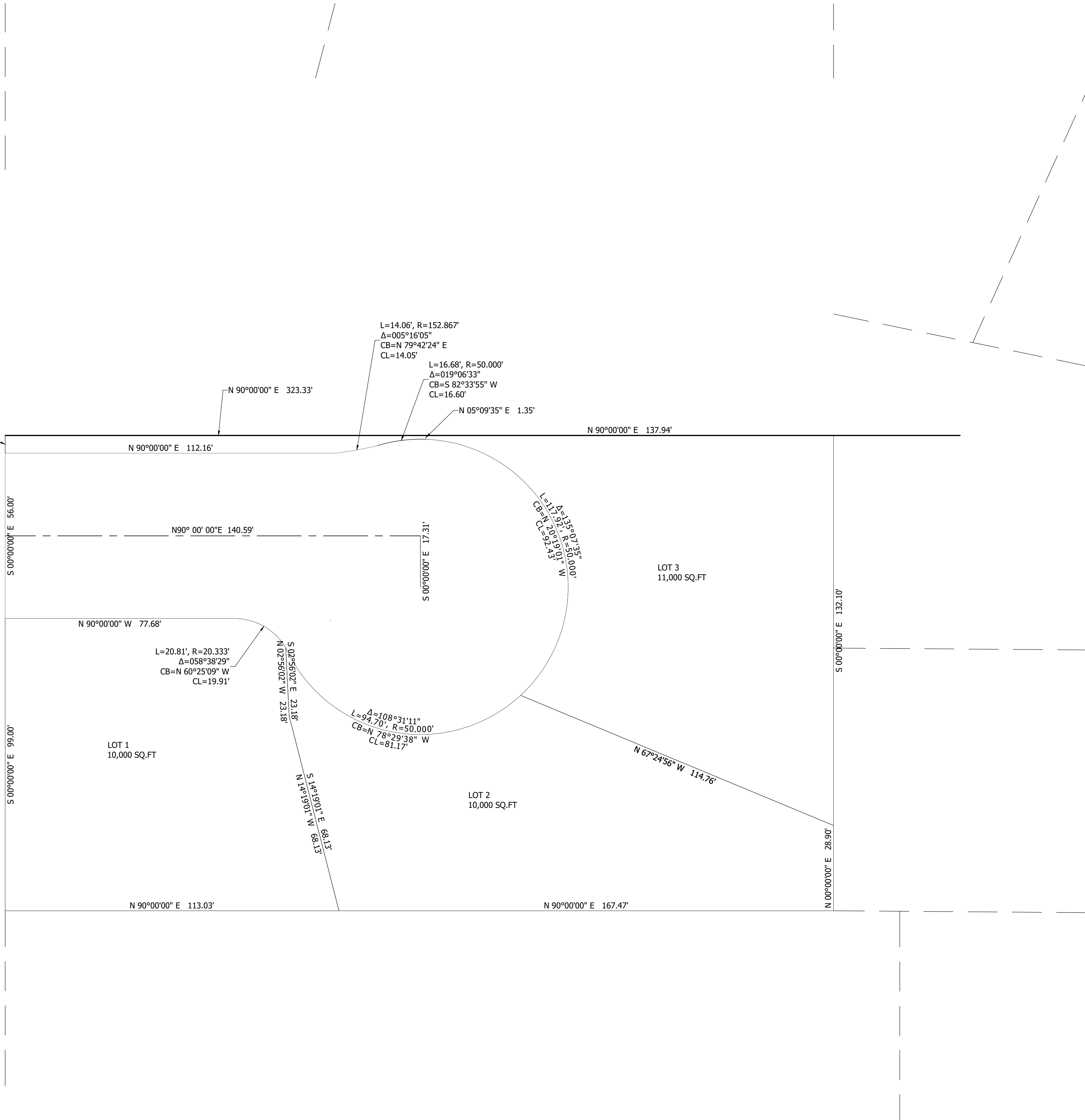
C910
SEWER DETAILS

Semi-Solid Vinyl Fence
Metal Fence

Roads in asphalt

4' Continuous Rock Berm





SYMBOL LEGEND	
205.1	REMOVE AND REPLACE CITY CURB & GUTTER PER APWA PLAN 205.1, SHEET C902 (TYPE A)
231	REMOVE AND REPLACE CITY SIDEWALK PER APWA PLAN 231, SHEET C902
255	REMOVE AND REPLACE CITY ASPHALT PER APWA PLAN 255, SHEET C902
A-1	ACCESSIBLE PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C900
A-2	INTERNATIONAL ACCESSIBLE PARKING SYMBOL PER DETAIL, SHEET C900
A-3.1	ADA PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C900
A-3.2	ADA PARKING SIGN - RESERVED TYPE PER DETAIL, SHEET C900
C-1	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C901
C-2	PRIVATE CONCRETE SLAB SECTION PER DETAIL, SHEET C901
C-3	PRIVATE CONCRETE CURB & GUTTER PER DETAIL, SHEET C901
C-4	PRIVATE CONCRETE CURB WALL PER DETAIL, SHEET C901
C-5	PRIVATE CONCRETE WATERWAY PER DETAIL, SHEET C901
C-6	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C901
G-1	PRIVATE DUMPSTER ENCLOSURE PER DETAIL, SHEET C901
R-1	MINOR CONCRETE RETAINING PER DETAIL, SHEET C901
R-2	MINOR LANDSCAPE RETAINING PER DETAIL, SHEET C901
GW 2A	REMOVE AND REPLACE UDOT CURB & GUTTER PER UDOT DETAIL, SHEET C903 (TYPE B1)
GW 3A	REMOVE AND REPLACE UDOT SIDEWALK PER DETAIL, SHEET C903
GW 3A	NEW CONCRETE DRIVE APPROACH PER DETAIL, SHEET C903

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING
MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE. MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48
(2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
BEVELED).

**PRELIMINARY
NOT FOR
CONSTRUCTION**

JH 2023-12-22
LKM 2023-12-22
1794009
EXHIBIT-1209007-OPTION
1.dwg
C400
COVER & INDEX




7/14/2025	Region 1	25-059) SR-106, Farmington, Rawlins Fa	161745		
Physical Address	City	Permit Type	Access Use Type		
413 south 200 east	FARMINGTON	Improvement	Residential		
PERMITEE INFORMATION					
Property Owner Name	Primary Contact	Primary Phone	Email		
Rawlins Brothers Construction	Charles Rawlins	(801) 815-0187	Crawlins13@gmail.com		
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0168	6.7			37	5 - Reg. Priority Urban
0106	6.661	40.9736091	-111.8832964	37	5 - Reg. Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses, or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

Special Limitations: Plat - showing cross access rights with both the North and South parcels from the development, and the removal of the temporary access when either/both are activated

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.



