



**FARMINGTON CITY
PLANNING COMMISSION**

November 06, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday November 06, 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 **6:30 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. 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.

GENERAL PLAN – public hearing

1. Farmington City's intent to adopt a Water Element as part of the City's General Plan. Affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the general plan amendment concerning:
 - a. Impacts that use the land proposed in the proposed general plan or amendment may have; and
 - b. Uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and

CONDITIONAL USE PERMIT – public hearing

2. Central Davis Sewer District – Applicant is requesting consideration of a Conditional Use Permit to relocate the sewer lift station from its current location in 'South Park' further north within the park due to the future I-15 expansion project. The location is approximately 1384 South Frontage Road.

SPECIAL EXCEPTION APPLICATION – public hearing

3. Dave Ellis – Applicant is requesting 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 353 S 75 W., in the LR (Large Residential) zone.

SUBDIVISION APPLICATIONS – public hearing for item 5 only.

4. CW Urban – Applicant is requesting Preliminary Plat Approval for the Farmstead project on approximately 15.5 acres of property at 675 South 1525 West, consisting of 30 lots.
5. Harv Jeppson – Applicant is requesting Final Site Plan Approval for the Spring Creek RV Resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property.
6. Michael Packer – Applicant is requesting consideration of a Development Agreement and the schematic plan for the Packer Subdivision at 219 E. 100 N. This project consists of 2 lots on approximately 0.72 acres.

OTHER BUSINESS

7. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes 10.09.2025 and 10.23.2025
 - b. No City Council this week (Election Day) next City Council is 11.18.2025
 - 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 November 03, 2025. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report November 06, 2025

Item 1: Integrated Water and Land Use Element of the General Plan

Public Hearing:	Yes (affected entities only)
Application No.:	25-25
Applicants:	Farmington City /FFKR Architects (Susie Petheram)

Background Information

The State Legislature passed SB 110 in 2022, which requires most municipalities and all counties to develop a water use and preservation element that is integrated with the land use planning and development. The element should include the effect of permitted development on water demand and infrastructure, methods for reducing water demand and per capita consumption and identify opportunities to modify operations to reduce or eliminate wasteful practices. This element must be adopted by Farmington by December 31, 2025.

Farmington began the process of updated the Comprehensive General Plan in 2024 with FFKR as consultants, and decided to incorporate the required water preservation element in the same process. The City applied for and received funding from the Division of Water Resources in the amount of \$15,000, which has been enabled FFKR to continue their work and create the draft plan considered today.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the Integrated Water and Land Use Element (Water Conservation Element, Water Preservation Plan, etc.) to the City Council.

Findings:

1. The plan includes water conservation policies proposals.
2. The plan supports existing and potential landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip.
3. The plan supports and consolidates efforts made by the City including the Waterwise Ordinance (11-7-070 D7 *Water Efficient Landscaping*), and other City policies aimed at eliminating the inefficient use of water.
4. The plan highlights low water use landscaping standards for new multifamily housing projects, commercial, industrial and institutional development, and common interest communities.

Supplemental Information

1. General Plan Water Element Overview
2. City Water Element Checklist
3. Draft Plan

The General Plan's Water Element

Integrating water considerations into land planning presents a significant opportunity to reduce municipal and industrial water use.

SB 110, passed in 2022, requires most municipalities (Utah Code 10-9a-403) and all counties (Utah Code 17-27a-401) to develop a water use and preservation element that is integrated with the land use planning and development.



Water Use & Preservation Element

The water use and preservation element should include the following:

- Effect of permitted development on water demand and infrastructure.
- Methods for reducing water demand and per capita consumption for future development.
- Methods for reducing water demand and per capita consumption for existing development.
- Opportunities to modify operations to eliminate or reduce conditions that waste water.



The New General Plan

The planning commission will prepare recommendations for a new general plan water element. Plans will evaluate water use and water demand for current and future development projects rather than assume there will be adequate water supply. Considerations may include:



Sustainable Landscaping



Water Budget



Incentive Programs



Water Concurrency Standards



Implementation Deadline

The municipal or county legislative body shall adopt and implement this new integrated water and land use element by **December 31, 2025**.



We Are Here to Help

The Division of Water Resources is tasked with helping and supporting local government to adopt this water use and preservation element. Email CityCountyPlanning@utah.gov.



Rev. 10/24

Contact: CityCountyPlanning@utah.gov
For more information, visit Water.utah.gov/water-general-plan

■ Integrated Water and Land Use in the General Plan

CITY WATER ELEMENT CHECKLIST

THE WATER ELEMENT NEEDS TO INCLUDE

- ☐ The effect of permitted development or development patterns on water demand and water infrastructure. This is asking you to develop a water budget
- ☐ Methods of reducing water demand and per capita water use for existing development
- ☐ Methods of reducing water demand and per capita water use for future development
- ☐ Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices
- ☐ If your community is required to adopt a water conservation plan, the planning commission shall recommend the following:
 - Water conservation policies to be determined by the municipality.
 - Landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip
 - Changes to an ordinance that promotes the inefficient use of water
 - Low water use landscaping standards for a new:
 - Commercial, industrial or institutional development
 - Common interest community
 - Multifamily housing project

COORDINATION

- ☐ Consultation with the Division of Water Resources, the Division of Drinking Water and the Department of Agriculture and Food through email, phone calls, meetings or planning comments

State agencies will consult with communities on the following considerations:

- ☐ A discussion of agriculture, including easements, canal/ditch mapping, water-efficient irrigation practices and source integrity
- ☐ An understanding and list of all water providers including their production and storage capacity
- ☐ Strategies for water supply diversification
- ☐ Drafting and finalizing a general plan water element
- ☐ How regional water conservation goals will be achieved through the general plan water element
- ☐ If the city is located within the Great Salt Lake Watershed, they should consider how their general plan water element will impact Great Salt Lake



Contact: CityCountyPlanning@utah.gov
For more information, visit Water.utah.gov/water-general-plan



Farmington City Planning Commission Staff Report November 06, 2025

Item 2: Conditional Use Permit for a Public Utility Installation.

Public Hearing:	Yes
Application No.:	25-24
Property Address:	1384 S Frontage Road
Existing Zone:	R-2
Area:	Approx. 0.04 acres
Property Owner/Applicant:	Farmington City / Central Davis Sewer District

General Background Information

There is currently a sewer lift station operated by Central Davis Sewer District at the South Park just north of the baseball field near the frontage road. There are a handful of these lift stations throughout the community that are an important part of the sanitary sewer system.

With the upcoming expansion of I-15, the existing lift station must be removed and a replacement is necessary. This infrastructure must be replaced in a similar location for functionality, to this end the sewer district has worked with personnel on city staff including the parks department to find an appropriate location that works for the sewer district while reducing its impact on the park which is also being impacted by the freeway expansion.

The lift station does not generate much traffic, noise, or smell. The district is proposing building a structure similar to the one on Station Parkway included with this packet.

Suggested Motion

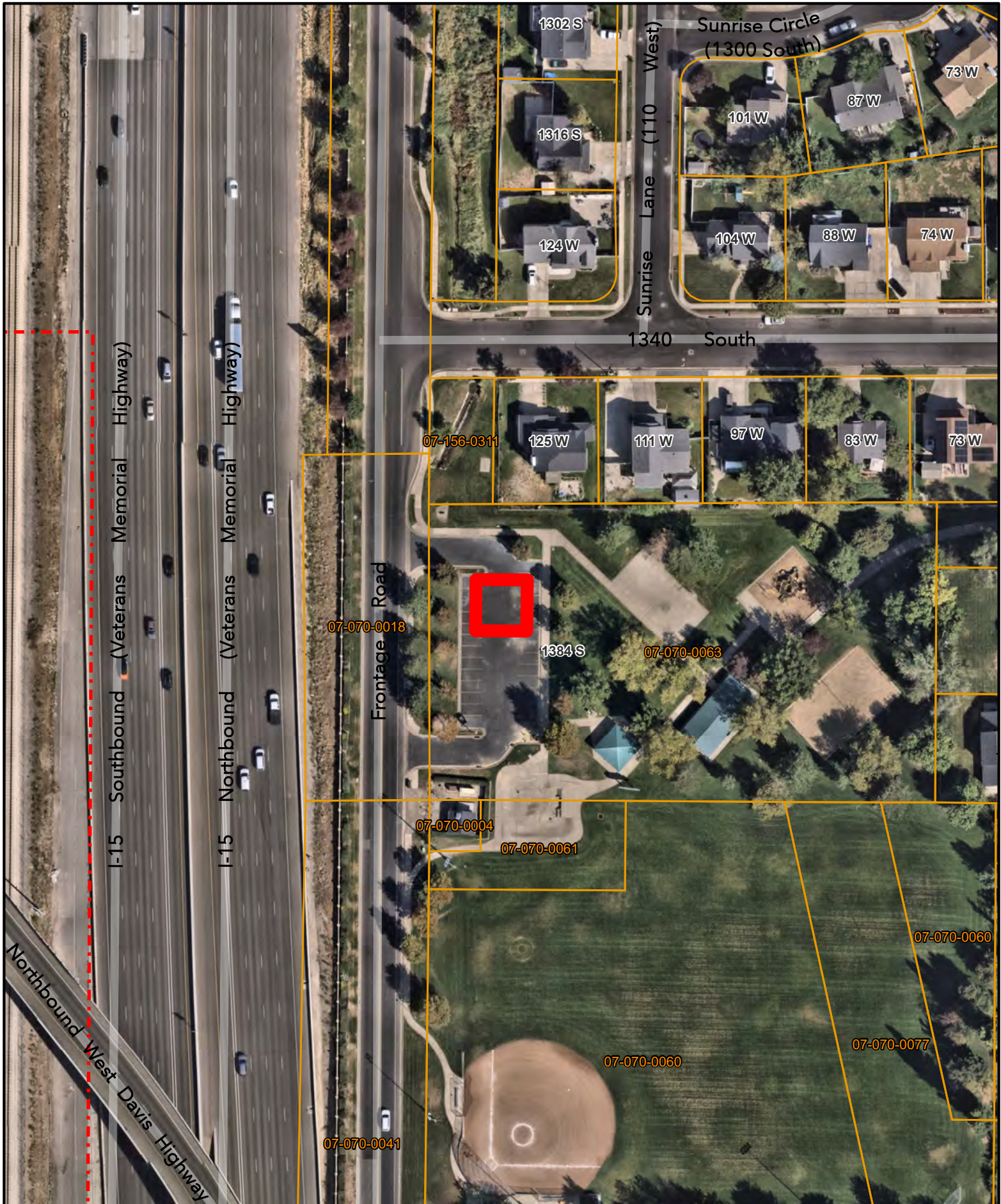
Motion to recommend approval of the conditional use permit for the sewer lift station relocation as indicated in the provided plans.

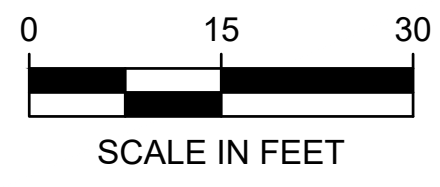
Finding:

1. The building as designed mitigates any reasonably anticipated detrimental impacts.

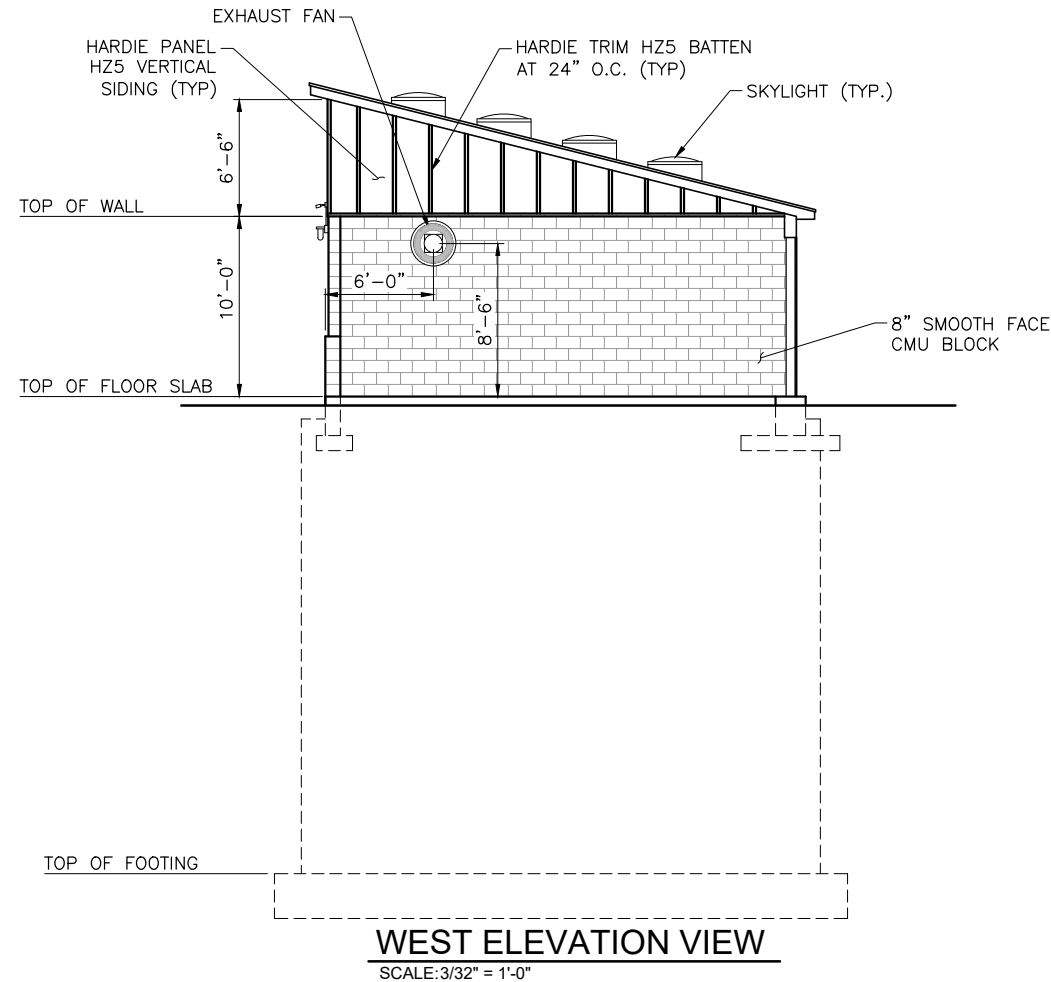
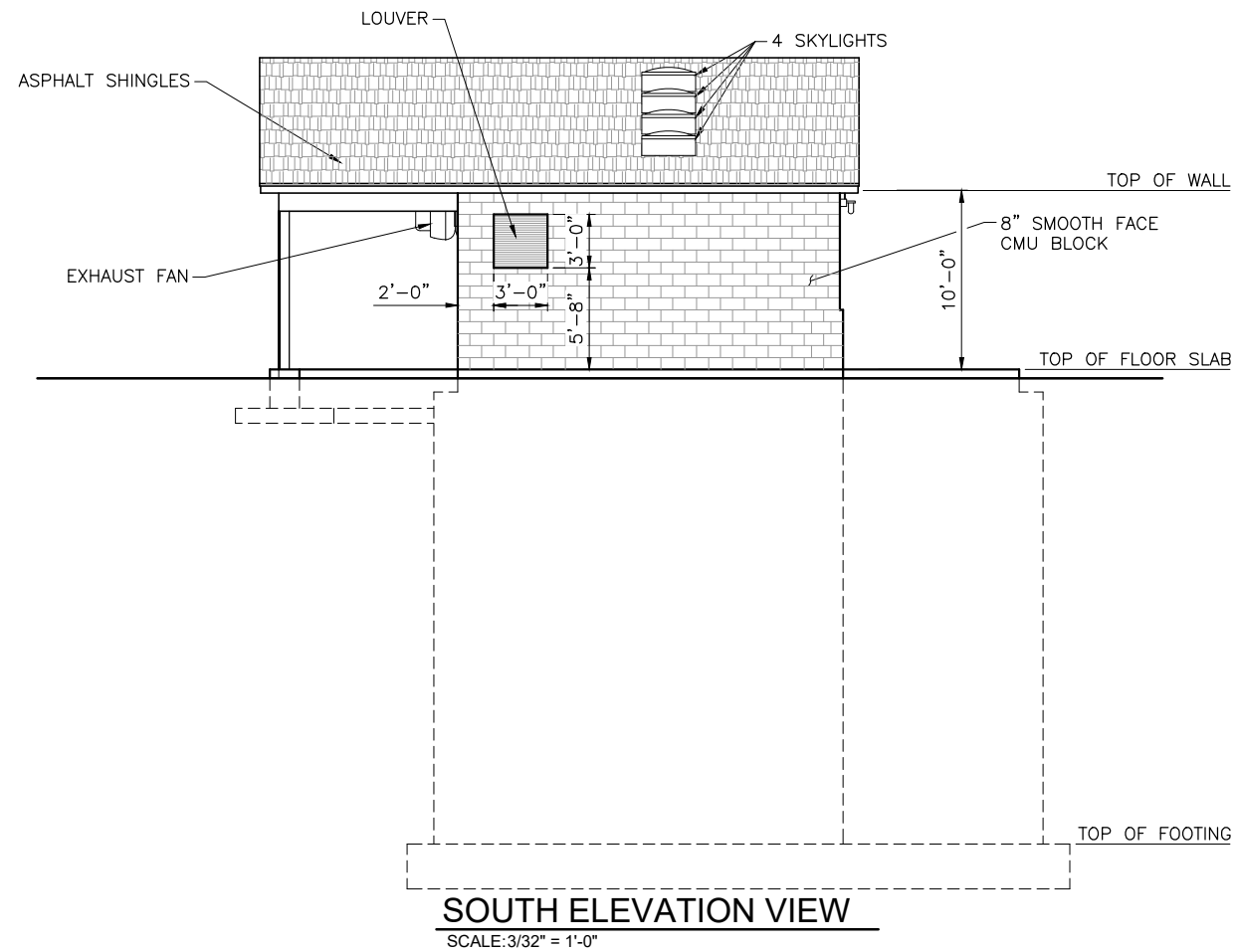
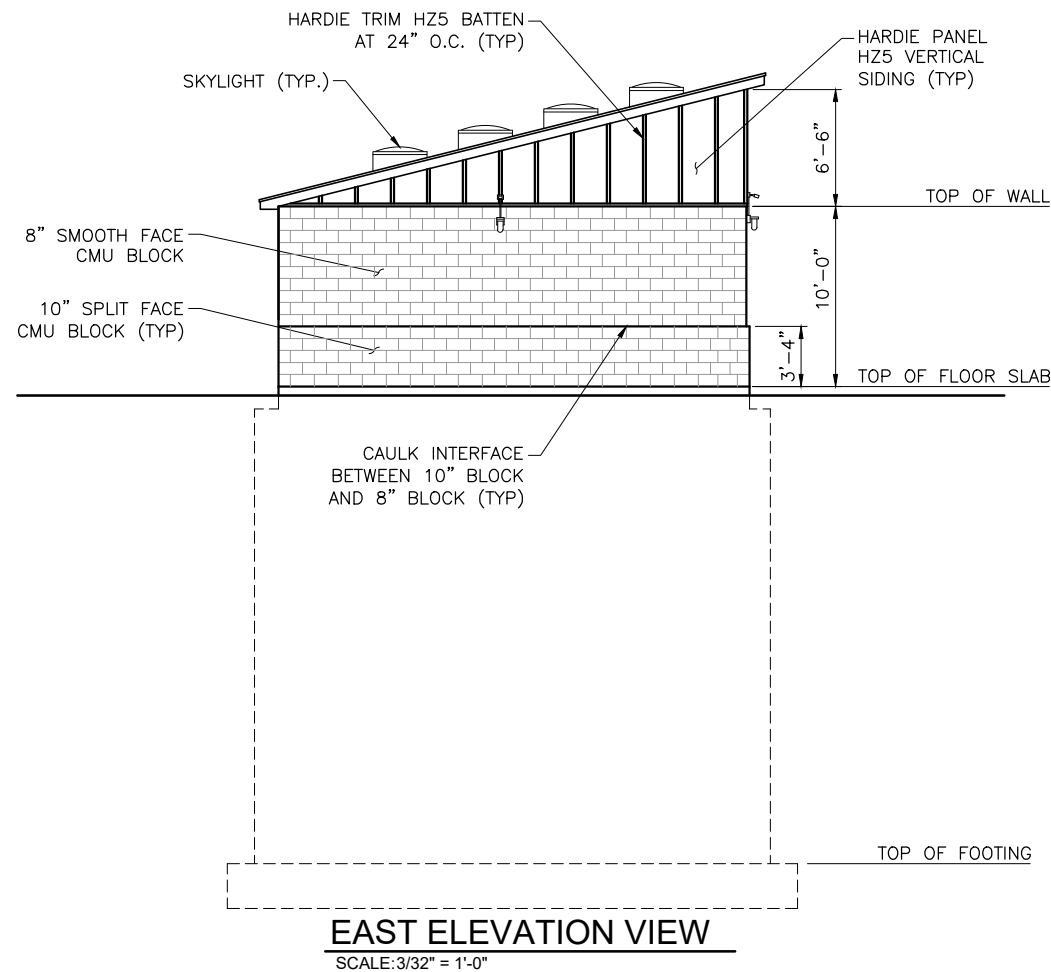
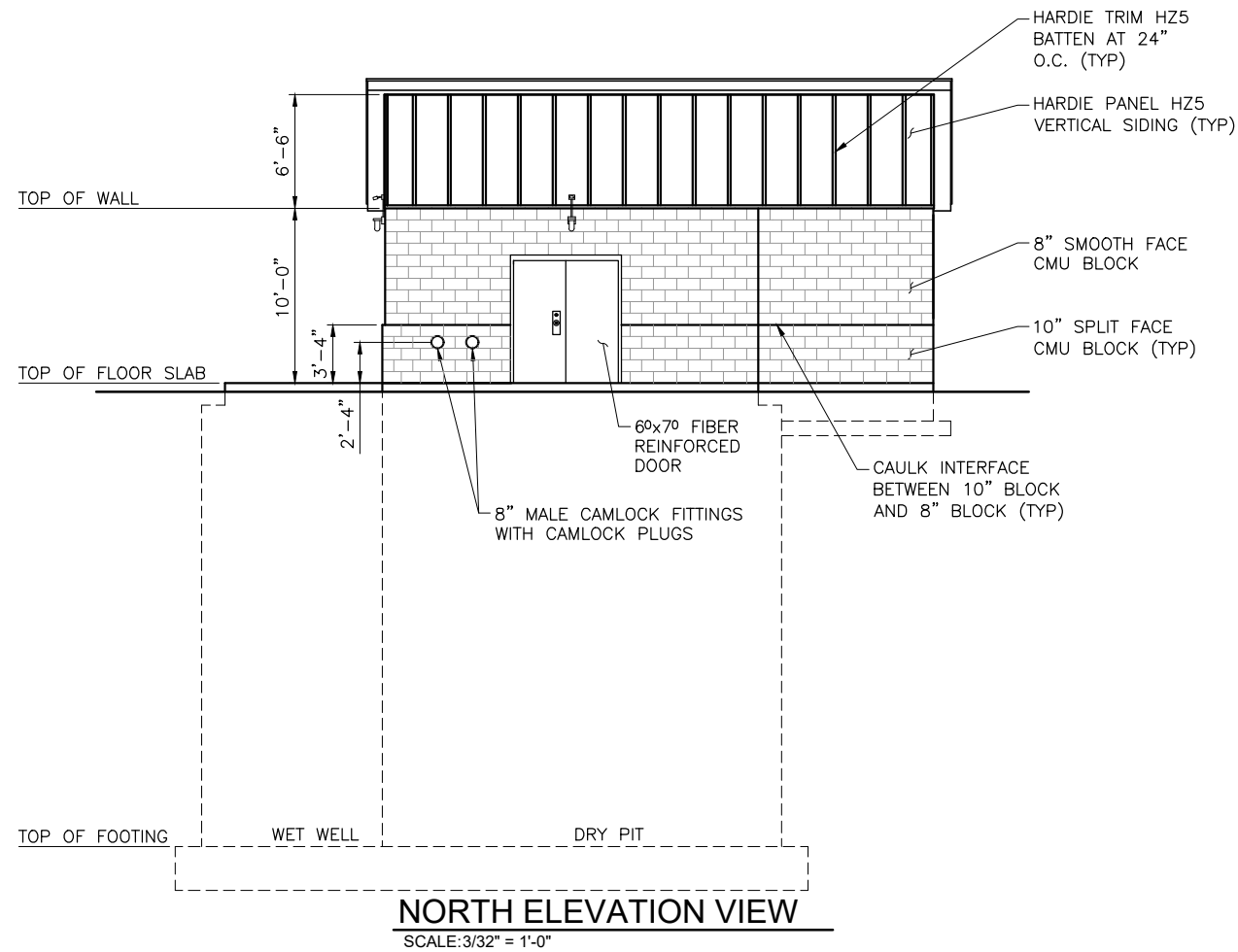
Supplemental Information