6. UDOT may cancel, suspend, or revoke this permit due to:

- A) Non-compliance with the permit provisions including terms, conditions, and limitations
- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

- 7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
- 8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
- 9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
- 10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.
- 1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
- 2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
- 3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
- 4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
- 5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.

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ENCROACHMENT PERMIT

ROAD
WORK
AHEAD

PERMIT MUST BE AVAILABLE FOR REVIEW & INSPECTION AT ALL TIMES AT THE PERMITTED WORKSITE

GENERAL PERMIT INFORMATION

Issuance Date 07/21/2025	UDOT Region Region 1	Inspection Billing Number		W.O. Number (applicant-provided)		Encroachment Nbr. 163560	SG Nbr. (if applicable)
State Route 0106	Milepost Start 6.7	Latitude	Longitude	City FARMINGTON	County DAVIS	Worksite Address 413 South 200 East	
Permittee Information	Permittee Name Charles Rawlins Rawlins Brothers Const Inc DBA DCM LLC			Permittee Address 12 West Lund Lane, Farmington Utha 84025			
	Primary Contact Name Charles Rawlins			Primary Phone (801) 815-0187	Email crawlins13@gmail.com		
	Company Name Rawlins Brothers Cons Inc DBA DCM LLC			Primary Phone (801) 815-0187	Email crawlins13@gmail.com		
Work Being Performed for	Contact Name Charles Rawlins			Primary Phone (801) 815-0187	Email crawlins1@gmail.com		

PROJECT DESCRIPTION (Applicant-Provided)

Install a new sewer manhole with a new 8 inch sewer main extending into the property Keeping the manhole ring and lid out of the asphalt
install a new 8 inch water line that crosses the highway 106 (200 east) at 413 south extend into the property
install a new gas line into the property (gas company)
Remove and replace the concrete entrance, curb, gutter and sidewalk as per UDOT specs

PERMIT FEE PAID

\$550.00

SULA Confirmation Number

PERMIT AUTHORIZATION TIME-FRAMES

Start 07/22/2025	Expires 08/05/2025	Total Day Count 14	
Work Only Authorized On:	Mondays	Tuesdays	Wednesdays
<input type="checkbox"/>	Applicant must refer to the TC&L table (p.2 of this permit) for specialized day and time authorization instructions.		Start Time: 9 AM
			Completed By: 3 PM

PERMIT ACTIVATION REQUIREMENT

This permit MUST BE activated 24-hours before work is commenced within UDOT's right-of-way.
Please email the following individual 24-hours before work will start.
Please make the email subject line as follows: 'Permit Activation Notice (insert App ID No. below)'

Gary 1 Colby

gcolby@utah.gov

(435) 764-9371

163560

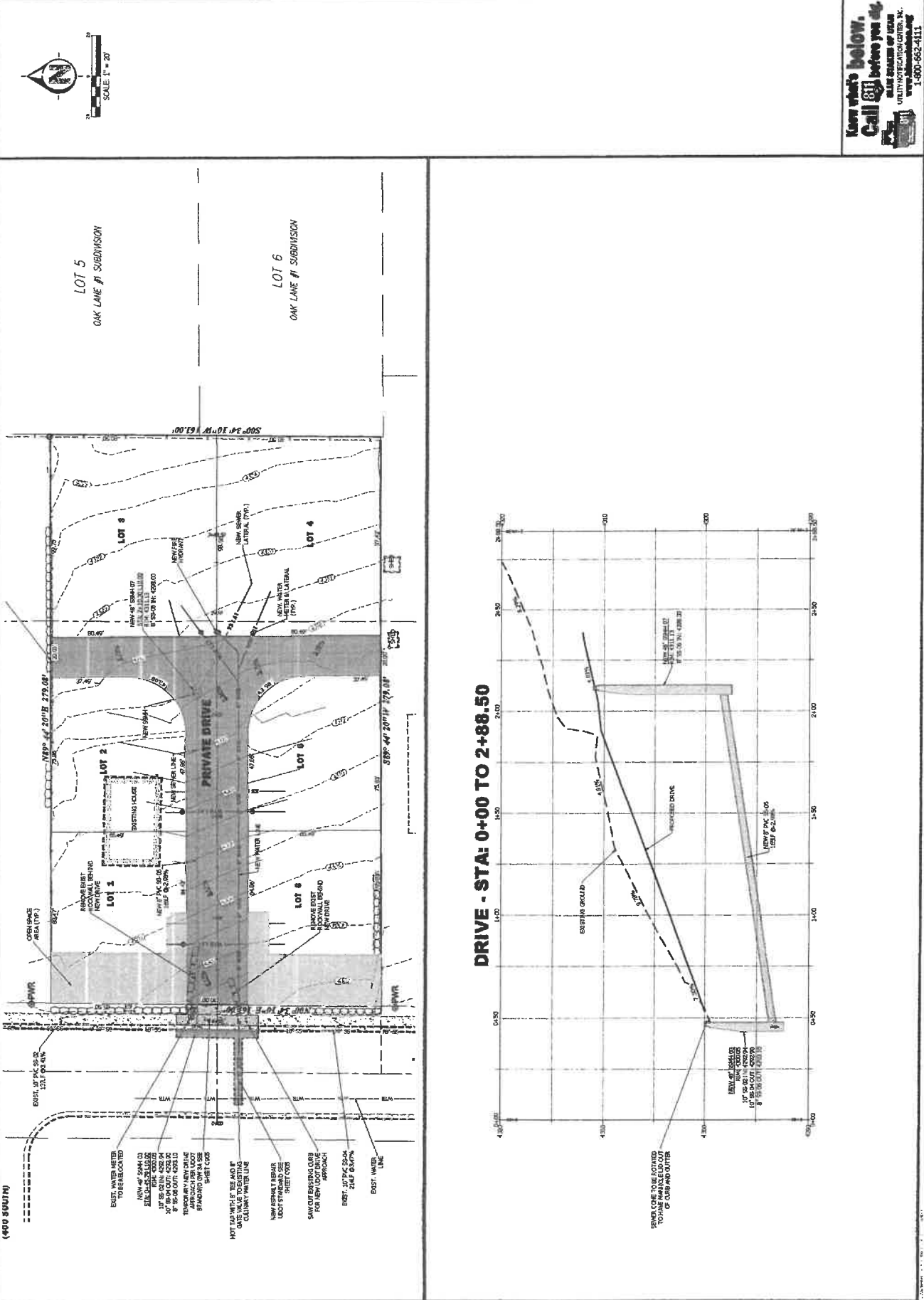
An Encroachment Permit is hereby authorized subject to Utah Administrative Code R930-6, R930-7, and any other applicable laws or regulations. By performing the activities authorized by this permit, the permittee agrees to strictly comply with all permit terms, conditions, and limitations (TC&L's), including any attachments submitted with the application. Failure to abide by all permit TC&L's, or any term set forth by this permit, is grounds for immediate verbal stop-work order, written stop-work order, permit revocation, the restriction of future permits, or other legal or equitable remedies.

In the event work is commenced under this permit and the permittee fails or refuses to complete the work, including performing substandard work, UDOT may, at its discretion, order the permittee to stop work and UDOT may correct any deficiencies or otherwise complete the permitted work at the expense of the permittee. Upon the receipt of an invoice for any costs, including all inspection costs, incurred by UDOT, the permittee shall immediately pay the amount due. If an action is required to be filed in court to collect the amount due, the permittee shall be liable for UDOT's costs and fees, including attorney fees. The permittee will strictly comply with the traffic control standards and warn the public of said work within UDOT's right-of-way to protect the traveling public and all personnel authorized within the permitted work zone. When traffic control is required, the permittee will not pre-stage any vehicles, equipment, personnel, or materials within any portion of UDOT's right-of-way until the required traffic control is in place. By accepting this permit, the permittee shall defend, indemnify, and hold harmless UDOT, its employees, consultants, contractors, agents, and the State of Utah, from all damages or claims, including attorney fees, arising out of the work performed under this permit by permittee, permittee's employees, agents, consultants, contractors, or subcontractors.

Austin LaRue

Authorizing Name (printed): Austin LaRue

Authorizing Name (signed):

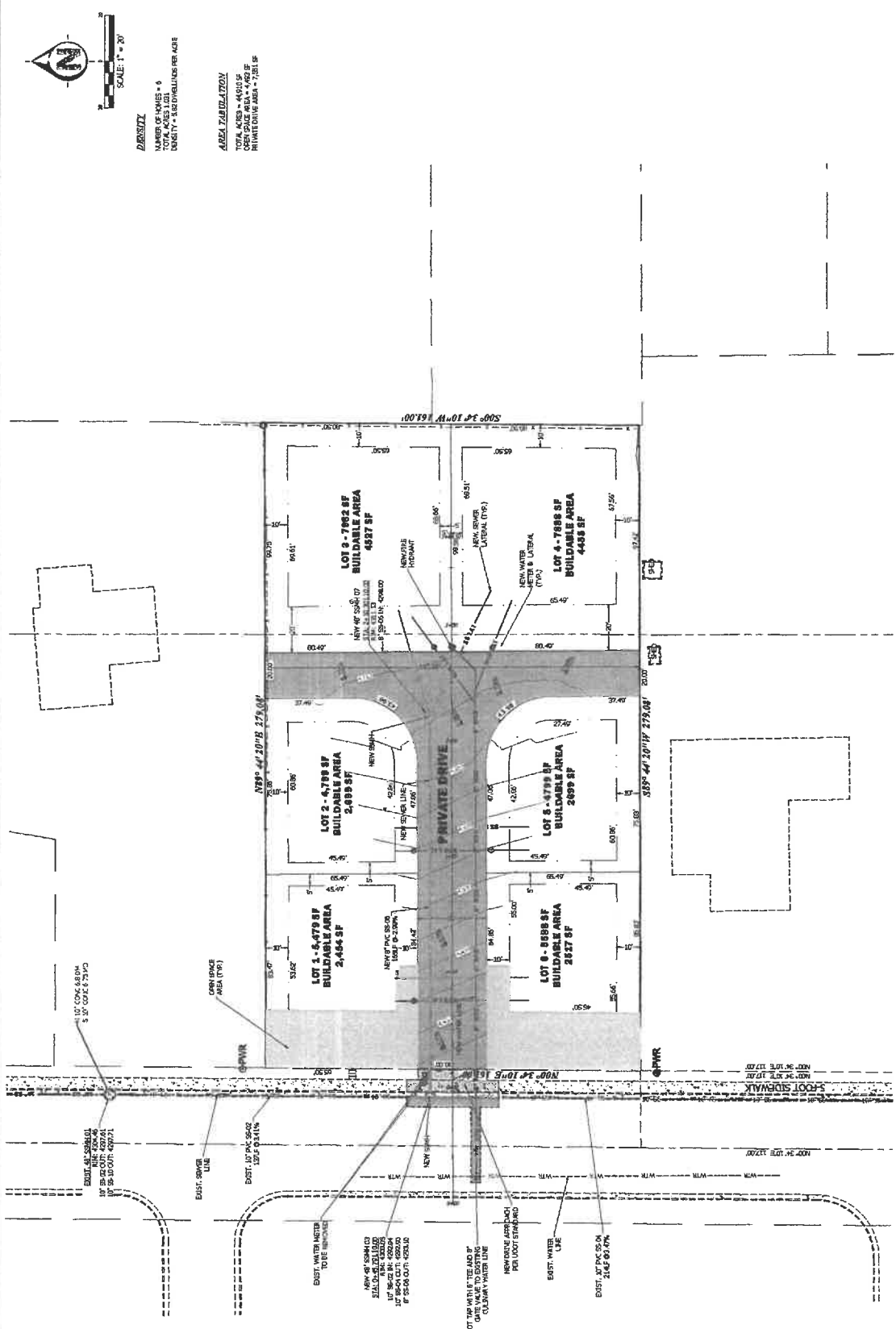


RAWLINS PUD SUBDIVISION
35E SOUTH 200 EAST
ARCEBERRY, UTAH
LOCATED IN THE SOUTH 1/2 OF SECTION 19, T.3 N., R.11 E.,
JANUARY 10 CITY, DAVIS COUNTY, UTAH



DEVELOPER
CHARLIE RAINLINS
Contact: Charlie Rainlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-815-0187
crrainlins13@gmail.com

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



DENSITY
NUMBER OF HOMES = 0
TOTAL ACRES 1.031
DENSITY = 5.82 DWELLINGS PER ACRE

AREA TABULATION

Items 3 'Heritage' and 4 'Stack' are posted in separate links to manage file size.