1. Vicinity Map and Context Map
2. Site Plan and elevations
3. Images of similar lift station





Plot Date: 10/30/2025 11:04 AM Plotted By: Brandon Cox
Date Created: 10/20/2025 J:\B.COM\CENTRAL CLIENTS\CENTRAL DAVIS PROJECTS\55-25-011 SOUTH FARMINGTON PARK LIFT STATION\DESIGN\CAD SHEET\STRUCTURAL\55-25-011_S-201.DWG



Engineers • Surveyors • Planners

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED
HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. NO
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OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
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WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, Inc.

NO.	REVISION	DESCRIPTION	BY	DATE

**SOUTH FARMINGTON PARK LIFT STATION PROJECT
CENTRAL DAVIS SEWER DISTRICT**

STRUCTURAL ELEVATIONS

FILE: 55-25-011_S-201
JUB PROJ. #: 55-25-011
DRAWN BY: ###
DESIGN BY: #####
CHECKED BY: ###

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/30/2025

SHEET NUMBER:

S-201









Farmington City Planning Commission Staff Report November 6, 2025

Item 3: Special Exception – Jackson Driveway Width

Public Hearing:	Yes
Application No.:	25-19
Property Address:	353 South 75 West
General Plan Designation:	NR (Neighborhood Residential) [formerly RRD]
Zoning Designation:	LR (Large Residential)
Area:	0.92 ac
Applicant/Property Owner:	Dave Ellis / Clyde Jackson

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 14 feet to create 2 curb cuts totaling 44 feet wide. The existing cut is 28 ft. measured at back of sidewalk and the applicant is requesting a new 16 ft. curb cut south of the existing driveway to lead to a newly constructed garage.

The property has about 230 ft. of frontage along 75 West street.

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

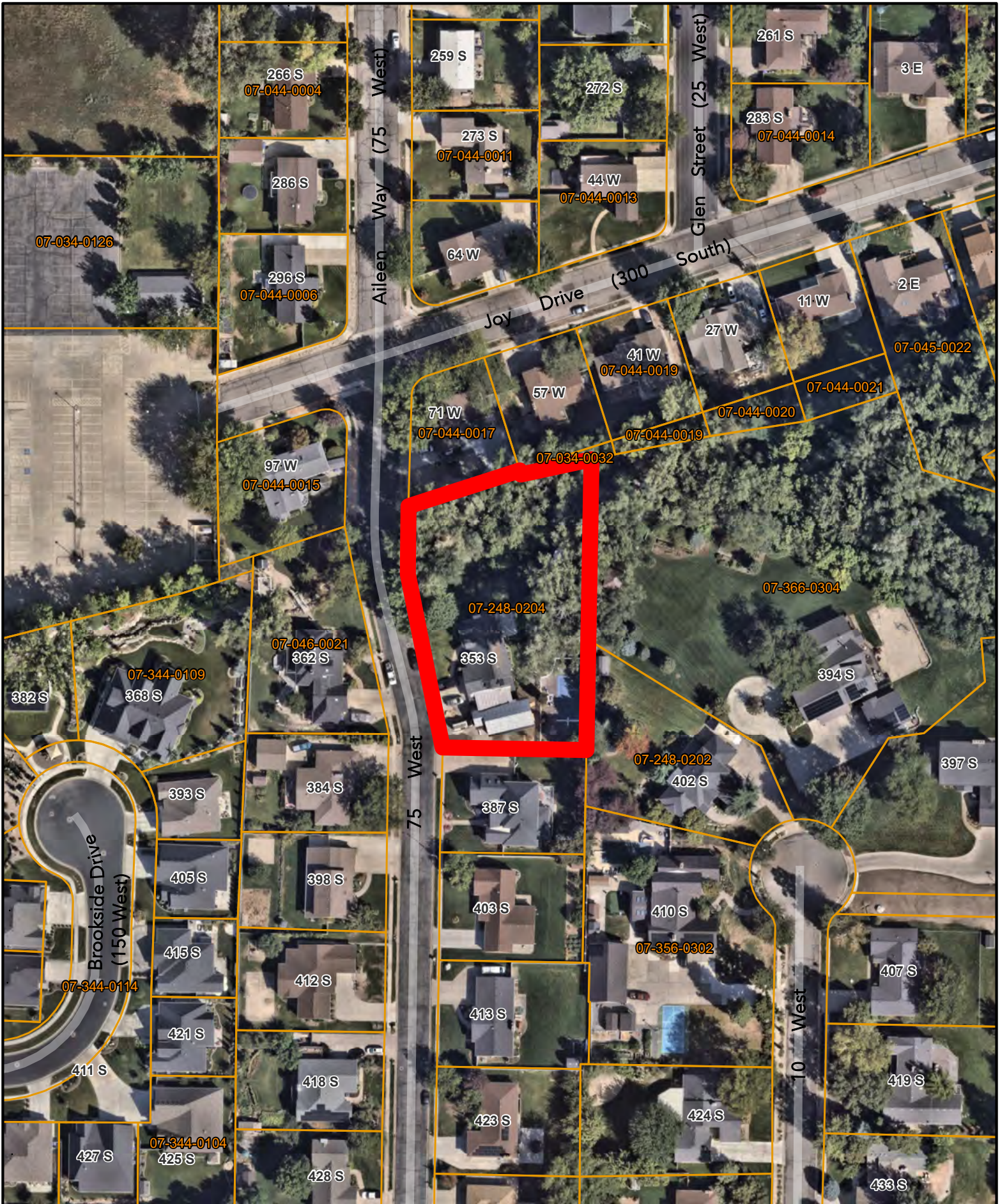
Move that the Planning Commission approve the special exception for an increased driveway width at the front property line of up to 44 ft for the Jackson driveway, subject to all applicable Farmington City development standards and ordinances.

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
3. Alternate design considerations.



 FARMINGTON MORE TIME FOR LIVING	VICINITY MAP 353 S 75 W	0 50 100 150 200 Feet 0 10 20 30 40 Meters	 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.
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All dimensions and conditions are approximate. Contractor shall field verify all information prior to commencing any work on this project.

Site Plan Notes

1	1. The owner warrants that the site is free of all liens, encumbrances, and other claims of any kind.
2	2. The owner warrants that the site is free of all hazardous materials, including but not limited to asbestos, lead, and PCBs.
3	3. The owner warrants that the site is free of all other materials, including but not limited to oil, gas, and chemicals.

All utility lines, including but not limited to water, sewer, gas, and electric, are shown as provided by the owner. The contractor shall verify the location and depth of all utility lines prior to construction. The owner warrants that the site is free of all other materials, including but not limited to oil, gas, and chemicals. The contractor shall verify the location and depth of all utility lines prior to construction. The owner warrants that the site is free of all other materials, including but not limited to oil, gas, and chemicals. The contractor shall verify the location and depth of all utility lines prior to construction.



Design Loft Inc. & Alpha Crest Engineering assumes no liability for the existing structure. Alpha Crest Engineering of any consequences. Design Loft Inc. & Alpha Crest Engineering of any consequences.

Site Plan Option C

Project Number

24-013

Page Number

C-3

Design Loft

200 N. Main St., Suite 100

Provo, UT 84601

Alpha Crest Engineering

200 N. Main St., Suite 100

Provo, UT 84601

Client

Clyde & Judy Jackson

Standard Creek Estates Phase 2 Lot 204

555 South 75 West Farmington, Utah

Sheet

Site Plan Option C

Design Loft Inc.

design loft

801-292-9716

www.designloftinc.com

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Revisions

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Site Plan Notes	
1	relocate Contractor to verify final location.
2	Contractor clean out. Contractor to verify final
3	Contractor install. Contractor to verify final

All dimensions and conditions are approximate. Contractor shall field verify all information prior to commencing any work on this project.



Design Loft Inc. & Alpha Crest Engineering assume no liability for the existing structure. Notifi Alpha Crest Engineering of any discrepancies between existing conditions and design assumptions.

Revisions

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Design Lufkin Inc.

quantumhomedesign
801-242-9716
www.designlufkin.net

Clyde & Judy Jackson
3505 South 15th Street, Farmington, Utah, 84401
Site Plan Option B

Design Lufkin Inc.
3505 South 15th Street, Farmington, Utah, 84401
Project Number: 24-013

Plan Number: A-1001
Date: 5/2/25
Page Number: C-2



All dimensions and conditions are approximate. Contractor shall field verify all information prior to commencing any work on this project.

Site Plan Notes	
1	Proposed Addition to existing house.
2	Existing house.
3	Driveway.

All existing structures, including but not limited to, foundations, walls, floors, roofs, and other structural elements, shall be in good condition and shall be maintained in good condition throughout the life of the project. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

T15 West Street

Design Lufkin Inc. & Alpha Creek Engineering assume no liability for the existing conditions of the property and the existing structures. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

Site Plan Option B
Scale: 1" = 10'



Farmington City Planning Commission Staff Report November 6, 2025

Item 4: Preliminary Plat - Farmstead

Public Hearing:	No
Application No.:	S-13-24
Property Address:	Approximately 675 S 1525 W
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	AE (Agricultural Estates)
Area:	15.50 acres
Lots:	30
Property Owner/Applicant:	CW Group/CW Land – Chase Freebairn

Request: *The applicant is requesting approval of the preliminary plat for Farmstead conservation subdivision.*

Background Information

The subject property consists of 15.5 acres accessed from 1525 West just north of the West Davis Corridor. It is adjacent to Flatrock Ranch and would be connected to that subdivision by Bareback Way on the west and a new road connection on the east. The property is a remnant from the UDOT construction of the West Davis Corridor, and was rezoned by AA and A to AE on February 4, 2025. The City Council approved the schematic subdivision plan 30 lots ranging in size from 0.27 to 0.7 acres on February 4, 2025. At that meeting, the Council approved a Development Agreement which included 17 transfer of development rights (TDRs) to make up the additional density.

This project will return to the Planning Commission for Final Plat and Final PUD Master Plan approval if the preliminary plat is approved.

Suggested Motion

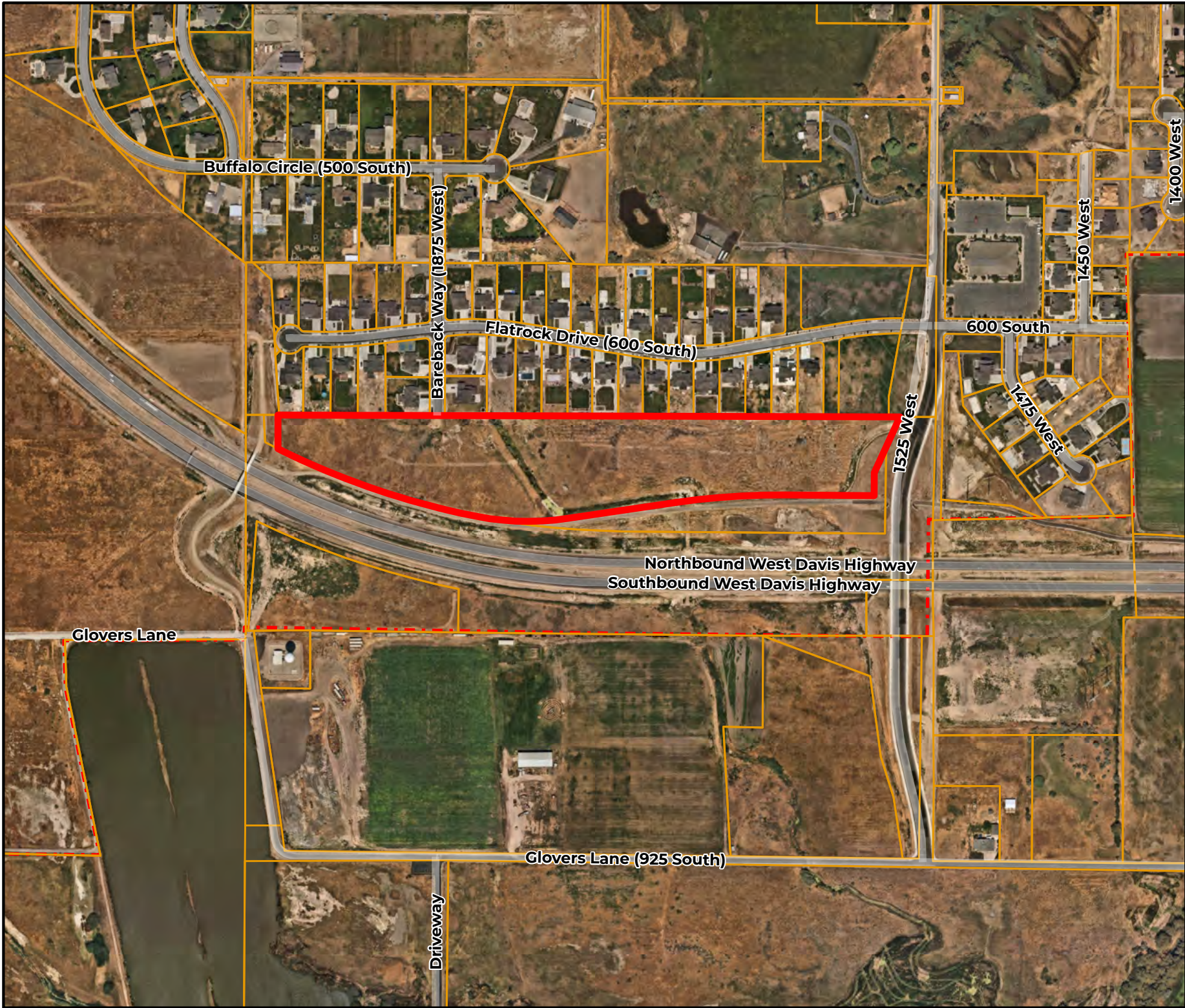
Move that the Planning Commission approve the preliminary plat for the Farmstead Conservation subdivision, subject to all applicable Farmington City development standards and ordinances.