Links are available at:

<https://farmington.utah.gov/city-government/planning-commission/planning-commission-meetings/>

**FARMINGTON CITY
PLANNING COMMISSION
September 18, 2025**

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

Community Development Director Lyle Gibson introduced Agenda Item 2. The property owner and developer were asked to preserve the historic home onsite. The design caused a shift in the proposed road, so that it wouldn't meet City standard and would lack sidewalk on one side. It would also cause some variation in lot sizes. Now, the number of proposed homes is the same, but lots and placement vary from those called for in the Original Townsite (OTR) zone. There is an existing problem on Compton Road that wouldn't be up to the developer to fix, but would be the City's responsibility.

Commissioner Kristen Sherlock is concerned with the proposed Lot 1B next to the historical home. There is an example on 300 East of a historical home that doesn't fit in and therefore can't be sold. She feels this would strip the historical home of usable land due to its large setback. Resale issues should be considered.

Chair Frank Adams would like to talk about the Development Agreement, which lacks traditional time components. The City Attorney's suggestion is to preserve the historic home for not less than 25 years. He would like to change it to not be assigned to a third party without the consent of the City, which should not be unreasonably withheld. The Development Agreement needs some work. He would like to see elevations on this.

Gibson said 1A and 1B are associated with each other, with one being planned as an Accessory Dwelling Unit (ADU). They are individual plats that could be sold separately. This is unique to pre-plan, which allows for the appropriate planning for utilities. There is no moderate-income housing proposed in this development, but Subordinate Single Family (SSF) lots are allowed if they are owner-occupied for two years before being sold again.

Gibson said Staff recommends to table Agenda Item #3. However, the applicant would like feedback from the Commission to provide direction going forward. Adams said this is at the beginning of the process, which neighbors don't understand at this point. Staff has been working with the property owner for over a year and has concerns. Gibson said this is 40 acres, with 4 acres in unincorporated Davis County. The applicant also owns land next to it, for a total of 149 acres, where they plan to build a water tank. In fact, complete development of the 40 acres relies on that water tank, which the developer would have to finance. Culinary water needs a solution. They don't have approval to build and dedicate roads, but have started grading. The lots have to be flat enough to build a home. Hydrology studies need to be done to ensure the handling of storm water runoff. Foundation drains will bring water to the streets.

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

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

CONDITIONAL USE APPLICATION – *public hearing*

Item #1: Lalco, Inc. dba: Our Humble Hive – Applicant is requesting an exception for the location of a monument sign at 79 N. Main St.

Community Development Director Lyle Gibson presented this item. Our Humble Hive will be conducting business at the subject address. The property has been used for business activity for many years and is located in the BR (Business Residential) district. To help inform others of their business, they are looking for permission to install a sign in front of the store along Main Street. The type of sign being proposed is considered a monument sign, which has a required set back of 10 feet from the property line along the Main Street Right of Way and 25 feet from neighboring properties to the north and south.

The property line is essentially at the back of sidewalk and there is only 10 feet between the sidewalk and building to use. In addition, the lot is narrow enough that to place it where desired there would only be 21 feet to the neighboring property to the north. Because of the historic nature of the BR zone and the anticipation that exceptions would be needed to the typical standards, the city code allows for the Planning Commission to approve deviations from this standard through the conditional use process. It is the opinion of Staff that the proposed sign is of a character consistent with the area and supportive of the downtown master plan. The proposed placement will not hinder traffic safety or visibility of pedestrians.

15-5-020: BUSINESS AND SPECIAL USE ZONES:

The business/residential district BR and special use district B are considered to be unique districts in the City and, as such, allow a mix of residential, office, and low intensity commercial uses. Signs in these districts are subject to all standards set forth in this title and to the following additional standards: (Ord. 2012-32, 10-16-2012)

- A. Residential Uses, Developments: Signs for residential uses and developments in these districts shall be limited to those types listed in section 15-5-010 of this chapter.
- B. Office, Commercial Uses: For office and commercial uses in these districts, only the following additional signs are permitted:
 - 1. Awning signs;
 - 2. Changeable copy signs;
 - 3. Directory signs;
 - 4. Identification signs;
 - 5. Monument signs;
 - 6. Project identification signs;
 - 7. Projecting signs;
 - 8. Temporary signs;
 - 9. Service signs; and
 - 10. Wall signs.
- C. Ground Signs Prohibited: Ground signs, as defined in section 15-1-040 of this title, are not permitted.
- D. Setback: The minimum setback from front property lines shall be ten feet (10'). If widening of public streets is planned or projected, this setback shall be measured from the future right of way line.
- E. Size of Temporary Signs: Temporary signs shall not exceed sixteen (16) square feet in size.
- F. Wall Signs: The maximum area of wall signs shall not exceed ten percent (10%) of the front building face of a main building and five percent (5%) of not more than one additional building face. For the purpose of this title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.
- G. Monument Sign for Complex: Each business or commercial complex may have one monument sign for each separate public street frontage. Such signs shall be set back a minimum of twenty-five feet (25') from side property lines.
- H. Master Plan for Signs: When site plan review is required for a proposed development, a master plan for signs shall be included with the application.
- I. Exceptions: Exceptions to the provisions of this section may be made for signs for office and commercial uses within the business/residential (BR) zone. Such exceptions shall be requested and reviewed in accordance with the conditional use permit process set forth in title 11, chapter 8 of this code. This exception is founded upon the provisions of the downtown master plan for Farmington City. As noted in the downtown master plan, the downtown area of the city contains mixed and diverse uses necessitating and requiring flexibility and discretion in implementing and allowing special deviations from standard requirements of the zoning ordinance and other regulations in this area.

While Staff is not sure how to link this to the downtown plan as it doesn't speak much to signage, it speaks for itself as a sign that fits the character of the area.

Our Humble Hive owner Jen Lalli addressed the Commission. She is an interior decorator, and she tried to design the sign so it fit in the area.

Chair Frank Adams opened and closed the public hearing at 7:03 PM due to no comments received.

MOTION:

Commissioner Kristen Sherlock made a motion that the Planning Commission approve the location of the monument sign for Our Humble Hive at 79 N. Main Street as proposed.

Findings 1-3:

1. The character of the sign fits the vibe for the Main Street area and is compatible with the Downtown Master Plan.
2. The sign will not create detrimental impacts that require additional conditions for mitigation.
3. The nature of the property is such that meeting the base standard is not viable.