Findings

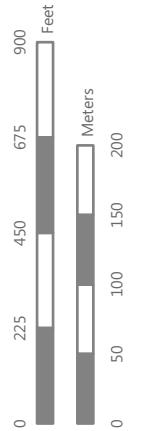
1. The preliminary plat meets the schematic subdivision plan approved by the City Council.
2. The subdivision aligns with the General Plan designation of Neighborhood Residential.
3. The preliminary plat has been reviewed by the Development Review Committee.

Supplemental Information

1. Vicinity map
2. Preliminary plat



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.



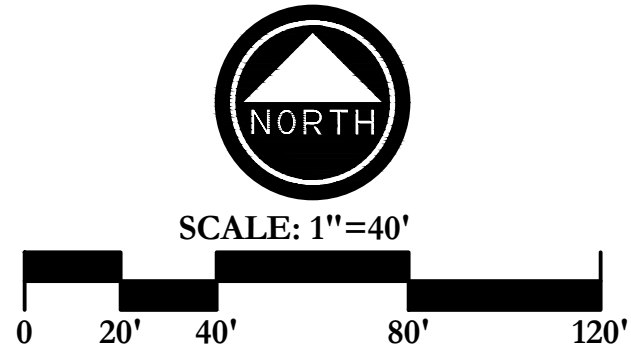
VICINITY MAP

Farmstead PUD

FARMSTEAD SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2025

BASIS OF BEARING
NORTH 89°49'08" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING THE
NORTHWEST CORNER AND A FOUND BRASS CAP MONUMENTING THE NORTH QUARTER CORNER OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP
NOT TO SCALE

LOW PRESSURE SEWER NOTES:

1.) LOTS ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOWPRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE CENTRAL DAVIS SEWER DISTRICT'S (CDSO) PUBLIC LOWPRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. CDSO SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.

2.) UPON RECORDATION OF THIS PLAT, (OWNER NOTED ON PLAT) HEREBY CONSENTS AND AUTHORIZES CENTRAL DAVIS SEWER DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE DAVIS COUNTY RECORDER'S OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM SERVING THE LOTS.

3.) LOTS 1-30 OF THE FARMSTEAD SUBDIVISION ARE DESIGNATED AS LOW PRESSURE SEWER SYSTEM LOTS.

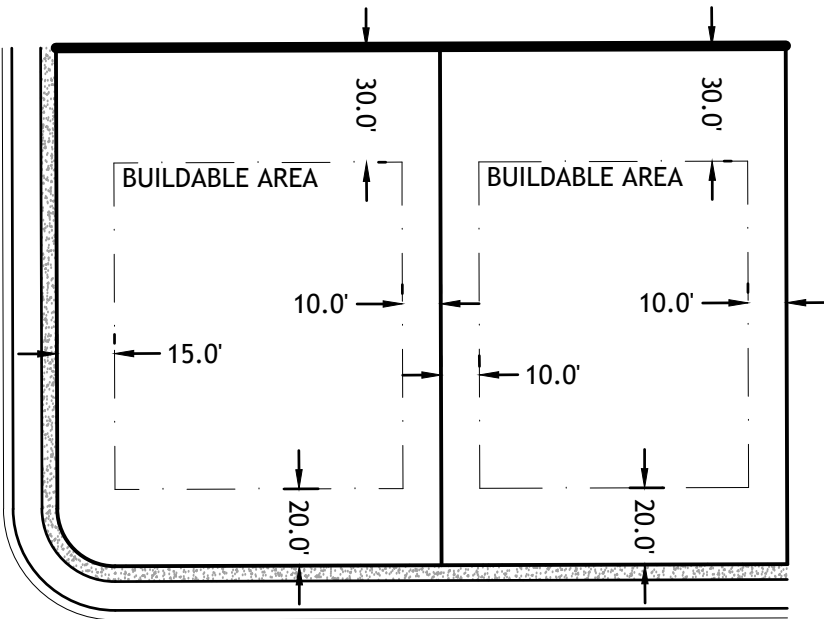
NOTES:

1.) SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED TURF AREA OF 37% OF THE GROSS PARCEL SIZE OR 4,000 SQUARE FEET, (WHICHEVER IS LESS) AND AN ANTICIPATED LOW WATER USE LANDSCAPE AREA OF 15% OF THE GROSS PARCEL SIZE OR 1,650 SQUARE FEET, (WHICHEVER IS LESS). TURF IS NOT PERMITTED IN PARK STRIPS, PARKING BARRIERS, OR AREAS LESS THAN 8 FEET IN WIDTH. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

2.) A SOILS REPORT WAS PERFORMED BY IGES, PROJECT NO. 04605-202 ON OCTOBER 2, 2024 AND PREPARED BY JUSTIN W. WHITMER, P.E.. SAID REPORT HAS BEEN SUBMITTED TO FARMINGTON CITY.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	402.98	2612.50	S85°40'40"W	402.58
C2	338.56	987.50	N88°55'11"W	336.90
C3	763.48	2874.99	N71°29'07"W	761.24
C4	91.11	58.00	N44°49'08"E	82.02
C5	161.47	2000.00	N87°30'21"E	161.43
C6	161.47	2000.00	N87°30'21"E	161.43
C7	56.52	228.00	N82°43'01"E	56.38
C8	142.80	228.00	S86°26'31"E	140.48
C9	23.33	2612.50	S89°50'27"W	23.33
C10	110.04	2612.50	S88°22'41"W	110.03
C11	110.26	2612.50	S85°57'45"W	110.25
C12	131.01	2612.50	S83°19'00"W	131.00
C13	28.34	2612.50	S81°34'09"W	28.34
C14	14.08	987.50	S81°40'02"W	14.08
C15	123.77	987.50	S85°39'58"W	123.68
C16	119.47	987.50	N87°16'39"W	119.39
C17	81.24	987.50	S81°27'18"E	81.22
C18	35.43	2874.99	S78°44'24"E	35.43
C19	490.84	2874.99	N73°29'46"W	490.24
C20	237.22	2874.99	N66°14'29"W	237.15
C21	23.56	15.00	S44°49'08"W	21.21
C22	53.98	256.00	S83°46'41"W	53.88
C23	9.48	256.00	S76°40'34"W	9.48
C24	59.98	200.00	S84°12'22"W	59.75
C25	65.29	200.00	N77°51'03"W	65.00
C26	31.80	26.50	N34°07'34"W	29.92
C27	109.77	53.50	N58°31'52"W	91.50
C28	232.27	53.50	S55°52'26"W	88.32
C29	122.50	53.50	S2°54'15"E	97.44
C30	160.34	256.00	S86°26'31"E	157.73
C31	49.58	200.00	N82°43'01"E	49.45
C32	53.90	2028.00	N89°03'27"E	53.90
C33	109.83	2028.00	N86°44'40"E	109.81
C34	58.56	1972.00	N86°02'37"E	58.55
C35	100.65	1972.00	N88°21'24"E	100.64
C36	91.96	86.00	N59°11'05"E	87.64
C37	43.13	86.00	N14°11'05"E	42.68
C38	47.12	30.00	S44°49'08"W	42.43
C39	52.61	2028.00	S89°04'32"W	52.61
C40	110.05	2028.00	S86°46'40"W	110.04
C41	30.08	1972.00	S85°37'48"W	30.08
C42	120.20	1972.00	S87°48'47"W	120.18
C43	8.93	1972.00	S89°41'21"W	8.93
C44	23.56	15.00	S45°10'52"E	21.21
C45	19.85	2859.98	N78°07'32"W	19.85
C46	335.69	2627.50	N86°26'12"E	335.46

MINIMUM BUILDING ELEVATIONS					
Lot #	HIGH TIR ¹ (FT)	TIR ² (FT)	BIR ² (FT)	FIG (FT)	CIV ³ B.I.V
1	4223.36	4226.50	4218.50	4225.10	4212.46
2	4223.76	4226.50	4218.50	4225.06	4212.46
3	4223.02	4226.50	4218.50	4223.22	4212.46
4	4221.28	4226.50	4218.50	4221.66	4212.46
5	4220.54	4226.50	4218.50	4222.03	4212.46
6	4220.86	4226.50	4218.50	4221.91	4212.46
7	4221.41	4226.50	4218.50	4221.65	4212.46
8	4221.96	4226.50	4218.50	4221.12	4212.46
9	4222.15	4226.50	4218.50	4220.19	4212.46
10	4222.15	4226.50	4218.50	4216.91	4212.46
11	4221.54	4226.50	4218.50	4214.08	4212.46
12	4220.98	4226.50	4218.50	4218.81	4212.46
13	4220.75	4226.50	4218.50	4216.88	4212.46
14	4221.29	4226.50	4218.50	4217.95	4212.46
15	4222.39	4226.50	4218.50	4219.88	4212.46
16	4222.39	4226.50	4218.50	4220.01	4212.46
17	4220.61	4226.50	4218.50	4220.61	4212.46
18	4221.19	4226.50	4218.50	4221.83	4212.46
19	4221.76	4226.50	4218.50	4219.17	4212.46
20	4222.33	4226.50	4218.50	4215.84	4212.46
21	4222.33	4226.50	4218.50	4216.89	4212.46
22	4221.80	4226.50	4218.50	4217.81	4212.46
23	4221.25	4226.50	4218.50	4220.53	4212.46
24	4220.70	4226.50	4218.50	4221.67	4212.46
25	4220.94	4226.50	4218.50	4223.47	4212.46
26	4221.74	4226.50	4218.50	4222.76	4212.46
27	4222.48	4226.50	4218.50	4223.03	4212.46
28	4223.22	4226.50	4218.50	4221.31	4212.46
29	4223.78	4226.78	4218.78	4223.18	4212.46
30	4224.55	4227.55	4219.55	4224.98	4212.46



LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)
	MONUMENT REQUIRED TO BE SET
	TEMPORARY TURNAROUND
	ACCESS & UTILITY EASEMENT
	FEMA FLOOD ZONE A & AE
	EXISTING POWER LINE EASEMENT

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FARMSTEAD SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.
AS PER STATE CODE SECTION 10-9A-603(5) OR 17-27A-603
(b) THE SURVEYOR MAKING THE PLAT SHALL CERTIFY THAT THE SURVEYOR:
(i) HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT;
(ii) HAS COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS; AND
(iii) HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



FOR REVIEW ONLY
10/14/2025

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF FLATROCK RANCH A CONSERVATION SUBDIVISION, RECORDED AS ENTRY #3363647 IN THE DAVIS COUNTY RECORDER'S OFFICE. SAID POINT OF BEGINNING BEING 500°16'01"E 1141.15 FEET ALONG THE SECTION LINE AND N90°00'00"E 118.16 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 26 AND RUNNING THENCE ALONG SAID SOUTH LINE OF FLATROCK RANCH A CONSERVATION SUBDIVISION N89°49'08"E 2271.58 FEET; THENCE LEAVING SAID SOUTH LINE S24°23'41"W 224.27 FEET; THENCE S00°05'48"W 83.78 FEET TO A FOUND UDOT RIGHT OF WAY MARKER AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SR-177 (WEST DAVIS HIGHWAY); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY THE FOLLOWING FIVE COURSES: 1) N89°54'12"W 323.97 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2612.50 FEET, A DISTANCE OF 402.98 FEET, A CHORD DIRECTION OF S85°40'40"W, AND A CHORD DISTANCE OF 402.58 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 3) S81°15'31"W 398.61 FEET, 4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 987.50 FEET, A DISTANCE OF 338.56 FEET, A CHORD DIRECTION OF N88°55'11"W, AND A CHORD DISTANCE OF 336.90 FEET TO A FOUND UDOT RIGHT OF WAY MARKER, 5) ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 2874.99 FEET, A DISTANCE OF 763.48 FEET, A CHORD DIRECTION OF N71°29'07"W, AND A CHORD DISTANCE OF 761.24 FEET TO A FOUND UDOT RIGHT OF WAY MARKER; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE N00°20'31"W 123.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 674986.43 SQUARE FEET OR 15.50 ACRES IN AREA AND 30 LOTS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FARMSTEAD SUBDIVISION

AND DO HEREBY DEDICATE ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) TO FARMINGTON CITY, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, ACCESS, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY FARMINGTON CITY.

NAME: COLIN WRIGHT
TITLE: MANAGER, CW FARMSTEAD, LLC

ACKNOWLEDGEMENT

ON THE ____ DAY OF _____, 20____, COLIN WRIGHT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF CW FARMSTEAD LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

FARMSTEAD SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS
COUNTY, UTAH
OCTOBER 2025

SHEET 1 OF 3

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED THIS ____ DAY OF _____, 2025 BY
WEBER BASIN WATER CONSERVANCY DISTRICT

WEBER BASIN WATER CONSERVANCY DISTRICT

CENTRAL DAVIS SEWER DISTRICT APPROVAL

APPROVED THIS ____ DAY OF _____, 2025 BY
CENTRAL DAVIS SEWER DISTRICT.

CENTRAL DAVIS SEWER DISTRICT

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 2025
BY THE FARMINGTON CITY PLANNING COMMISSION.

FARMINGTON CITY PLANNING COMMISSION

CITY ATTORNEY APPROVAL

APPROVED THIS ____ DAY OF _____, 2025.

FARMINGTON CITY ATTORNEY

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS ____ DAY OF _____, 2025,
BY THE FARMINGTON CITY COUNCIL

ATTEST: _____ CITY RECORDER _____ MAYOR



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

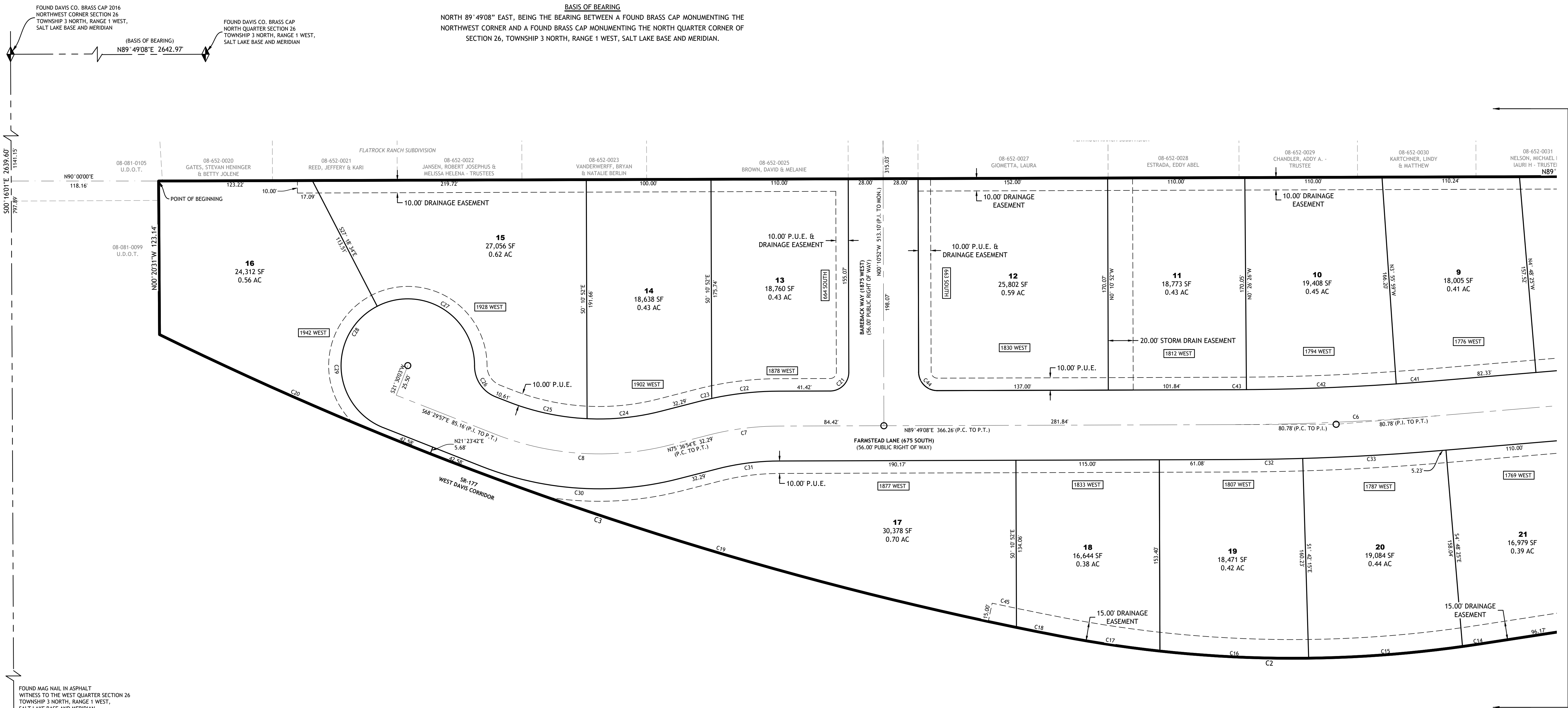
RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ DAVIS COUNTY RECORDER _____

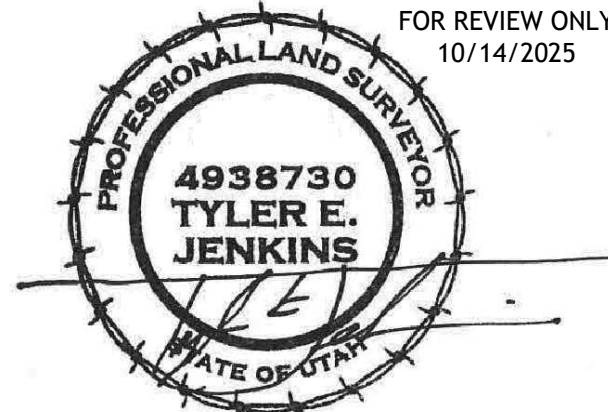
FARMSTEAD SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2025



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- MONUMENT REQUIRED TO BE SET



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

FARMSTEAD SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS
COUNTY, UTAH
OCTOBER 2025