Supplemental Information 1-3:

1. Vicinity Map
2. Recent Photos of the Subject Property
3. Plans for Sign

Commissioner Brian Shepard seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay

REZONE AND SUBDIVISION APPLICATIONS – *public hearings on both items 1 and 2*

Item #2: Elite Craft Homes – Applicant is requesting consideration of a Development Agreement and the Schematic Plan for the Sorrel Springs Subdivision at 638 N. Compton Rd. This project consists of 10 lots on approximately 3.1 acres. S-02-25

Gibson presented this item. The applicant has worked with Staff on the subject property to consider development of single-family home lots. The initial interest and direction of the applicant was to simply comply with the typical standards of the Original Townsite Residential (OTR) zone. Therefore, they designed a 10-lot subdivision with standard lot sizes and road improvements, which would not have required any public meetings as it is a Staff-level approval. However, there is a house that was originally built in 1890 on site. While not currently a property eligible for the national historic register, sentiment has been expressed to preserve it if possible. It is on the City's historic landmarks list. In order to preserve the home, the original subdivision design needed to be reconfigured, forcing a need for variation in lot sizes and a proposed public road with non-standard sidewalk since it is only on the south side. Standard lots are 7,000 square feet, with smaller Accessory Dwelling Unit (ADU) lots.

The majority of Farmington is subject to residential and agricultural zoning districts codified in Chapters 10 and 11 of the zoning ordinance. These areas allow for flexibility or alternate lot sizes based on an established yield without the need to receive approval by agreement. The OTR zoning district does not grant this flexibility as easily, though it may be the part of the City with the most need for flexibility considering its history of development.

The applicable code states:

11-17-045: ALTERNATIVE LOT AND SETBACK STANDARDS, AND ADDITIONAL LOTS:

A. Alternative Standards: Following the subdivision yield plan defined in Chapter 11-2 and using the minimum standards of subsection 11-17-040A to establish a maximum number of lots, a subdivider may alter the lot area, width, and side and side corner setbacks of lots for main buildings within a subdivision using

standards for the LR zone delineated in subsection 11-12-090, if the subdivider, at the sole discretion of, and by agreement with the City, implements one of the following public benefits:

1. Provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision (or an alternative proposal acceptable to the City if the subdivision is less than 10 lots) for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household, or pays a fee in lieu thereof for moderate income housing determined in consideration of factors set forth in Chapter 11-28 of this Title; or
2. Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or
3. Create open space; or
4. Establish some other public benefit; or
5. Provide a combination of 1, 2, 3, and/or 4 above.

B. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide a public benefit.

A yield plan has been provided establishing the number of lots, and City Staff is recommending approval of the alternate standards following FMC 11-17-045 (A)(2).

Gibson said he has already received a handful of emails on this agenda item, and he forwarded them to the Planning Commissioners. Many are worried about the traffic on Compton, which is a north-bound, one-way road where motorists can turn right off of 600 North. However, many don't follow that rule and things get interesting there. Staff would like to monitor that to fully understand it. Recent construction likely made the situation worse. If it is a problem that already currently exists, the City would need to fix it rather than the developer.

Applicant Trent Preston (173 Main Street, Farmington, Utah) representing Elite Craft Homes, addressed the Commission. He indicated that this is a solution per the historical home that is on the property. He plans to sell lots 1A and 1B together, but it would provide flexibility for affordable housing/Accessory Dwelling Units (ADUs). This is the same for 2A and 2B, and 3A and 3B.

Sherlock asked if the home would ever be in jeopardy of being torn down. Preston said the Historic Preservation Commission would require any future demolition permits. It is within the City's power to control this via the Development Agreement.

Adams asked about 4a of the Development Agreement regarding a time element for preservation of the home. He would like language added that calls for the preservation of the home for not less than 25 years. Preston replied that he plans to sell the historic home. Adams said this would be binding on whoever owns it. Preservation may need to be further defined. He views it as it won't be torn down or demolished. Adams said normal City code defines any remodeling, etc. Preston said he is fine with that amendment.

Adams also asked about 5a, to change from permitted/allowed to "required" regarding the installation of infrastructure such as roads, curbs, gutters, etc. Preston agreed to the change, saying he already planned to do that.

Adams inquired about 10 regarding assignability of the property, where he would like to change it to assignable with the consent of the City, which shall not be unreasonably withheld. Preston was fine with that change.

Chair Frank Adams opened the public hearing at 7:15 PM.

Karen Davis (180 W. 600 N., Farmington, Utah) said she lives just south of this development. She is upset, but she knew it was bound to happen one day. She just wanted to question on Lot 3A with the driveway that goes out to Compton; she said she has an easement on the road and wants to know about the future of it. Preston noted that he is obligated to keep that easement for her and would fence it off so it doesn't look like part of Lot 3A. It will also be disclosed to the owner of Lot 3A. As these are odd-shaped lots, the homes will be designed to fit the lots.

Davis would like something safer and less dense. On the right side by Farmington Creek, there is a ditch that affects the dam and is an outlet for flood control. It should be left open, but is now blocked with boulders and sandbags. There are people who have water rights associated with that water. The water table in the area is very high and many neighbors have sump pumps. She would like to keep the country feel in the area.

Trenton Jensen agrees with the road traffic concern. He noted that traffic has quadrupled on the one-way road, and he is concerned for the safety of not only his children, but others in the area. Adams noted that any emails sent will be made part of the record and sent to the City Council.

Shawn Gibson (651 N. Hidden Hollow, Farmington, Utah) asked about buying Lot 6 behind him, and if it would be part of a Homeowner's Association (HOA) or have Covenants, Conditions, and Restrictions (CC&Rs). Preston said this would not be an HOA, and that he would discuss things privately with him.

Chair Frank Adams opened the public hearing at 7:23 PM.

Gibson noted that there are no City requirements that the lot must be built on once recorded; that is a discussion that the buyer would need to have with the developer. The land is zoned Original Townsite Residential (OTR), so all setbacks and height restrictions would fall under that ordinance. Gibson also touched base on the outlet creek concern. There could be an irrigation ditch onsite, which could be addressed in the technical review. It can be piped or re-routed if needed. The City will look into the irrigation ditch. They will work with the applicant to make sure rights and functionality there are maintained.