SHEET 2 OF 3

RECORDED

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST

OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

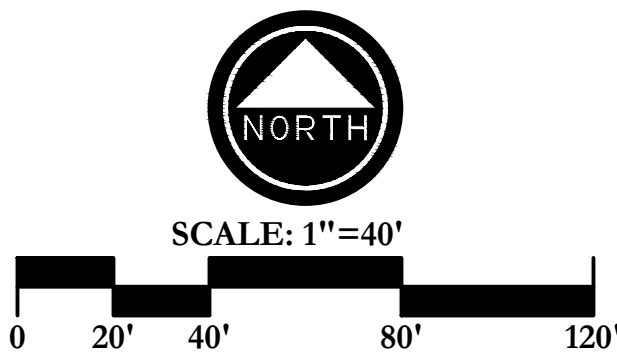
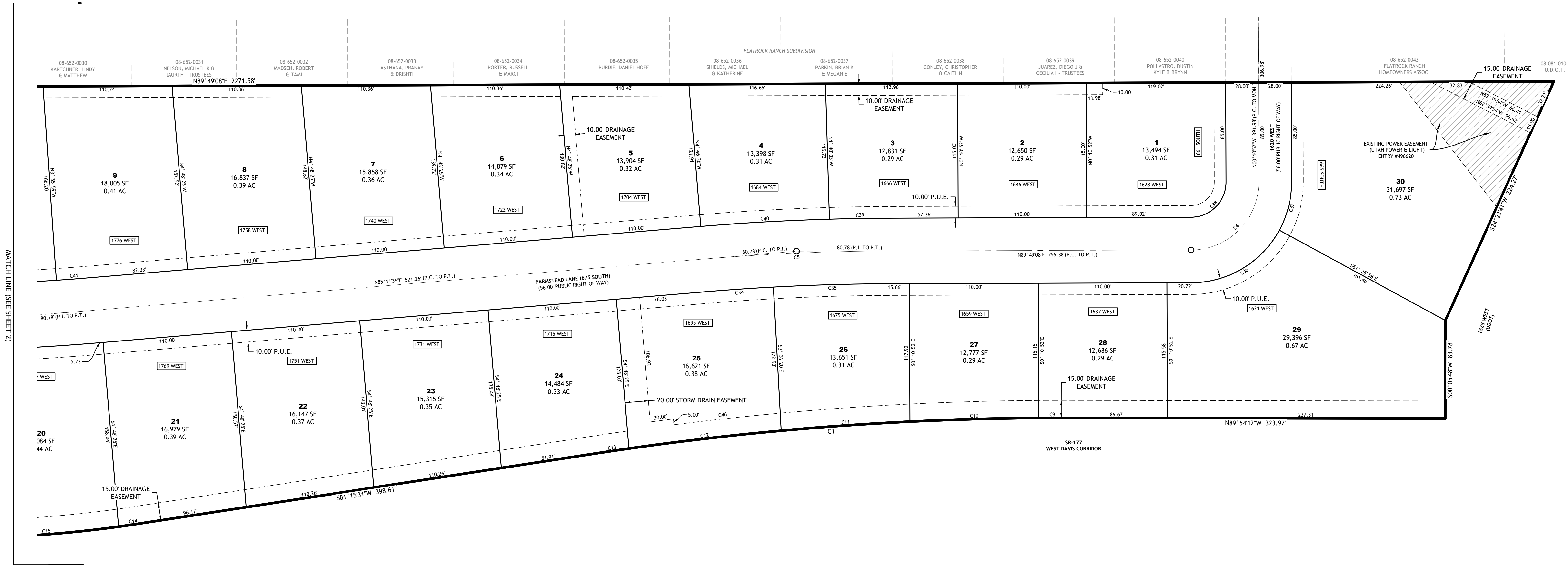
FEE

DAVIS COUNTY RECORDER

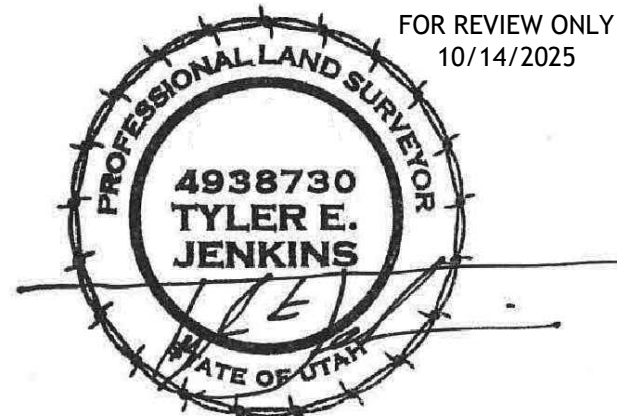
FARMSTEAD SUBDIVISION

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2025

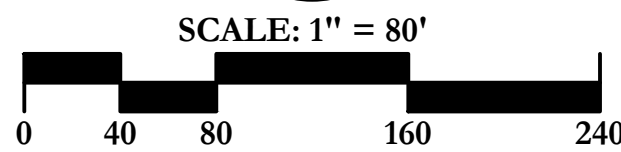
BASIS OF BEARING
NORTH 89°49'08" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING THE
NORTHWEST CORNER AND A FOUND BRASS CAP MONUMENTING THE NORTH QUARTER CORNER OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)
	MONUMENT REQUIRED TO BE SET



FARMSTEAD SUBDIVISION LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH OCTOBER 2025	
SHEET 3 OF 3	
RECORDED # _____	
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: _____	
DATE: _____	TIME: _____ BOOK: _____ PAGE: _____
FEE _____	DAVIS COUNTY RECORDER _____



Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

NOTES

1. All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Secondary water has been allocated to parcels based on an anticipated landscape area (including park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscape area is planted in grass and 1/3 of the landscape area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.
8. Any work with this subdivision application is a request for a zone change to AE.
9. This project is depicted on fema firm number 4901F0381F, dated September 15, 2022. the project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.
10. The subdivision will be filled and graded to a maximum elevation of 4220 based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.



Subdivision

Site & Utility Plan

DRAWN BY: KMN

REVIEWED BY: PMD

REVISIONS:

No.	DATE	REMARKS
-----	------	---------

DATE: _____

October 14, 2025

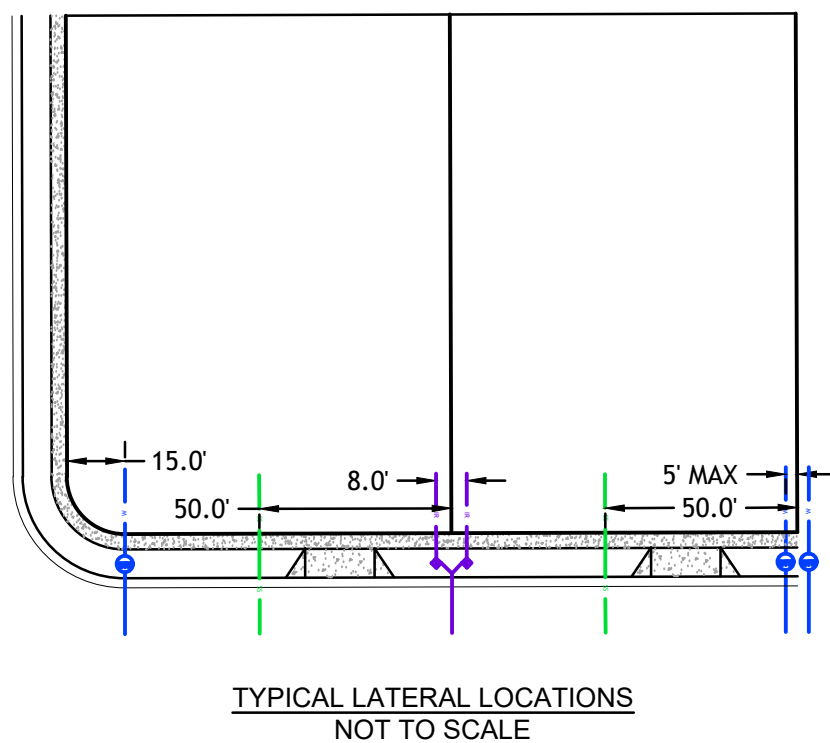
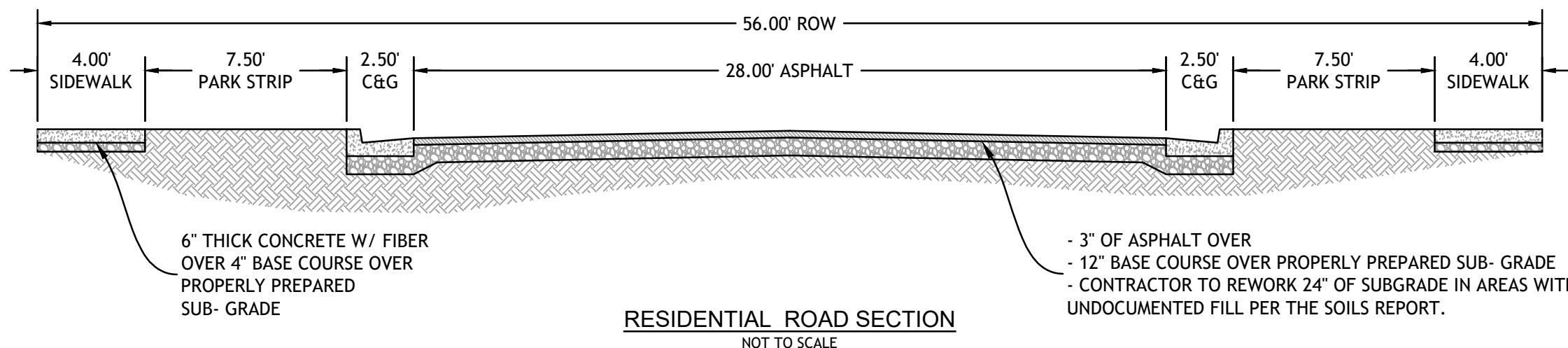
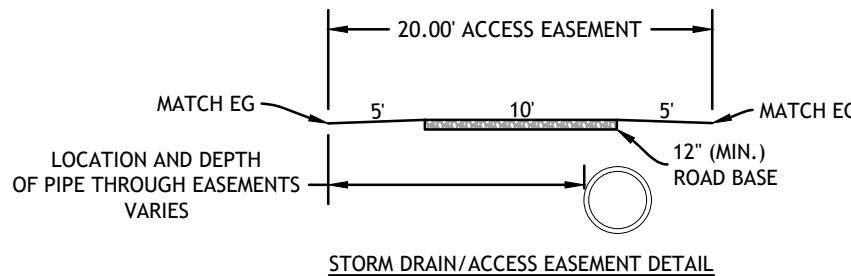
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O-2

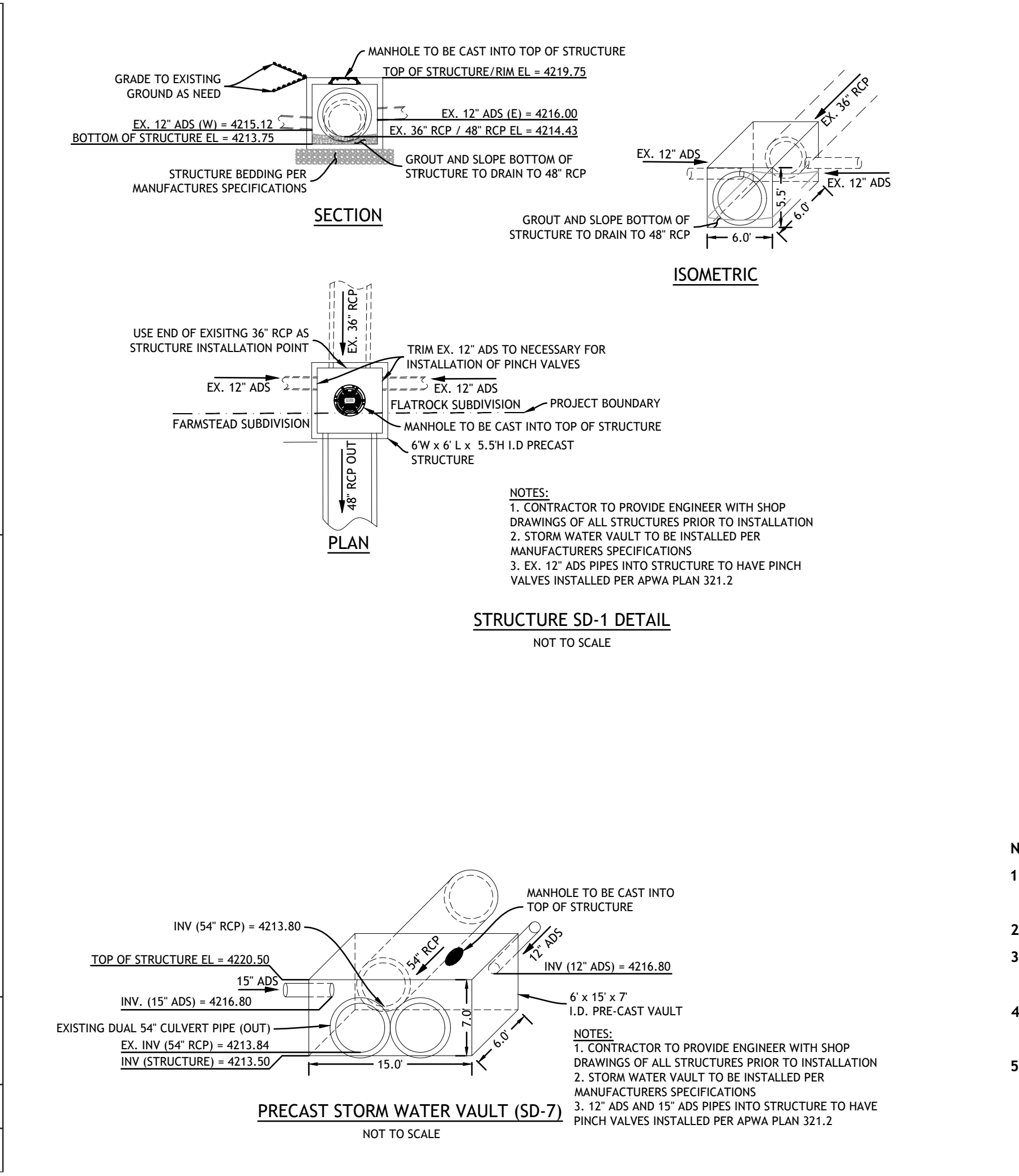
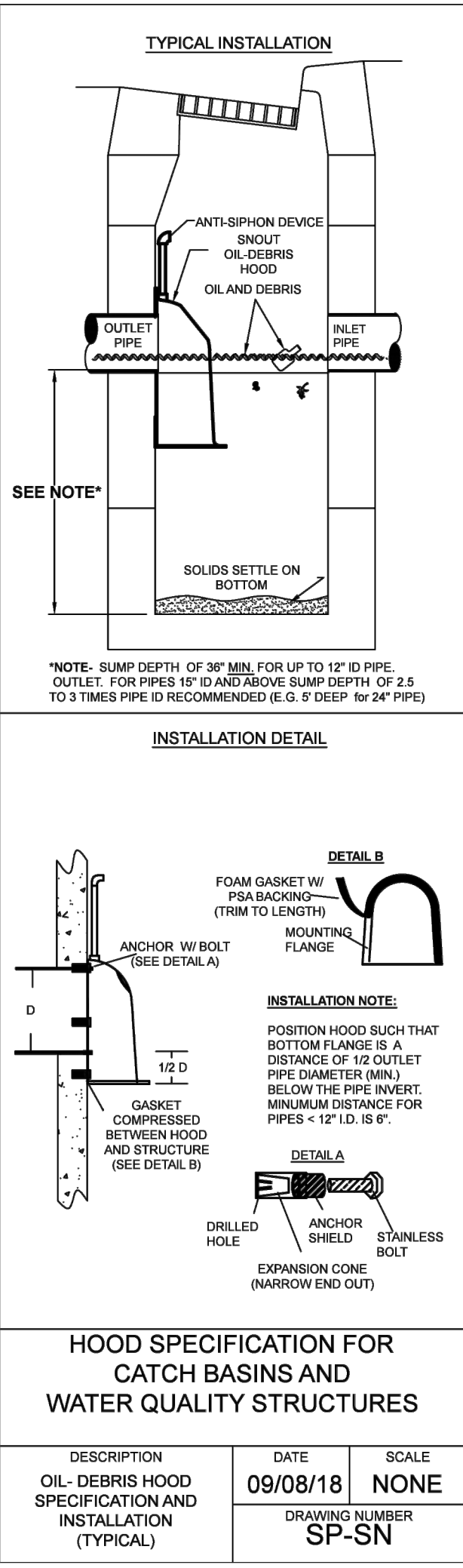
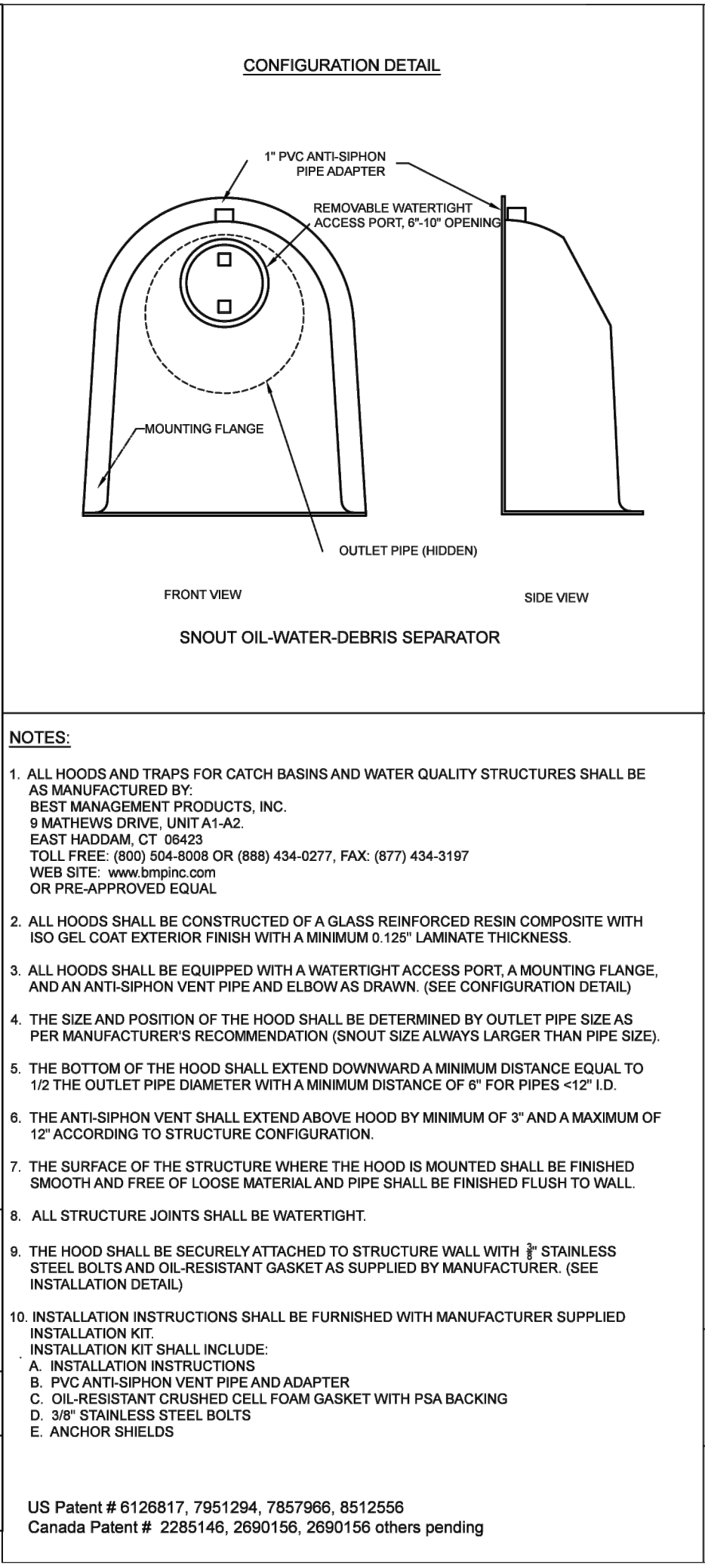
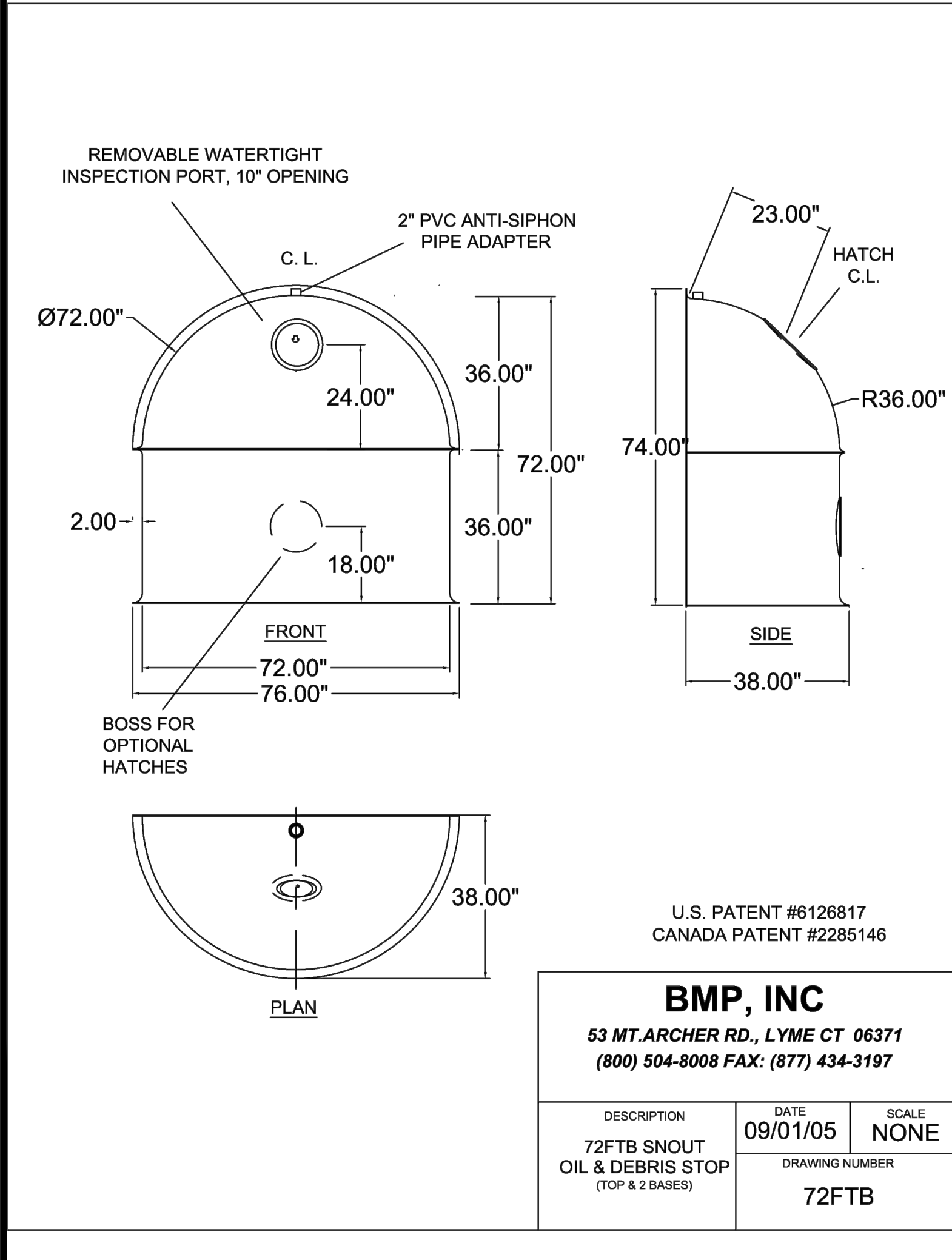
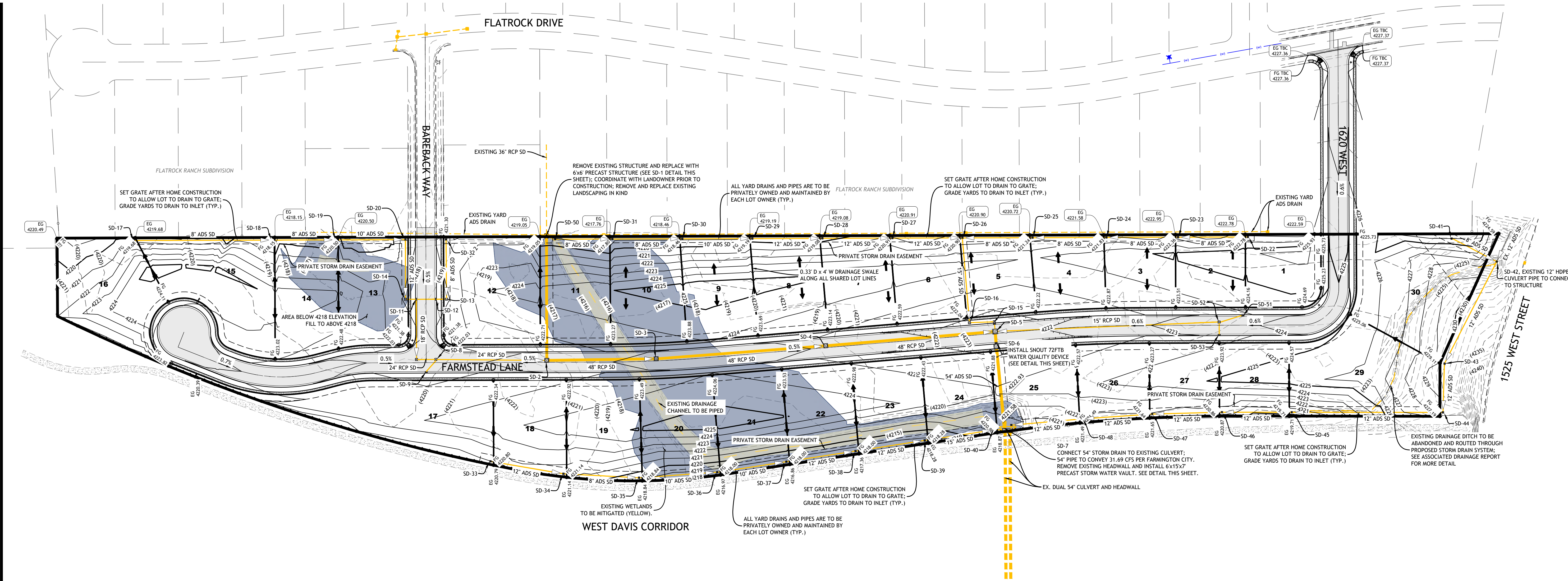