Adams said the City ought to take a serious look at Compton Road, especially considering future increases due to this development. It doesn't serve the population the way it is now.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend approval of the Agreement permitting the use of Alternative Lot Standards and non-standard public right of way improvements with the suggested changes to the Development Agreement as followed:

1. 4a: Preservation of the home to not be torn down for a minimum of 25 years.
2. 5a: Language change from *permitted* to *required*.
3. 10a: Assigned with City's approval.

Findings 1-4:

1. The proposed development is consistent with the Farmington City General Plan and vision for the area.
2. The subdivision as designed creates a desirable neighborhood that is consistent with the OTR zoning district and surrounding neighborhoods.
3. As designed, the development can be serviced by required utility providers and establishes a street network capable of handling the number of units proposed.
4. The preservation of the existing historic home on site qualifies the project for consideration of alternative lot size and standards per Section 11-17-045 of the City Code.

Suggestion 1:

1. That the City Council looks at Compton Road in regards to safety issues that the current residents are facing that could be exasperated with this development.

Supplemental Information 1-3:

1. Vicinity Map
2. Agreement for Alternative Standards
3. Subdivision Plan

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Brian Shepard	X Aye ____ Nay

Item #3: Falk Family Office – Applicant is requesting consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to R-F (Residential-Foothill) zoning district and consideration of a Schematic Subdivision and Preliminary Planned Unit Development (PUD) Master Plan for The Farmington Reserve – The Garden project from approximately 1100 South to approximately 1500 South, east of 200 East Street. S-11-24

Gibson presented this item. The applicant controls a large area east of 200 East Street, about 36 acres of which is in the southeast part Farmington, with additional properties beyond that which are currently part of unincorporated Davis County. The property has a limited amount of Large Residential (LR) zoning near 200 East, but is largely zoned A (Agriculture) which has a standard lot size of 2 acres with an Alternate lot size of 1 acre which can be achieved by providing certain public benefits. The City may want to consider annexing 4 acres in the future.

The A zoning district is generally left in place as a holding zone until the City is ready to grant rights for something else which is feels is appropriate for the property. Rezoning a property is a legislative decision, so the City has a lot of discretion as to whether or not to approve a rezone request. Little to nothing is required in an application for a rezone. One theory is that the City should grant the zone assuming whatever it permits makes sense for the property. Often in Farmington, zoning is considered in connection with a specific project to help demonstrate what is most likely to happen if a change is granted. This is a case of considering zoning with a project. The Planning Commission may consider the zoning on its own merits or in connection with the project as the Commission looks to make a recommendation to the City Council as to which action to take.

The subject property is adjacent to Large Residential (LR) zoning to the north and on properties east of 200 East Street. There is more LR zoning and S (Suburban) zoning to the south. Across 200 East Street is the same Residential (R) zone as is being requested as well as R-2, and R-4 multifamily zoning districts. The requested R zone was decided on as it is found in the general area and as it has been used in recent years to accommodate a subdivision that has been pointed to as a good example: The Rose, north of Park Lane on the west side of Main Street.

The applicant has provided a yield plan which accounts for 72 standard lots in the R district. This yield plan has been reviewed as plausible based on the provided slope analysis and layout. Assuming the R zone is appropriate, this sets a base density under which a PUD can propose an alternate and theoretically better layout and project. The developer is seeking 86 total lots using the base of 72 and the bonus density provisions of the PUD code allowing up to 25% bonus density.

Part of the 36 acres in Farmington is the site of the Wilcox property, the home of a former Mayor of Farmington City. As initial concepts with City Staff have been under review, it was noted that this home was of significance to the community and interest was expressed in having the applicant help preserve it. To that end, this property was placed on the Farmington City Historic Landmark Register following a recommendation by the Historic Preservation Committee. This designation gives Farmington City extra control and authority over changes or demolitions to the home. The Wilcox property is included on the Project Master Plan (PMP), but not identified as one of the 86 new lots. The applicant is proposing that the preservation of this home be a part of the public benefits offered to qualify for consideration of the additional units beyond 72.

In addition to preserving a historic building, the project includes large open space areas and trails. The open space areas would largely be left in their natural state with an unpaved nature trail through parts of the project,

which would be open for public use. As the Development Review Committee (DRC) has looked over the plans to date, there have been three main concerns, which will be summarized here.

1. **Water Pressure:** The developer has worked with the City and the City's engineering consultants to understand how much water pressure is available to serve the area. In brief, until a future tank is built in the general area at a higher elevation, there is only enough pressure to serve what is essentially identified as Phase 1 and 2 at this time. The applicant controls the property to the east, which could provide a future solution as shown on the connectivity plan at a future date. This will provide additional water pressure to the area. Until that time, the DRC does not want to risk granting any entitlements for development beyond the line identified on the yield plan.
2. **Access / Emergency Access:** The road network as proposed is a public street network that is designed for potential future expansion or connection to additional development further east. The applicant controls a large amount of property to the east in the unincorporated county and has included with the application a connectivity plan that demonstrates how development could eventually work its way further uphill. In the meantime, the proposed Phases 1 – 4 have just one standard access to the majority of the project. South of the church there are five proposed lots on a separate dead-end access.

The City's subdivision ordinance includes a standard in 12-5-040 which states that a dead-end street shall not exceed 1,000 feet in length and shall not serve as access for more than 24 dwelling units. The PUD Chapter and Development Agreement process allow the City to consider and approve deviations to these standards if there is reason to do so. To address this concern, the applicant has proposed multiple emergency access points in the first four phases. As designed, Phase 1 includes 32 lots along a 1,260 feet dead-end street until Phase 2 develops. Phase 2 would add 14 more lots, bringing the total number of lots to 46. However, if the proposed emergency access is determined to be acceptable, there would then be multiple qualifying points of access, making the longest dead end only about 500 feet in length providing access to nine units. Unless the fire access road scenario on Sheet 2 in the included plans is deemed acceptable and able to be built, 19 units in Phase 3 and 16 units in Phase 4 add to the dead-end length and number of units. Under this scenario, all phases would again meet the standard.

Of course, Phases 3 and 4 are not yet serviceable from a water standpoint at this time, so their development timing is unknown. So far, the fire marshal has not confirmed that the emergency access roads are within the parameters needed for their use.