NOTES

1. WATER VALVES TO CLOW OR MUELLER.
2. FIRE HYDRANTS TO BE CLOW.
3. ALL WATER METERS IN DRIVEWAYS SHALL BE INSTALLED WITH A THIRTY INCH (30") METER BOX WITH A TRAFFIC RATED LID.
4. LOW PRESSURE SEWER DESIGN PROVIDED BY EONE SEWER SYSTEMS



C:\Users\EDM\Documents\EDM Partners\Projects\Farmstead\Drawings\103 Grading and Drainage\Plan.dwg



MINIMUM BUILDING ELEVATIONS					
Lot #	HIGH TRC (F1)	TOP ¹ (F1)	BF1 ² (F1)	FG (F1)	GW ³ (F1)
1	4223.36	4226.50	4218.50	4225.10	4212.46
2	4222.76	4226.50	4218.50	4225.06	4212.46
3	4223.02	4226.50	4218.50	4223.22	4212.46
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6	4220.86	4226.50	4218.50	4221.91	4212.16
7	4221.41	4226.50	4218.50	4221.65	4212.46
8	4221.96	4226.50	4218.50	4221.12	4212.46
9	4222.15	4226.50	4218.50	4220.19	4212.46
10	4222.15	4226.50	4218.50	4216.91	4212.46
11	4221.54	4226.50	4218.50	4214.08	4212.46
12	4220.98	4226.50	4218.50	4218.81	4212.46
13	4220.75	4226.50	4218.50	4216.88	4212.46
14	4221.29	4226.50	4218.50	4217.95	4212.46
15	4222.39	4226.50	4218.50	4219.88	4212.46
16	4222.39	4226.50	4218.50	4220.01	4212.46
17	4220.61	4226.50	4218.50	4220.61	4212.46
18	4221.19	4226.50	4218.50	4221.83	4212.46
19	4221.76	4226.50	4218.50	4219.17	4212.16
20	4222.33	4226.50	4218.50	4215.84	4212.46
21	4222.33	4226.50	4218.50	4216.89	4212.46
22	4221.80	4226.50	4218.50	4217.81	4212.46
23	4221.25	4226.50	4218.50	4220.53	4212.46
24	4220.70	4226.50	4218.50	4221.67	4212.46
25	4220.94	4226.50	4218.50	4223.47	4212.46
26	4221.74	4226.50	4218.50	4222.76	4212.16
27	4222.48	4226.50	4218.50	4223.03	4212.46
28	4223.22	4226.50	4218.50	4221.31	4212.46
29	4223.78	4226.78	4218.78	4223.18	4212.46
30	4224.55	4227.55	4219.55	4224.98	4212.46

NOTES:

1. TOP OF FOUNDATION (TOF) TO BE A MINIMUM OF 36" ABOVE THE HIGH SIDE TBC ELEVATION.
2. BASEMENT FINISH FLOOR (BFF) IS ASSUMED TO BE 8" BELOW TOF.
3. GROUNDWATER WAS ONLY FOUND IN ONE TEST PIT ON THIS SITE. TO BE CONSERVATIVE, THIS GW ELEVATION HAS BEEN APPLIED TO THE WHOLE SITE.
4. THIS BUILDING ELEVATIONS TABLE ABOVE ASSUMES THAT ALL HOMES WILL BE CONSTRUCTED WITH BASEMENTS.
5. ALL LOTS TO HAVE A FOUNDATION DRAIN; DRAIN BY GRAVITY TO REAR YARD DRAIN OR DRAIN BY GRAVITY TO A SUMP TO BE PUMPED TO REAR YARD DRAIN.

EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 80'

0

40

80

160

240

OWNER:
Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Secondary water has been allocated to parcels based on an anticipated landscape area (including park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscape area is planted in turf and 1/3 of the landscape area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.
8. Included with this subdivision application is a request for a zone change to AE.
9. This project is depicted on FEMA firm number 49011F0381F, dated September 15, 2022. the project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.
10. The subdivision will be filled and graded to a minimum elevation of 4220' based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.
11. Included with this subdivision application is a request for a zone change to AE.
12. This project is depicted on FEMA firm number 49011F0381F, dated September 15, 2022. the project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.

PETER M. DUBEROW

10/14/2025

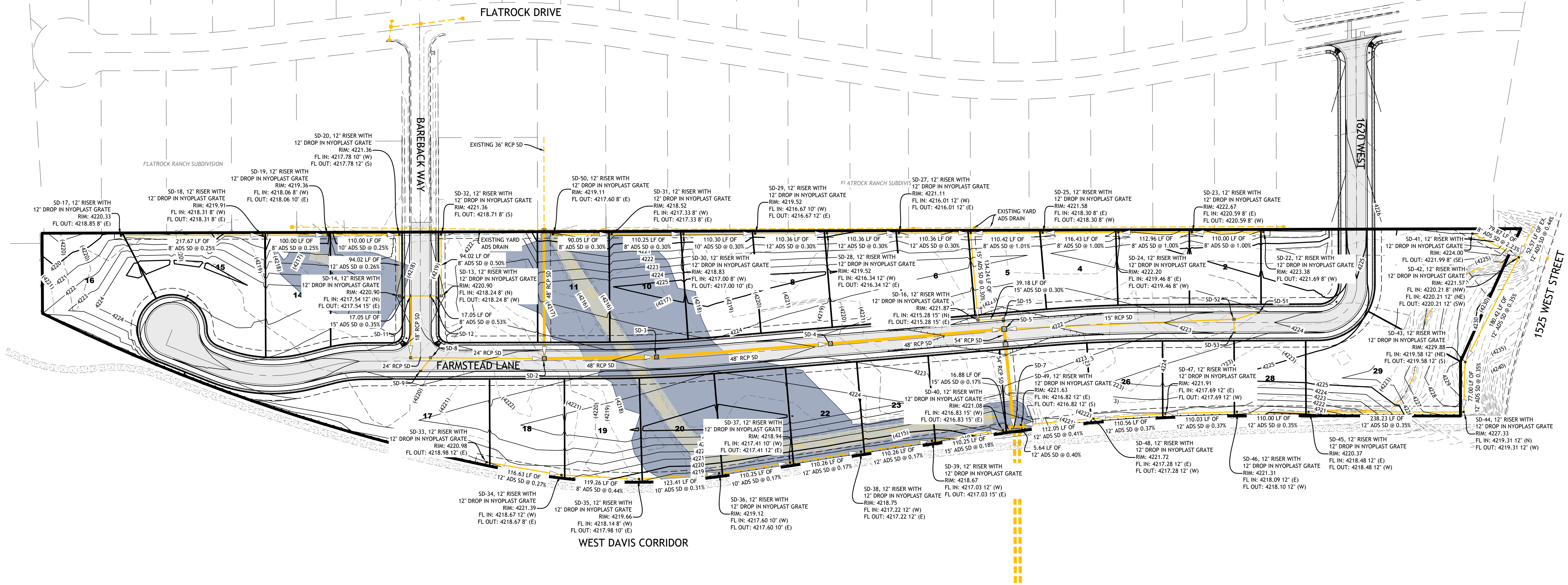
STATE OF UTAH

Farmstead Subdivision
Grading & Drainage Plan

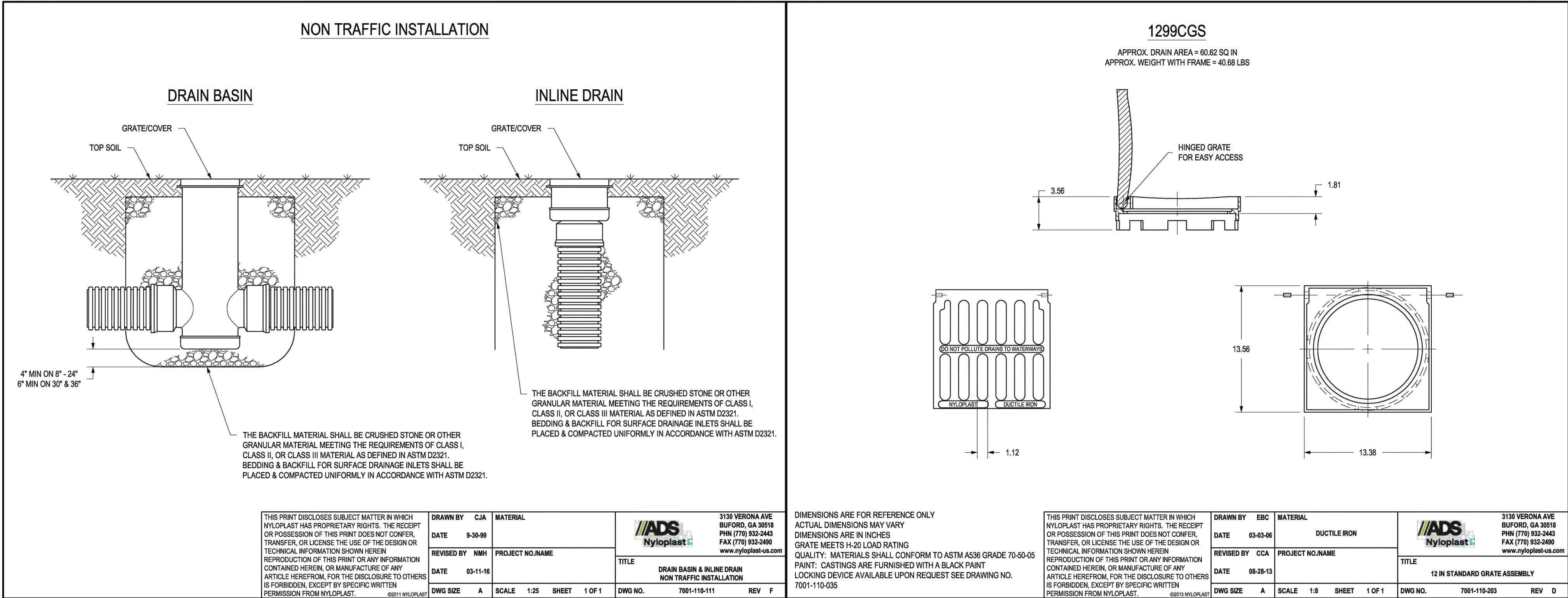
PROJECT:
DRAWN BY: KMN
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: October 14, 2025
SHEET NUMBER:
O-3

C:\Users\EDM\Documents\EDM Partners\Projects\Farmstead\Drawings\103 Rear Yard Drain Plan.dwg



- NOTES:
1. INSTALL PINCH VALVES PER APWA PLAN 321.2 ON ADS YARD DRAIN CONNECTIONS TO SD-7, SD-11, SD-12, AND SD-15.
 2. REAR YARD DRAINS ARE DESIGNED FOR THE 25-YEAR STORM EVENT.



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'



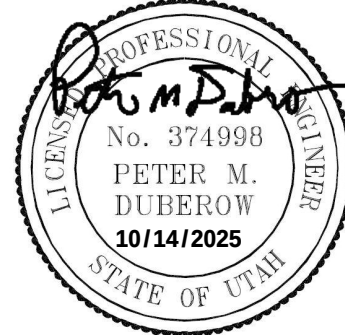
OWNER:

Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Secondary water has been allocated to parcels based on an anticipated landscape area (including park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscape area is planted in turf and 1/3 of the landscaped area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.
8. Included with this subdivision application is a request for a zone change to AE.
9. This project is depicted on FEMA firm number 49011F0381F, dated September 15, 2022, the project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.
10. The subdivision will be filled and graded to a minimum elevation of 4220' based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.
11. Included with this subdivision application is a request for a zone change to AE.
12. This project is depicted on FEMA firm number 49011F0381F, dated September 15, 2022, the project area is located within Zone X, areas determined to be outside the 0.2% annual chance flood.