3. **Slopes:** The property is within the Foothill Overlay district and would remain so if a rezone is approved. This overlay adds additional standards and restrictions to mitigate impacts and ensure safe development on the hillside essentially east of Main and 200 East throughout Farmington. Of note is a restriction to develop on slopes which exceed 30%. These areas have been identified by the applicant and roughly verified by the DRC. Roads may cross these steep slopes, but there are limitations to the size of retention allowed to do so. Consideration of these slopes ensures that there are buildable areas while ensuring that road grades aren't too steep for the use of the general public or for the City to provide services such as snow plowing and fire-fighting. The data provided so far indicates that meeting maximum grades of 14% on streets is possible. Should the City support this concept and approve the schematic plans, additional detail would be reviewed through a preliminary plat process to ensure compliance.

As part of the items submitted, the applicant has indicated where there are possible fault lines. A detailed geotechnical and fault study would be required during the preliminary plat process should this project move forward.

**A Development Agreement is in process at the Staff level in coordination with the applicant. A draft version has not been included in this report due to additional need for input as well as review by the City and Applicant. Direction from the public hearing and Planning Commission is needed to inform this agreement for the future*

review of the Planning Commission. The Agreement would set limitations and establish requirements for the development for the applicant.

It is the anticipation of City Staff after holding a public hearing and receiving input from the Commission, that direction be given to consider in the agreement if there is even support for the project. Input would inform a more refined agreement, if not an altered project proposal that may then be reviewed by the Planning Commission.

Applicant Mike Falk introduced himself and said that he and his two daughters lived in Somerset Farm in the 1990s. In 2018 he looked at and purchased this land that is in question. He has a background in commercial real estate, and hired the same company that planned Daybreak. They discussed charrettes in four meetings, each with eight to twelve people in attendance. Those in attendance expressed interest in trails. Falk said that he was previously told this would look good for a hillside project, but also noted that he doesn't want to argue. He'd like to make it fit and work. It was also mentioned that he values the feedback. He doesn't want to leave the hillside looking like it has been torn apart. Inevitably, someone is going to develop this hillside in the future, whether it be him or someone else down the road. They have gone through the DRC three times.

Commissioner Scott Behunin asked about the historical soil stability and fault lines. Falk said there are two geotech studies, and there are fault lines all over the hillside. The Development Agreement stipulates getting further information on these fault lines. He is working with top firms he has confidence in. Behunin said he is worried that runoff and construction may disturb the soils the homes are built on. Falk said engineers have told him that a detention basin will be needed on land he had wanted to put homes on instead.

Commissioner Joey Hansen asked about the water pressure that is halfway through the proposed plan and how the applicant plans to service homes east of there. Falk said he plans to build a water tank.

Commissioner Tyler Turner said he would prefer to ask questions after the public hearing. Sherlock said this is a steep slope and she has dealt with homes that have horizontal cracking because they were slipping. She asked what plans are in place to make sure the homes stay on the mountainside instead of into the homes beneath them. Falk gave an example about the soils/clay and swimming pools having similar issues with flooding their downhill neighbors. Farmington doesn't have clay; it has rock. He doesn't see that same problem here, and plans to have experts help.

Sherlock noted similar issues years ago in Draper with Suncrest, and doesn't want to see that in Farmington. Falk said there is a connectivity plan for the entire 140 acres. She is also worried about emergency access, and wanted to know if he had consulted with first responders.

Stan Simrayh, representing the civil engineer working with Falk, noted that they have recently contacted Fire Marshall James Weston to consult on how to make this development more accessible for emergency access. Weston gave them a nine-point punch list about servicing these lots. In response, they changed Phase 1 to include fewer lots than shown in the packet due to access issues. There is a maximum of 30 lots that can be on one road that has one access point and one turn around. After 30 lots, a second access would be needed. Falk said a second access is planned to be in far southeast part of the development. This would come down the hillside and go into Tuscany Cove.

Adams also wants to hold his comments until after public comment. He did note that part of the problem is lots of comments may be the same due to lack of information. He would like a nearly fully developed Development Agreement before he will recommend this project to the City Council.

Chair Frank Adams opened the public hearing at 8:01 PM. He said the City Staff recommends tabling this agenda item, so the Planning Commission likely will only listen tonight and not pass anything on to the City Council yet.

Joseph Jardine (1099 S. 200 E., Farmington, Utah) lives next to the access, and sent an earlier email to the Commission. He questioned the road being right on the property line, saying it is only 30 feet off of the corner of his garage. He is worried about safety and traffic. He is wondering if the road can be moved closer to the Wilcox

home. The lots are also smaller than others in the area. He too, is concerned about the slopes and fault lines, and would like geoengineering to locate exactly where they are. He is also concerned that the road currently cut in may not be permissible.

Mike Plaizier (212 E. Lucky Star Way, Farmington, Utah) a former Planning Commissioner, lives on the street north of this. He realizes that this is one of the last large plots and big pieces of hillside left in Farmington. He understands that the owner does have property rights. With that, he would like to see other options for the area. He is worried about a fire engine going up the hill and being able to turn around. He knows it will be developed one way or another, but he is wondering about all options. He would also like to see a better plan with more information and consistency with the surrounding area.

Brad Fry (276 Lucky Star Way, Farmington, Utah) lives north of this development. He quoted that one of the primary goals of the General Plan is to encourage low density, rural residential development with larger lots sizes and open space. This opens the door for further development up the mountain, where the City lacks infrastructure. The plan calls for 31 lots 8,000 square feet or smaller. This would change the rural atmosphere of Farmington. Since this is one of the last undeveloped hillsides, it should be done right and not aggressively. The road being cut into the mountain was a surprise to everyone.

Kevin Hill (279 Lucky Star Way, Farmington, Utah), agrees with the previous statements. One concern he has is the runoff that was brought up. There are challenges on this hill to build appropriately, and it makes a difference to the existing homes. The size of the homes and lots in Phase 2 make them look close together. The 8,000 square foot lots are long and narrow.

Scott Vaterlaus (264 E. Lucky Star Way, Farmington, Utah) also noted that this is a challenging area to develop in. He said there is a lot of information in the packet, and it should be unpacked as it includes both a rezone and PUD with private streets. The LR zone is more consistent with the area. The PUD allows flexibility, which gets them to smaller lots. The zone is the first step, which leads to a certain number of lots allowed and infrastructure needed.

Troy Lanier owns a home in Farmington but currently lives in Centerville. This is a jewel of an area to develop, and engineering will help solve issues there eventually. He doesn't feel 8,000 square foot lots fit in that area.

Rebecca Fry lives north of the proposed project and agrees with many of the concerns state previously. She is more concerned about overloading Farmington's capacity for emergency services. She quoted the mayor's latest statement in the newsletter about population outgrowing the City's emergency services capacity. A development like this flies in the face of Farmington's needs for emergency services, especially in the foothills where wildland fires are a concern. This would cause increased traffic off 200 East, where students walk to school. The proposed lots are too small to fit the style and feel of Farmington. She would like to save foothill space, as the mountains are characteristic of Farmington.