Farmstead Subdivision

Rear Yard Drain Plan

PROJECT: _____
DRAWN BY: KMN
REVIEWED BY: PMD
REVISIONS: _____
No. DATE REMARKS

DATE: October 14, 2025

SHEET NUMBER:

O-4



**Farmington City
Planning Commission Staff Report
November 6, 2025**

Item 5: Final Site Plan – Spring Creek RV Resort

Public Hearing:	No
Application No.:	SP-2-25
Applicant:	Harv Jeppsen
Address:	Approximately 650 West Lagoon Drive (950 North)
Zone:	A (AP) [Agriculture Planned District]
General Plan Designation:	Mixed Use Commercial
Acres:	6.5

Request: *The applicant is requesting approval for the final site plan for the Spring Creek RV Resort.*

The subject property is on the south side of Lagoon Drive (currently under construction) just east of Highway 89 sits north of Spring Creek and is currently occupied by a blue barn building. Areas south and west of Lagoon Drive are slated for non-commercial use as defined by the East Park Lane Small Area Master Plan and other agreements.

The property owner approached the City last year with a proposal for a high-end RV resort. The most similar use in Farmington is the Lagoon Campground which is within the C-H zoning district. The description of the C-H zone in FMC 11-24-010 limits the use of that district to the Lagoon Campground site. Rather than considering a different commercial district which may require modification for a campground type use, the AP district overlay was considered.

The purpose of the AP District is to provide non-residential and non-agriculture development where deemed appropriate by the Council. The District is subject to a General Development Plan (GDP) and accompanying Development Agreement. The GDP includes conceptual site plans, building plans and landscape plans. The DA must include any alternative development standards. The GDP and DA for this project were reviewed and approved by the Council on October 15, 2024.

The final site plan includes 70 RV parking spaces, with landscaping consistent with the GDP.

Motion:

Move that the Planning Commission approve the final site plan for the Spring Creek RV Resort, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The final site plan is compliant with the approved GDP and DA.

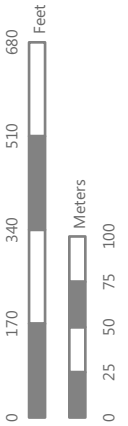
2. The final site plan otherwise meets the requirements of 11-36 *Trailer and Campground Areas*.
3. The use has been determined by the City Council to align with the General Plan and East Park Lane Small Area Master Plan by way of GDP and DA approval from October 15, 2024.

Supplemental Information:

1. Vicinity Map
2. Final Site Plan
3. DA Exhibits "B" and "C" showing GDP and Resort Policies as approved by City Council



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.



VICINITY MAP
Spring Creek RV AP District



FARMINGTON, UTAH

SPRING CREEK RV PARK

CIVIL CONSTRUCTION SET

SHEET INDEX

C0.00	COVER SHEET	C4.00	PLAN & PROFILE - STORM DRAIN
C0.10	GENERAL NOTES, LEGEND & ABBREV.	C4.01	PLAN & PROFILE - SEWER
C0.20	SITE DEMOLITION PLAN	C4.02	PLAN & PROFILE - SEWER
C1.00	PROPOSED SITE PLAN	C4.03	PLAN & PROFILE - SEWER
C1.90	SITE CIVIL DETAILS	C4.04	PLAN & PROFILE - SEWER
C1.91	SITE CIVIL DETAILS	C4.05	PLAN & PROFILE - FIRE LINE
C2.00	SITE GRADING PLAN	C5.00	EROSION CONTROL PLAN
C3.00	SITE UTILITY PLAN	C5.90	EROSION CONTROL DETAILS
C3.90	SITE UTILITY DETAILS	L1.00	LANDSCAPE PLAN
C3.91	SITE UTILITY DETAILS		
C3.92	SITE UTILITY DETAILS		

SITE DATA

AFFECTED PARCEL NO.:
08-051-0180

PROJECT LOCATION:
A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 3 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

FLOOD INFORMATION:
AREA DETERMINED TO BE OUTSIDE OF F.E.M.A. FLOOD ZONE.
REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY
PANEL NUMBER 49011C0382F, REVISED ON 09/15/2022.

BENCHMARK INFORMATION:
FOUND DAVIS COUNTY SURVEYOR BRASS CAP MONUMENT
ELEV = 4252.86'
VERTICAL DATUM: NAVD88

SITE CALCULATIONS

LOCATION: FARMINGTON, DAVIS COUNTY
CURRENT ZONING: CMU - COMMERCIAL MIXED USE
INTENDED USE: COMMERCIAL RECREATION

PARCEL AREA: 282,563 SF / 6.49 ACRES
BUILDING AREA: 2,000 SF / 0.14 ACRES
IMPERVIOUS AREA: 166,235 SF / 3.82 ACRES
LANDSCAPE AREA: 114,328 SF / 2.63 ACRES

RV PARKING STALLS: 77 TOTAL STALLS

PARKING: 5 PARKING STALLS PROVIDED
1 ADA STALL PROVIDED
6 TOTAL PARKING STALLS PROVIDED

NOTICE TO CONTRACTORS

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PROJECT DIRECTORY

DEVELOPER:
HARV JEPPSEN
EMAIL: ZOEYIS3@MSN.COM
PH: (801) 721-8246

SURVEYOR:
UTAH LAND SURVEYING, LLC
ATTN: MICHAEL WANGEMANN
1359 FAIRWAY CIR
FARMINGTON, UT 840
PH: (801) 725-8395

CIVIL ENGINEER (PROJECT CONTACT):
HUNT ENGINEERING
ATTN: THOMAS HUNT, PE
6619 WILLOW CREEK RD
MOUNTAIN GREEN, UT 80450
PH: (801) 664-4724

ARCHITECT:
ENVISION ARCHITECTURAL GROUP
ATTN: GONZALO CALQUIN
1178 W. LEGACY CROSSING BLVD STE 100
CENTERVILLE UTAH 84014
PH: (801) 773-7339

AGENCY / UTILITY CONTACTS

PLANNING:
FARMINGTON CITY PLANNING DEPARTMENT
160 S MAIN
FARMINGTON, UT 84025
PHONE: (801) 451-2383

SEWER DISTRICT:
CENTRAL DAVIS SEWER DISTRICT
2200 S SUNSET DR,
KAYSVILLE, UT 84037
PHONE: (801) 451-2190

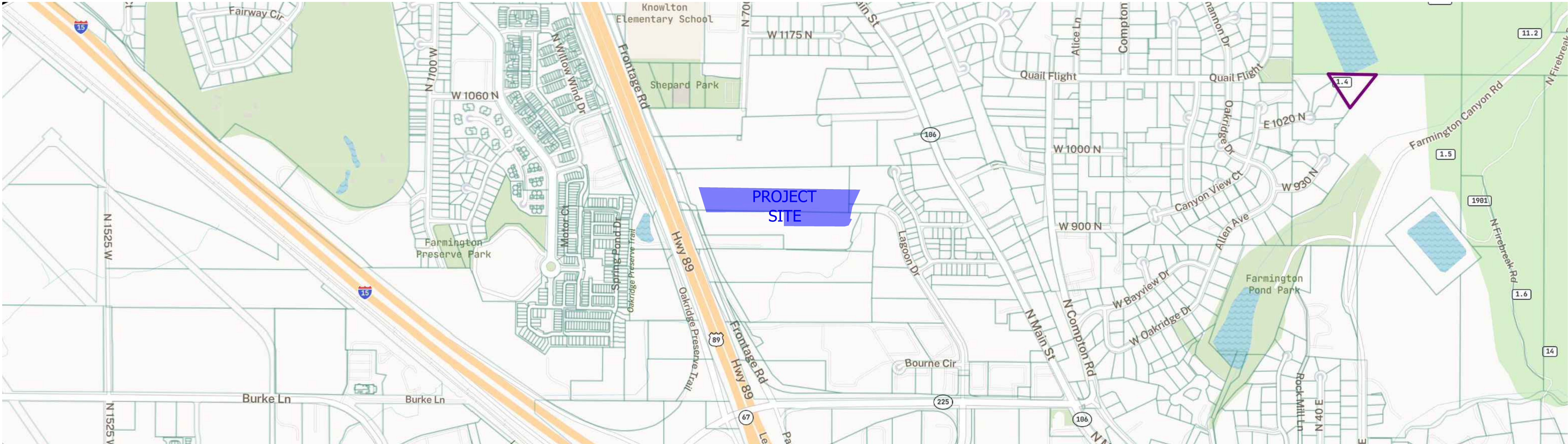
POWER COMPANY:
ROCKY MOUNTAIN POWER
CUSTOMER SERVICE LINE
PHONE: (801) 546-1235

TELEPHONE COMPANY:
CENTURY LINK
CUSTOMER SERVICE LINE
PHONE: (801) 603-6000

FIRE DEPARTMENT:
FARMINGTON CITY FIRE DEPARTMENT
82 N 100 E,
FARMINGTON, UT 84025
PHONE: (801) 451-2842

GAS SERVICE:
ENBRIDGE GAS
PHONE: (800) 323-5517

VICINITY MAP



City Engineer's Approval

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

CITY ENGINEER _____

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0" 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SEAL



PROJECT TITLE

SPRING CREEK RV PARK
FARMINGTON, DAVIS COUNTY, UT

LOCATED IN THE NORTH HALF OF SECTION 13,
TOWNSHIP 3N, RANGE 1W, SL BASE AND MERIDIAN

REVISIONS

REV. DATE DESCRIPTION BY



HUNT · DAY

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

PROJECT INFO.

Designed: T. Hunt
Drawn: R. Hatfield
Approved: T. Hunt
Date: 03 / 12 / 2025
Proj. No. 179 - 01

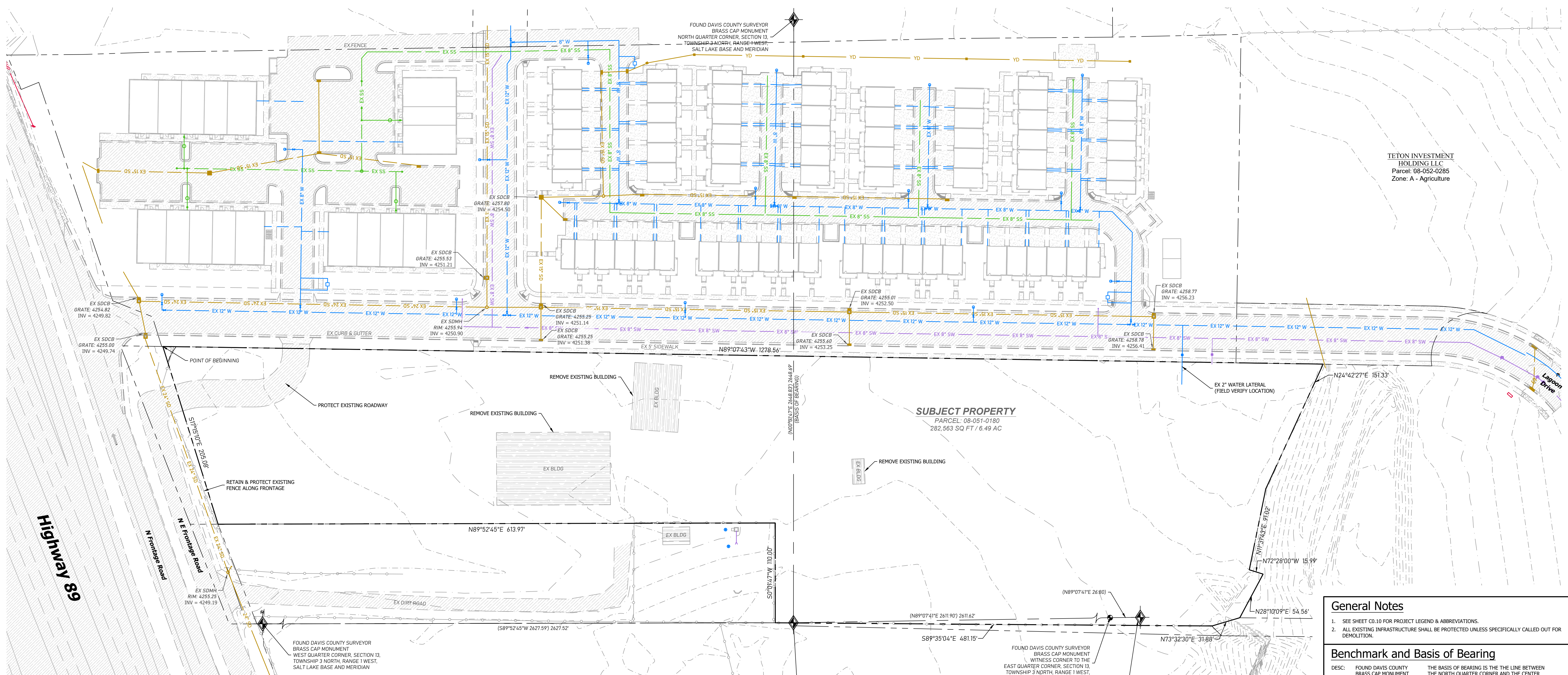
SHEET TITLE

COVER SHEET

SHEET NO.

C0.00

RYAN H. C. Users\Ryan H\Hunt Day\Dropbox\Projects\179-01_Spring Creek Resort\08-CAD\01-AutoCAD\179-01_Spring Creek RV Park_9.24.2025 9:24:2025 9:50 AM



TETON INVESTMENT
HOLDING LLC
Parcel: 08-052-0285
Zone: A - Agriculture

SUBJECT PROPERTY
PARCEL: 08-051-0180
282,563 SQ FT / 6.49 AC

General Notes

- SEE SHEET C0.10 FOR PROJECT LEGEND & ABBREVIATIONS.
- ALL EXISTING INFRASTRUCTURE SHALL BE PROTECTED UNLESS SPECIFICALLY CALLED OUT FOR DEMOLITION.

Benchmark and Basis of Bearing

DESC: FOUND DAVIS COUNTY
BRASS CAP MONUMENT
N: 3522035.290
E: 1529528.010
ELEV: 4,252.86

THE BASIS OF BEARING IS THE THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 00°01'47" EAST, NAD 83 STATE PLANE GRID BEARING.

Flood Zone

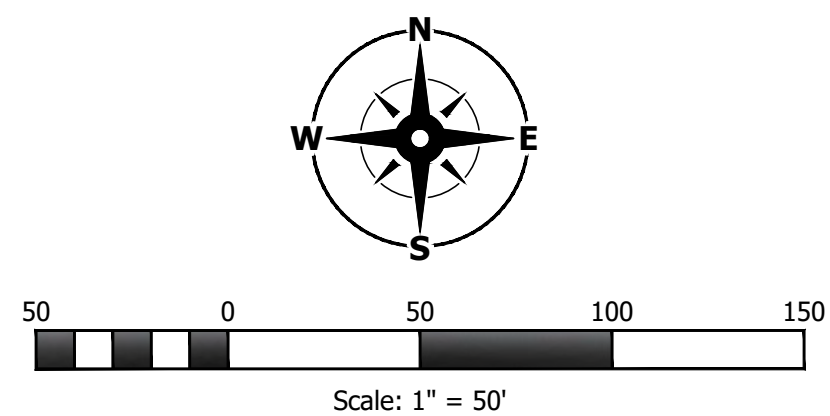
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49011C0382F, DATED 09/15/2022.

Legend

- ✕ = EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.
- = AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

Notice To Contractors

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City Engineer's Approval

APPROVED THIS _____ DAY OF _____, A.D., 20____

BY: FARMINGTON CITY ENGINEER.

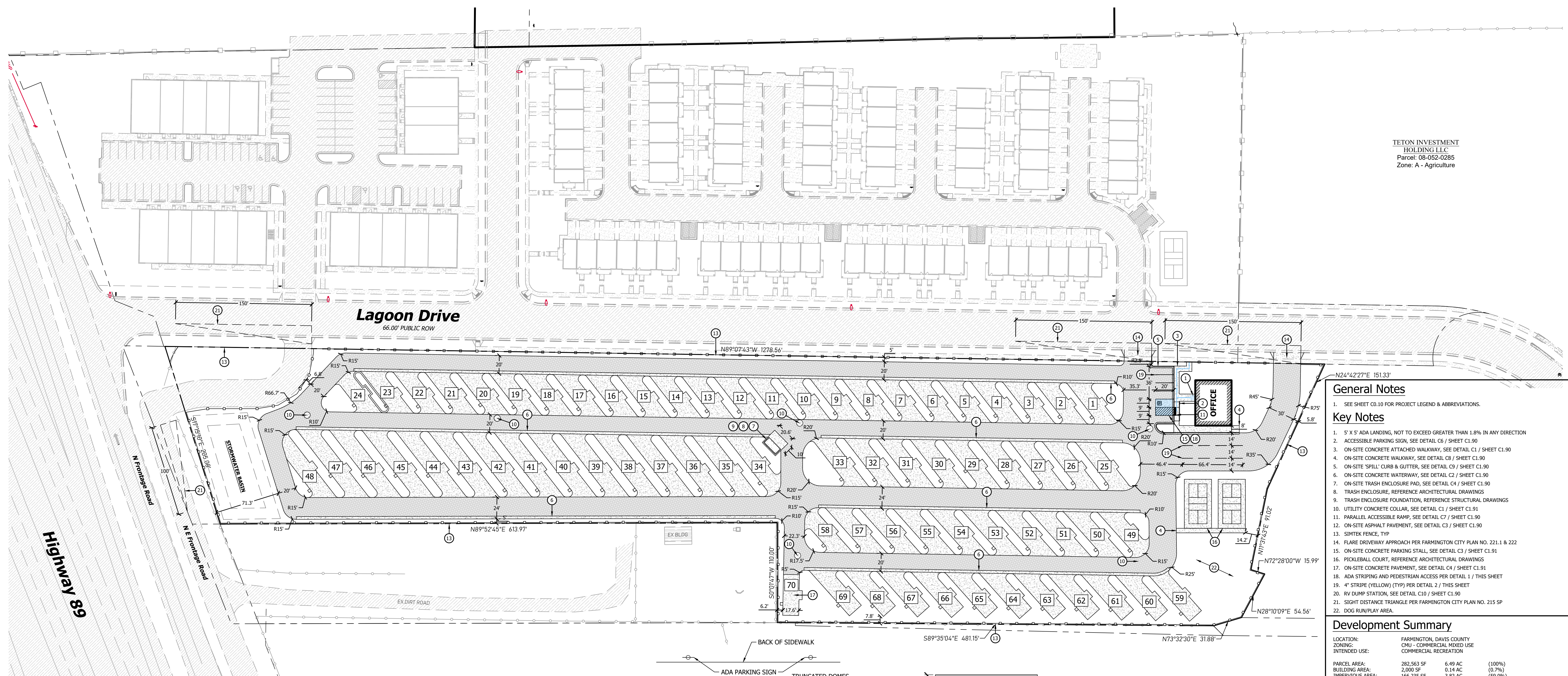
CITY ENGINEER

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

SEAL

PROJECT TITLE			
SPRING CREEK RV PARK			
FARMINGTON, DAVIS COUNTY, UT			
LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 3N, RANGE 1W, SL BASE AND MERIDIAN			
REVISIONS			
REV.	DATE	DESCRIPTION	BY