Adam Tullis (1541 N. Tuscany Cove Dr., Farmington, Utah) lives south of the property. He moved in 10 years ago knowing something would be developed on this land. He noted that the water pressure is already terrible. Benchland Water has had many restrictions not being able to water his property over the years. A new home was built at the bottom of his property near Frodsham Farm. They put a pool in, but the slope gave way and they had to take the pool out. In one decade, they have had two wildfires there both north and east of where he lives. He has had a fire truck parked in his driveway ready to spray the hillside. The access gives him concern. There are a lot of natural springs in this area as well.

Judy Barlow (Lucky Star Way, Farmington, Utah) wants to second Fry's comments. She said that there are more residents than when she moved in 20 years ago, which makes Farmington not rural anymore. She said she feels bad because it's beautiful land, but it would be a shame to destroy it.

Lamont Wilcox (1110 S. 200 E., Farmington, Utah) said that Daybreak is a high-density area. While they are nice homes, they are not compatible with the area. A fire engine can't make it up that steep in the winter. The size of

the proposed lots concerns him. Development should fit in with current build-out. There is a steady stream of water inside several tunnels in the area.

Jessica Case (54 E. 1340 S., Farmington, Utah) wants to know what this will actually look like due to the small lots. She is concerned that they will become rentals with the smaller lot sizes. The other concern she has is whether the Bonneville Shoreline Trail will go away in that area.

Lori Rammell (1546 Tuscany Cove, Farmington, Utah) said her home abuts the property, and she does not agree with the rezone since it is quite steep. If it must be rezoned, it should match the surrounding areas. The proposed 8,000 square foot lots would destroy her property value. She said beyond selfish concerns, it is not in keeping with that area of Farmington.

Chair Frank Adams opened the public hearing at 8:32 PM.

Shepard said there is a lot here. He said that his neighborhood in West Farmington is dense, but this looks busy in regard to traffic and steepness. There is a legitimate concern of traffic flow, steepness, small lot sizes, and low water pressure. These things should be addressed prior to any approvals.

Sherlock said she doesn't feel better about this now than when she first arrived to the meeting, unfortunately. She has too many concerns and unanswered questions moving forward.

Turner, appreciates everyone's thoughts and comments. However, he said he doesn't like this one bit considering 30% slopes, lot sizes, run off, etc. He said that nothing the applicant said helped his dislike. He knows development will happen, but he is not happy with this.

Hansen liked the "last jewel" comment. He lives in the northeast part of the City, and is sure his neighbors didn't like when he came into the subdivision. While he does have the same lot size as those neighbors, he thinks it is very important to be consistent with the feel of the neighborhood. He said there are more questions than answers at this point regarding the entire project. He recommends tabling this item in order to get more information about it.

Behunin said to summarize, there are a lot of unanswered questions, so this needs to be revisited once it's been reviewed and comments have been addressed.

Adams said in a previous neighborhood he lived in, there was a similar situation, but the water issue was the first and foremost item to be taken care of. He acknowledged the amount of work that the applicant has put into this so far. However, there are so many unknowns at this point. A traffic, engineering, and hydrology study needs to be done. He won't pass this with 8,000 square foot lots, as it is not consistent with what is in the area. The applicant needs to identify where trails and trail heads will be. His hot-button issue is having a detailed Development Agreement that is ready to sign without blanks. He encourages the applicant to meet with the neighbors privately.

Turner wanted to discuss the difference between tabling this item or denying it outright. Gibson clarified the difference. *Tabling the item* would mean the item would come back to Planning Commission with additional details, a Development Agreement, etc. Proper notifications would go out to the neighbors again. *Recommendation of Denial* includes the applicant coming back with a different application OR going to the City Council, who may agree with the Commission, or they can go a different route such as going to the Council without the Commission's support.

Sherlock said when she first went through this packet, she was in favor of outright denial because she was freaked out. However, she wants to give the applicant the benefit of the doubt now that they have heard all the neighbors. She is willing to table it once to see what comes back.

Adams wants to rely on the experts here in regard to the engineering of these parcels. There has been a lot of work done that is difficult to see at this point.

MOTION:

Joey Hansen made a motion that the Planning Commission table this item and provide direction to City Staff and the developer for any changes to the Preliminary Master Plan if applicable and list items that the Commission would like to see addressed in a Development Agreement to be reviewed at a future meeting.

Findings 1-2:

1. After holding an initial public hearing, Staff will be able to work in more detail with the applicant on addressing comments heard from the general public and direction from the Planning Commission.
2. This grants additional time to create a Development Agreement which addresses comments received from the public and Commission.

Brian Shepard seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay

OTHER BUSINESS

Item #4: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. **Planning Commission Minutes Approval: September 4, 2025.**
 - Tyler Turner motioned to approve the minutes with one change indicating that **Adams closed the meeting at the end, not opened the meeting.**
- b. **City Council Report: September 16, 2025.**
 - Gibson said the City Council approved the Brickmoor (Old Farm) project with 168 units after two hours and much discussion. They want the traffic concerns on the north end considered. A resident traffic engineer who spoke at the meeting asked the Council not to over-engineer the intersection with a traffic signal. He tasked the Commission to make sure this project develops according to its initial approvals. It will take a while before the preliminary plat comes forward.
- c. Adams said Farmington has struggled with how to push affordable housing. According to Gov. Spencer Cox, if local municipalities don't get a handle on the situation, the State will take control of zoning and land use instead. He doesn't feel that Farmington will ever be able to provide entry-level housing with its demographics. Moderate-income housing standards are constantly changing.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 8:57 PM.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay

Frank Adams, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, October 7th, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Consolidated Fee Schedule and Budget Amendment discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Roger Child, Councilmember
- Pledge of Allegiance – Amy Shumway, Councilmember

PRESENTATION:

- Student of the Month Rhett Hinkley

PUBLIC HEARINGS:

- Adoption of FY26 Budget Amendment #1 – Municipal Budget
- Amending the Consolidated Fee Schedule (CFS)

BUSINESS:

- Consideration of an agreement for Alternate Standards for the Sorrel Springs Subdivision

SUMMARY ACTION:

1. Approval of Minutes for 09.16.25
2. Fraud Risk Assessment

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 28, 2025