	HUNT · DAY 3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724 EM: Thomas@HuntDay.co	PROJECT INFO. Designed: T. Hunt Drawn: R. Hatfield Approved: T. Hunt Date: 03 / 12 / 2025 Proj. No. 179 - 01
	SHEET TITLE	
DEMOLITION PLAN		
SHEET NO.		C0.20



General Notes

1. SEE SHEET C0.10 FOR PROJECT LEGEND & ABBREVIATIONS.

Key Notes

1. 5' X 5' ADA COMPLIANCE, NOT TO EXCEED GREATER THAN 1.8% IN ANY DIRECTION
2. ACCESSIBLE PARKING SIGN, SEE DETAIL C6 / SHEET C1.90
3. ON-SITE CONCRETE ATTACHED WALKWAY, SEE DETAIL C1 / SHEET C1.90
4. ON-SITE CONCRETE WALKWAY, SEE DETAIL C8 / SHEET C1.90
5. ON-SITE "SPILL" CURB & GUTTER, SEE DETAIL C9 / SHEET C1.90
6. ON-SITE CONCRETE WATERWAY, SEE DETAIL C2 / SHEET C1.90
7. ON-SITE TRASH ENCLOSURE PAD, SEE DETAIL C4 / SHEET C1.90
8. TRASH ENCLOSURE, REFERENCE ARCHITECTURAL DRAWINGS
9. TRASH ENCLOSURE FOUNDATION, REFERENCE STRUCTURAL DRAWINGS
10. UTILITY CONCRETE COLLAR, SEE DETAIL C1 / SHEET C1.91
11. PARALLEL ACCESSIBLE RAMP, SEE DETAIL C7 / SHEET C1.90
12. ON-SITE ASPHALT PAVEMENT, SEE DETAIL C3 / SHEET C1.90
13. SIMTEX FENCE, TYP
14. FLARE DRIVEWAY APPROACH PER FARMINGTON CITY PLAN NO. 221.1 & 222
15. ON-SITE CONCRETE PARKING STALL, SEE DETAIL C3 / SHEET C1.91
16. PICKLEBALL COURT, REFERENCE ARCHITECTURAL DRAWINGS
17. ON-SITE CONCRETE PAVEMENT, SEE DETAIL C4 / SHEET C1.91
18. ADA STRIPING AND PEDESTRIAN ACCESS PER DETAIL 1 / THIS SHEET
19. 4" STRIPE (YELLOW) (TYP) PER DETAIL 2 / THIS SHEET
20. RV PUMP STATION, SEE DETAIL C10 / SHEET C1.90
21. SIGHT DISTANCE TRIANGLE PER FARMINGTON CITY PLAN NO. 215 SP
22. DOG RUN/PLAY AREA

Development Summary

LOCATION: FARMINGTON, DAVIS COUNTY
ZONING: CMU - COMMERCIAL MIXED USE
INTENDED USE: COMMERCIAL RECREATION

PARCEL AREA:	282,563 SF	6.49 AC	(100%)
BUILDING AREA:	2,000 SF	0.14 AC	(0.7%)
IMPERVIOUS AREA:	166,235 SF	3.82 AC	(59.0%)
LANDSCAPE AREA:	114,328 SF	2.62 AC	(40.3%)

RV PARKING STALLS: 70 TOTAL

PARKING: 5 PARKING STALLS PROVIDED
1 ADA STALL PROVIDED
6 TOTAL PARKING STALLS PROVIDED

Legend

— ADA — = ACCESSIBLE PATH

▬ = AREAS TO COMPLY WITH ADA STANDARDS

▬ = SPILL CURB, SEE APPLICABLE CURBING DETAIL

Notice To Contractors

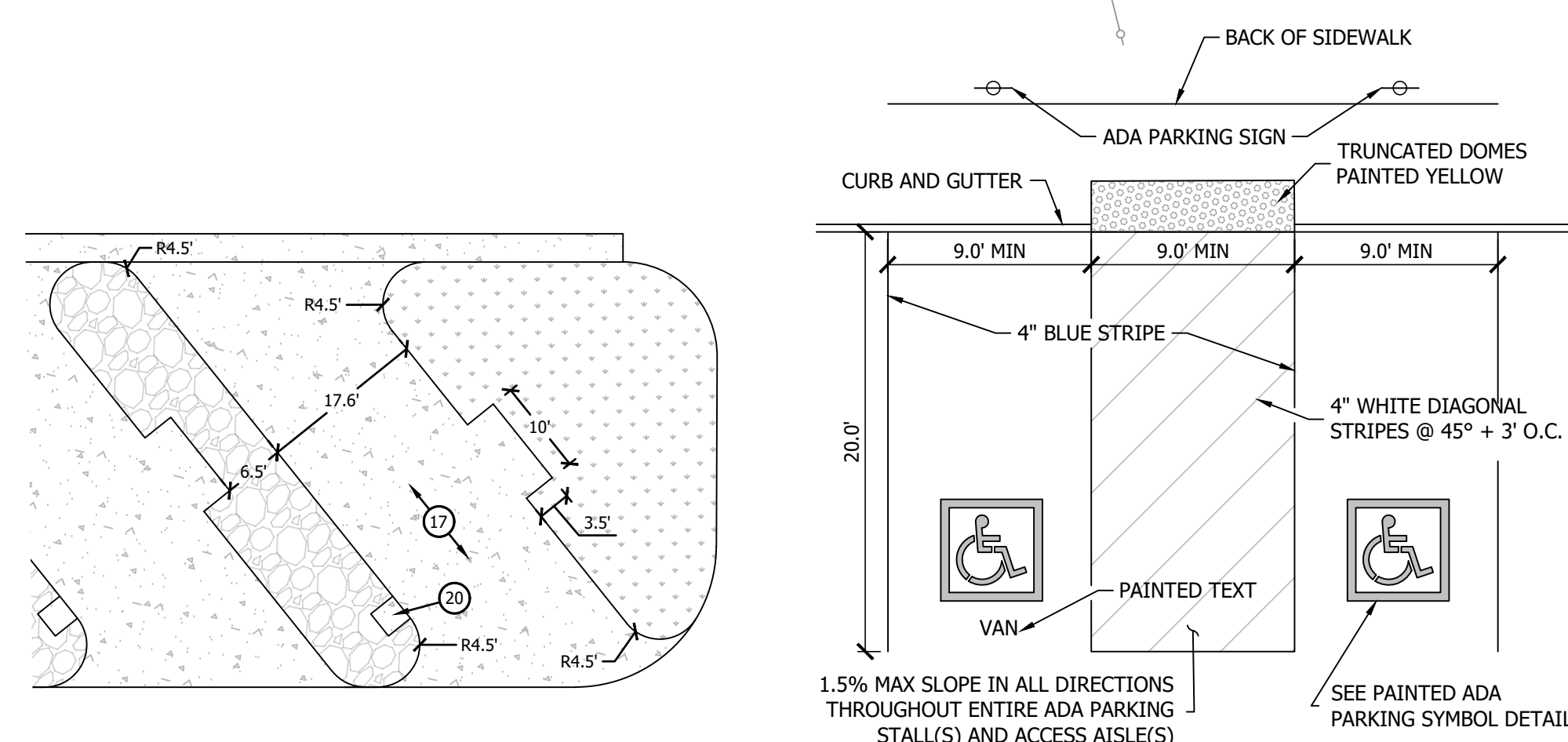
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 HUNT · DAY 3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724 EM: Thomas@HuntDay.co	PROJECT INFO.	
	Designed:	T. Hunt
	Drawn:	R. Hatfield
	Approved:	T. Hunt
	Date:	03 / 12 / 2025
Drawn No.	170 - 01	

PROPOSED SITE PLAN

SHEET NO.

C1.00



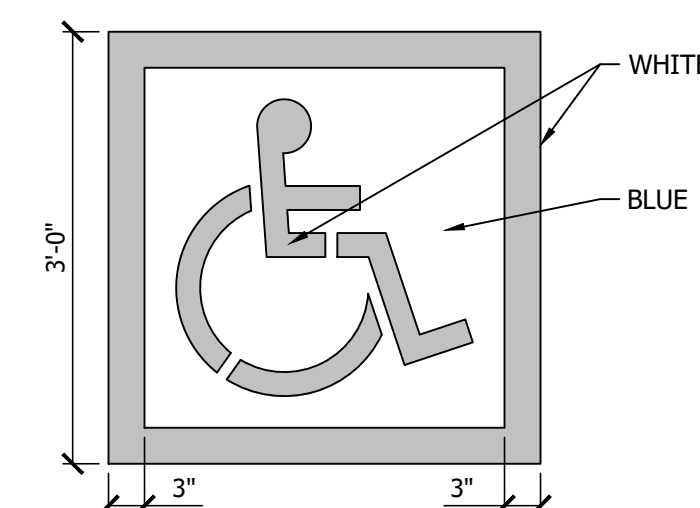
1 RV Pad Typical Dimensions
- Scale: NTS

2 ADA Striping and PED Access
- Scale: NTS

City Engineer's Approval

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

CITY ENGINEER



NOTES:

- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
- PROVIDE TWO COATS OF PAINT
- BLUE BACKGROUND WITH WHITE SYMBOL

3 ADA Symbol
- Scale: NTS

4 Typical Parking Space
- Scale: NTS

VERTEX SCALES

BAR IS ONE INCH ON
ORIGINAL DRAWING

0" 1"

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

SEAI



10854908

THOMAS J. HUNT
9/24/2025



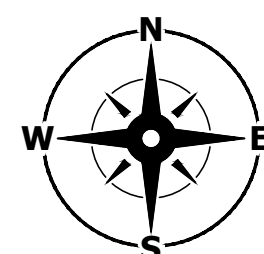
PROJECT TITLE

SPRING CREEK RV PARK
FARMINGTON, DAVIS COUNTY, UT

LOCATED IN THE NORTH HALF OF SECTION 13,
TOWNSHIP 3N. RANGE 1W. SL BASE AND MERIDIAN

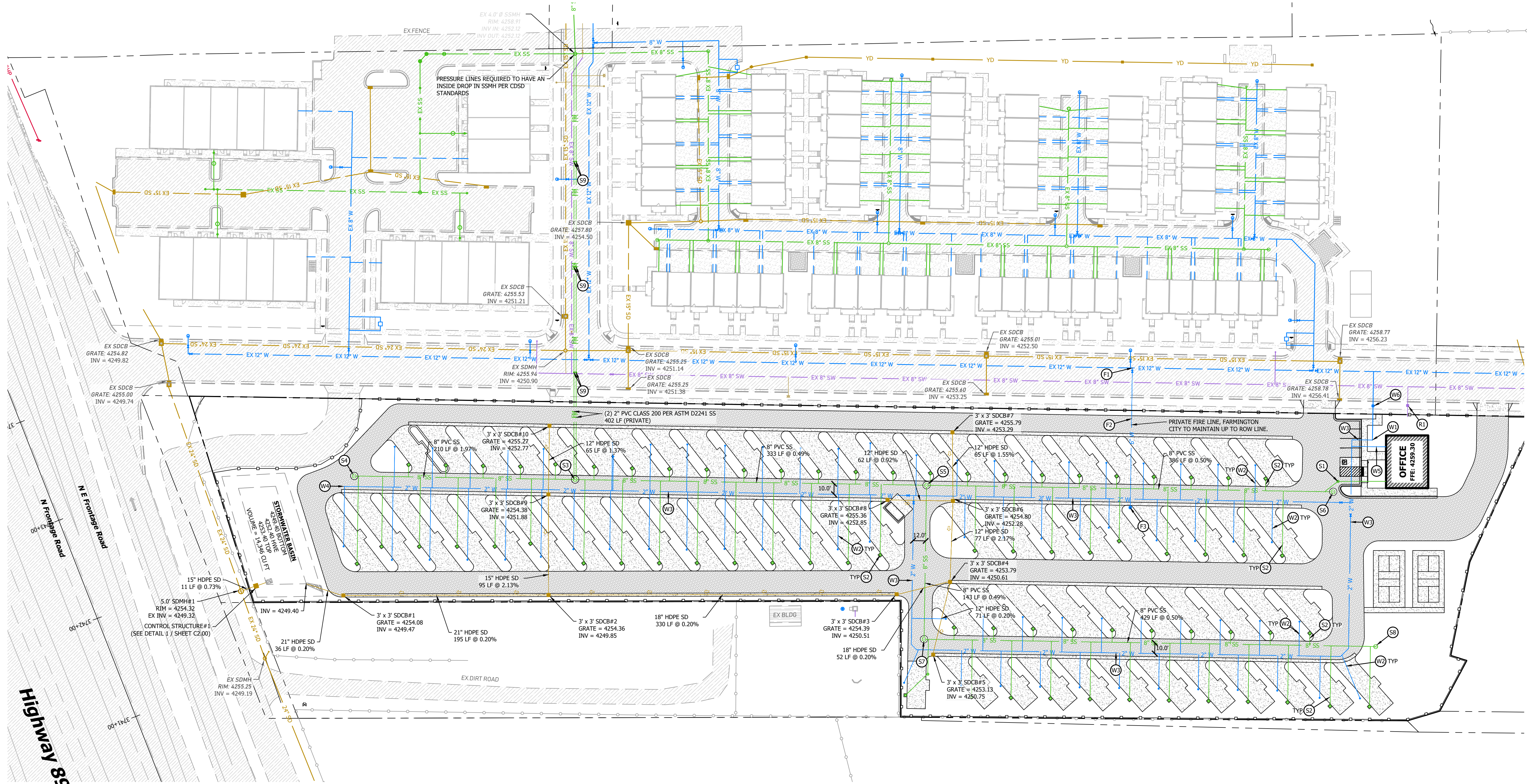
REVISIONS

REV.	DATE	DESCRIPTION	B
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RYAN H C:\Users\Ryan H\Hunt Day\Dropbox\Projects\179-01_Spring Creek RV Park\9-24-2025 9:24:2025 9:50 AM



TETON INVESTMENT
HOLDING LLC
Parcel: 08-052-0285
Zone: A - Agriculture

General Notes

- SEE SHEET C0.10 FOR PROJECT LEGEND & ABBREVIATIONS.
- REFERENCE SHEET C2.00 FOR REQUIRED STORM DRAIN CALCULATIONS.
- REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO THE PROPOSED STORM DRAIN SYSTEM.
- RV SEWER LATERALS ARE 4" PVC WITH A MIN SLOPE OF 2.0%.
- ALL SECONDARY WATER LINES NEED TO BE INSTALLED PER BENCHMARK WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL LOW ELEVATIONS NEED TO DRAIN. ALL HIGH ELEVATIONS NEED TO HAVE AIR RELEASE/VACUUM INSTALLED ON SECONDARY WATER MAINLINES.
- ALL TRANSFORMERS, METERS, AND SIMILAR EQUIPMENT SHALL BE SCREENED.
- CONTACT FARMINGTON CITY WATER SUPERINTENDENT AT 801-430-4273 IF ANY QUESTIONS ARISE ABOUT WATER VALVE PLACEMENT.
- LOW PRESSURE SEWER FLUSHING CONNECTION SHALL BE LOCATED AT 200 FEET ON CENTER.
- ALL MATERIALS OF LOW PRESSURE SEWER FLUSHING CONNECTION SHALL BE HDPE SDR-11 WITH 200 PSI OPERATION PRESSURE.
- MAIN SEWER LINES AND LATERALS OF LOW PRESSURE SEWER TO CURB BOX MUST BE WRAPPED IN 3 INCH DETECTABLE SEWER TAPE.
- CULINARY WATER LINES SHALL BE DR-14 PVC C900.
- ALL FIRE HYDRANTS ARE TO BE CLOW.
- ALL WATER VALVES ARE TO BE CLOW OR MUELLER.
- SEWER MAINS SHALL BE PER CDSO STANDARDS AND REQUIREMENTS - SDR-35 AND GREEN IN COLOR.
- ALL CULINARY WATER & STORM DRAIN INFRASTRUCTURE LOCATED OUTSIDE OF RIGHT-OF-WAY TO BE PRIVATELY OWNED & MAINTAINED.

Key Notes

GENERAL

- CLEAN-OUT FRAME & COLLAR, SEE DETAIL C02 (TYP)

SANITARY SEWER

- 4-INCH SANITARY CLEAN-OUT / POINT OF SERVICE FROM BUILDING, REFERENCE PLUMBING DRAWINGS (2% MIN SLOPE)
- 4-INCH PVC SEWER LATERAL WITH A MIN SLOPE OF 2.0% PER CDSO STD DETAIL 207
- 5.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201 WITH (2) PUMPS (36" DEEP D3696 SERIES DUPLEX GRINDER PACKAGE) CONNECTING TO (2) 2-INCH SEWER FORCE MAINS. SEE SHEET C3.92 FOR PUMP SPECS.
RIM = 4254.99, INV IN = 4244.62, INV OUT = 4244.42
- 4.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201
RIM = 4255.91, INV OUT = 4248.74
- 4.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201
RIM = 4255.50, INV IN = 4246.47, INV OUT = 4246.27
- 4.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201
RIM = 4257.77, INV OUT = 4248.38
- 4.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201
RIM = 4253.54, INV IN = 4247.38, INV OUT = 4247.18
- 4.0' Ø SANITARY SEWER MANHOLE CDSO STD DETAIL 201
RIM = 4255.77, INV OUT = 4249.52
- SEWAGE FORCE MAIN MONUMENT CDSO STD DETAIL 308

FIRE

- CONNECT TO EXISTING 12-INCH WATER MAIN PER FARMINGTON CITY PLAN NO 511 SP
- 133' OF 6-INCH FIRE LATERAL PER FARMINGTON CITY STANDARDS
- FIRE HYDRANT PER FARMINGTON CITY PLAN NO 511 SP

WATER

- CONNECT TO EXISTING 2-INCH CULINARY WATER STUB, FIELD VERIFY PRIOR TO CONSTRUCTION (CONTACT ENGINEER OF RECORD IF ISSUES ARISE)
- 1/2-INCH TYPE 'K' COPPER WATER LATERAL OR APPROVED EQUIV. PER FARMINGTON CITY STD WITH YARD HYDRANT / FROST RESISTANT WOODFORD MFG. 6" BURY DEPTH
- 2-INCH HDPE WATER LATERAL PER FARMINGTON CITY STD
- STUB WATER LINE PER FARMINGTON CITY STD
- 1-INCH TYPE 'K' COPPER WATER LATERAL / POINT OF SERVICE TO BUILDING
- INSTALL 2" METER IN A 30" METER BOX PER FARMINGTON CITY STANDARDS.

IRRIGATION

- 1 1/2-INCH SECONDARY SERVICE AND METER PER BENCHMARK WATER DISTRICT STD

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

PROJECT INFO.

Designed: T. Hunt
Drawn: R. Hatfield
Approved: T. Hunt
Date: 03 / 12 / 2025
Proj. No. 179 - 01

SHEET TITLE

SITE UTILITY PLAN

SHEET NO.

C3.00

City Engineer's Approval

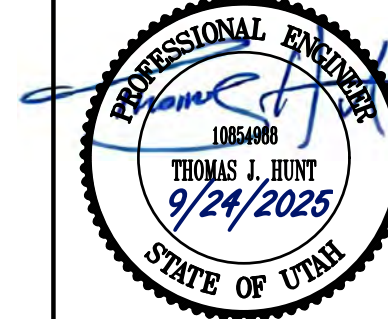
APPROVED THIS _____ DAY OF _____ A.D., 20____
BY FARMINGTON CITY ENGINEER.

CITY ENGINEER

VERIFY SCALES

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

SEAL



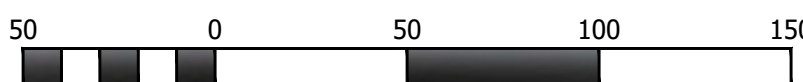
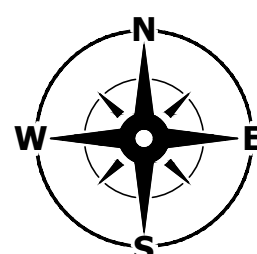
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FARMINGTON, DAVIS COUNTY, UT

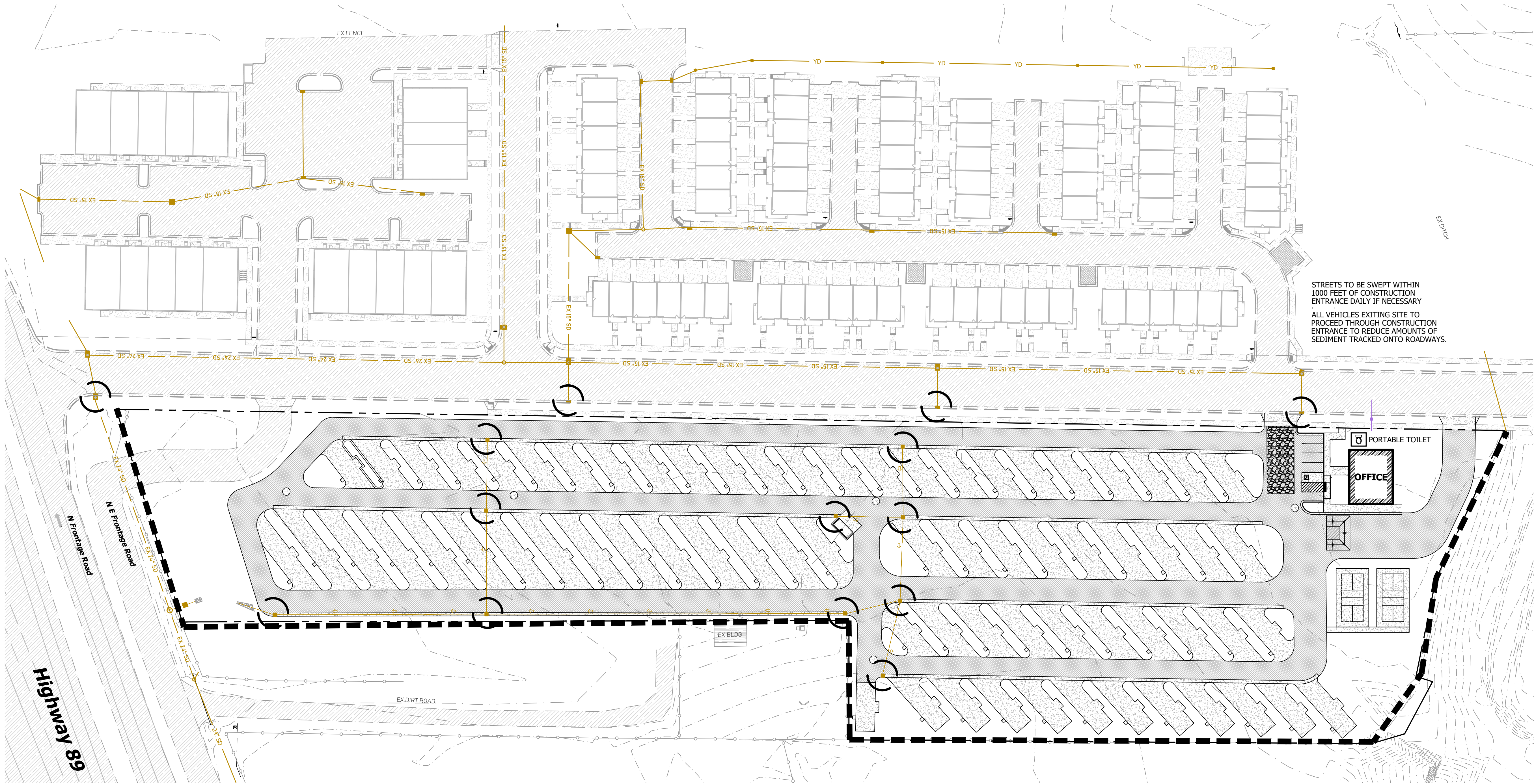
LOCATED IN THE NORTH HALF OF SECTION 13,
TOWNSHIP 3N, RANGE 1W, SL BASE AND MERIDIAN

REVISIONS

REV. DATE DESCRIPTION BY



Scale: 1" = 50'



STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

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

PORTABLE TOILET

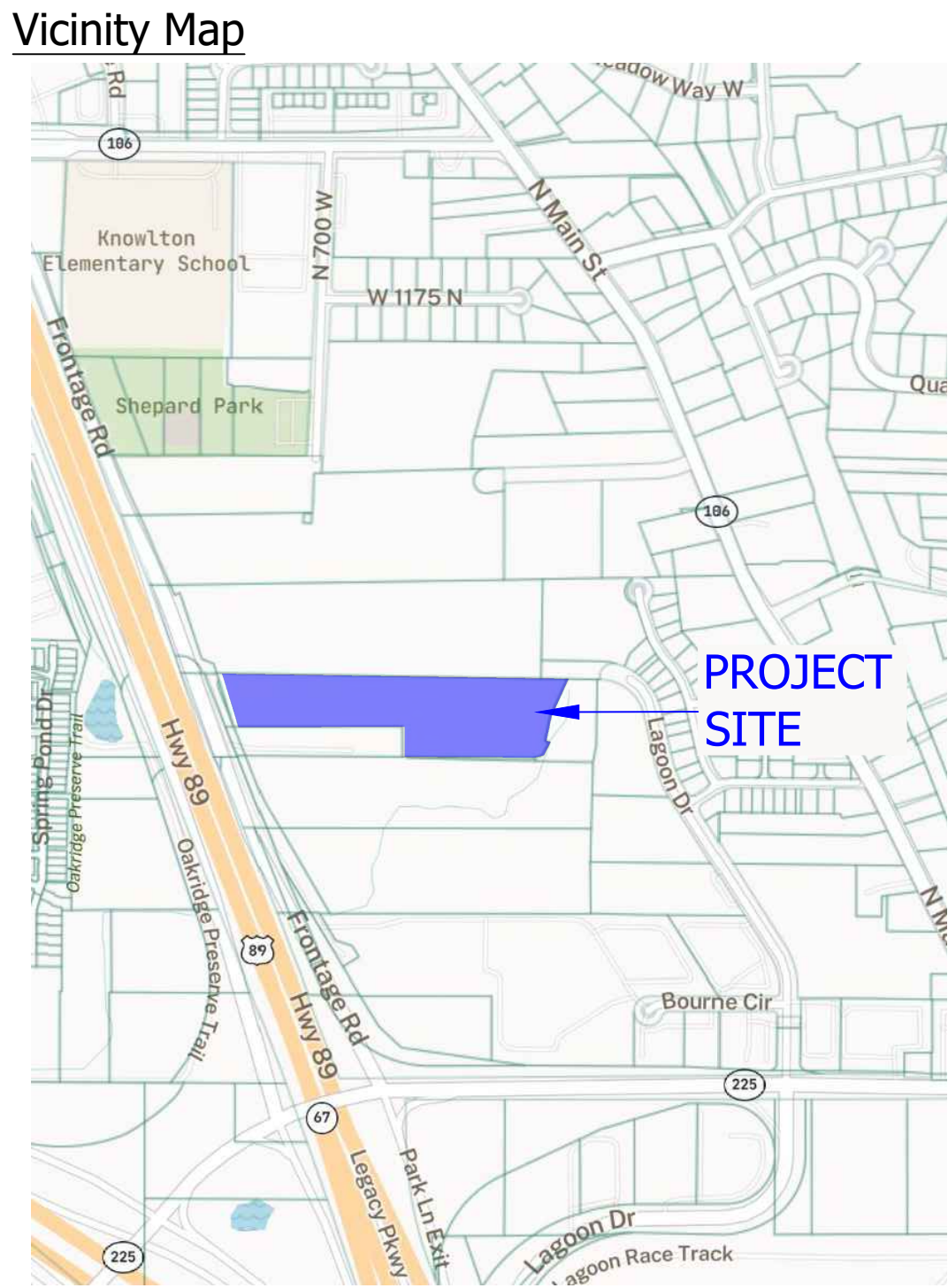
OFFICE

Legend

- = INLET PROTECTION
- = SILT FENCE
- = 50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL
- = CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:

HARV JEPSEN
EMAIL: ZOBY153@MSN.COM
PH: (801) 649-9798



- SWPPP Data**

PROJECT LOCATION (LAT/LONG):
NORTHING: 41°10'47"N NORTHING: 41°10'47"W

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

 - TOTAL PROJECT AREA IS 6.49 ACRES. AN ESTIMATED 6.30ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
 - THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
 - THE INITIAL SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 65% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

 - THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
 - 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.
 - 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.
 - 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:

 - FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
 - THE BMPS AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
 - CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
 - 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.

City Engineer's Approval

APPROVED THIS _____ DAY OF _____ A.D., 20____

BY: FARMINGTON CITY ENGINEER.

CITY ENGINEER _____

General Notes

- ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
- THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (5%).
- STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
- GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
- BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
- A STATE OF UTAH DEQ CONSTRUCTION GENERAL PERMIT UPDES PERMIT WILL BE REQUIRED PRIOR TO ANY EARTH MOVING ACTIVITIES OCCUR ON SITE.
- AN EXCAVATION PERMIT FROM FARMINGTON CITY PUBLIC WORKS IS REQUIRED PRIOR TO ANY DISTURBANCE OCCURRING ON SITE.

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0" 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SEAL

PROJECT TITLE

SPRING CREEK RV PARK

FARMINGTON, DAVIS COUNTY, UT

LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 3N, RANGE 1W, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
------	------	-------------	----

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

PROJECT INFO.

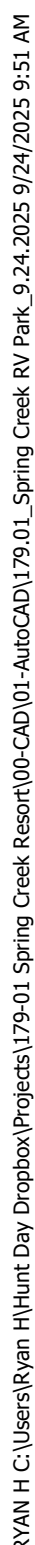
Designed: T. Hunt
Drawn: R. Hatfield
Approved: T. Hunt
Date: 03 / 12 / 2025
Proj. No. 179 - 01

SHEET TITLE

EROSION CONTROL PLAN

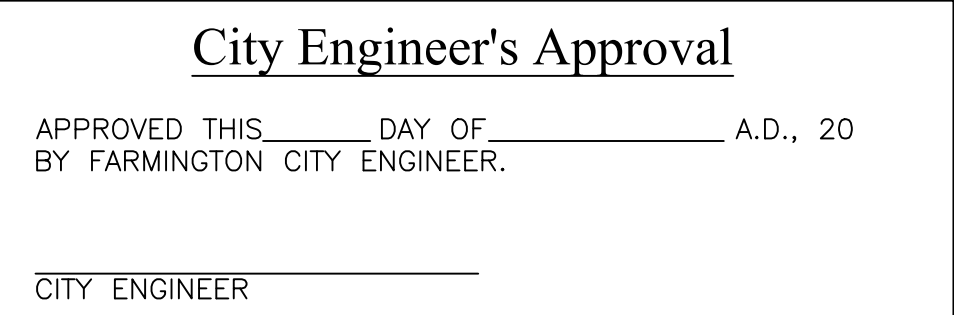
SHEET NO.

C5.00



SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE
TREES			
	Quercus x bimundorum 'Crimschmidt' / Crimson Spire Oak	5	2' Caliper 8-10' Height
	Acer truncatum x A. platanoides 'Warrenred' / Pacific Sunset Maple	7	2' Caliper 8-10' Height
	Malus x 'Spring Snow' / Spring Snow Crab	5	2' Caliper 8-10' Height
SHRUBS			
	Cornus Alba 'Bailhala' / Ivory Halo Tatarian Dogwood	74	5 Gallon (9 sf) (1,332 sf Total)
	Ligustrum x. vicaryi / Golden Privet	71	5 Gallon (64 sf) (1,216 sf Total)
ORNAMENTAL GRASSES			
	Calamagrostis a. 'Foerster' / Foerster Feather Grass	122	5 Gallon (4 sf) (908 sf Total)
	Pennisetum alopec. 'Hameln' / Hameln Fountain Grass	79	5 Gallon (6 sf) (108 sf Total)
	Helictotrichon Sempervirens 'Sapphire' / Blue Oat Grass	87	5 Gallon (64 sf) (1,216 sf Total)
PERENNIALS			
	Lavandula Angustifolia 'Essence Purple' / Essence Purple English Lavender	13	1 Gallon (9 sf) (1,118 sf Total)

1. CONTRACTOR SHALL BE REQUIRED TO REMOVE ROCK MULCH PLACED WITH NOTICABLE FINES OR CONTAMINANTS NOT MEETING SPECIFIED MULCH REQUIREMENTS.
2. WEED BARRIER FABRIC TO BE HEAVY DUTY 3.2 OZ YEVOR OR APPROVED EQUIVALENT.
3. A PRE-EMERGENT MUST BE USED PRIOR TO INSTALLATION OF THE WEED BARRIER FABRICS AND BE WEED AND CONTAMINANT FREE.
4. 1/2" OF TOPSOIL IS REQUIRED AT THE DRIPLINE OF THE TREES AND/OR SHRUBS. AMENDMENTS ARE REQUIRED IF USING ON-SITE STOCKPILES - SUCH AS 5:1 PEAT, OR A 1/2" FREE WOOD MULCH AND NITROGEN FERTILIZER AT PRODUCT SPECIFIED APPLICATION RATE.



PROJECT TITLE		
<i>SPRING CREEK RV PARK</i> FARMINGTON, DAVIS COUNTY, UT		
LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 3N, RANGE 1W, SL BASE AND MERIDIAN		
<u>REVISIONS</u>		
REV.	DATE	DESCRIPTION
		BY

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNERS SATISFACTION.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISH BY THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
5. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTORS CONVENIENCE; THEY DO NOT CONSTITUTE ANY CORRESPONDING WARRANTY. IN THE EVENT OF ANY DISCREPANCIES, PLANS SHALL OVERSIDE THE SCHEDULED LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER LEAF, COLOR, FLAVOR AND CULTURE.
7. ALL PLANTING AREAS TO HAVE TWO-INCH DEPTH OF COMPOSTED MULCH APPLIED AND TILLED IN TO A SIX-INCH DEPTH.
8. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
9. TOP DRESS ALL SPREADING PERENNIALS AND GROUND COVERS WITH TWO-INCH DEPTH OF SOL PE.
10. TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH THREE-INCH DEPTH OF SHREDDED BARK MULCH.
11. REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
12. PERFORM PERCULATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.
13. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN TWELVE INCHES OF A SPRINKLER HEAD.
14. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOG AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGES TO PLANT MATERIAL, DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

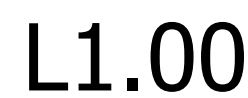


EXHIBIT “B”

GENERAL DEVELOPMENT PLAN

Artistic Rendering



Site Plan / Landscape Plan



Landscape

Fountain grasses and small shrubs

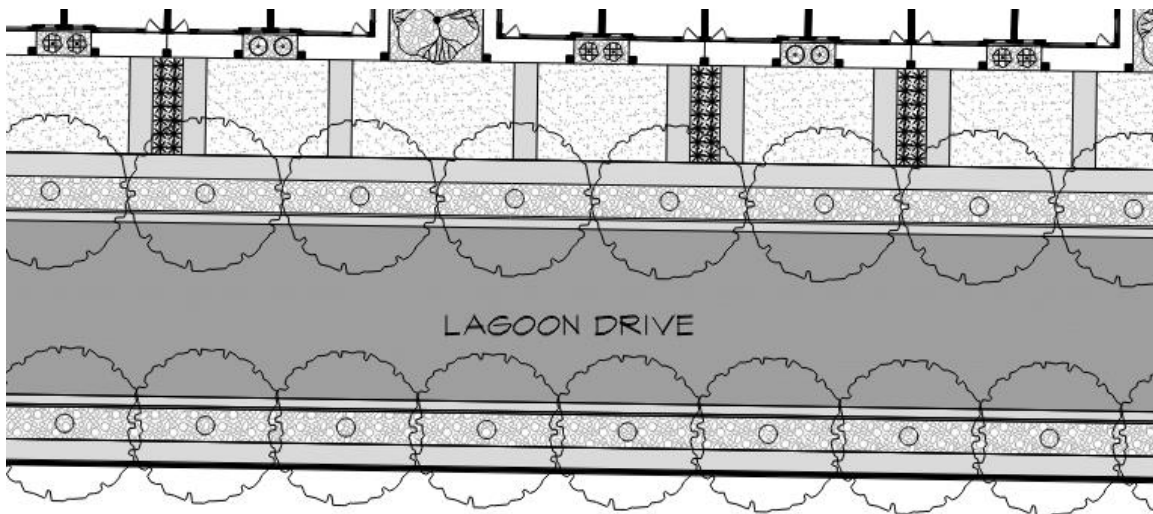


Landscape

Fountain grasses and small shrubs



Landscape Plan



Fencing

Simtek Fence

- Blocks 98% of direct sound
- Color fade-resistant
- Engineered for high winds
- Lifetime Warranty



Clubhouse

Clubhouse

Exterior Options



EXHIBIT “C”

RESORT POLICIES

SPRING CREEK RV RESORT POLICIES

We want to make your stay both pleasant and comfortable. If you need any additional information, please feel free to inquire at the office.

Our resort is non-smoking; smoking is not permitted inside any building or within 25 feet of any building. Smoking is not permitted at any RV site as it can cause a nuisance to surrounding guests. Smoking is not permitted in any outdoor common-use area such as outside of the bathhouse, bowery, pickleball courts, and park. Suspicious or illegal activity will not be tolerated.

To maintain a high standard for all campers, we only accept RVs, trailers, vans, campers, & vehicles that are in well-maintained and operable condition. Your RV cannot have missing panels or parts. Spring Creek reserves the right to cancel a stay based on the overall condition of an RV upon or before arrival. All RVs must be owner-occupied.

Please help us make your stay here more enjoyable through your cooperation with the following policies and rules:

Check-In

Check-in is after 1 p.m. on the day of arrival. If you are staying during winter months, it is required that you have a heated culinary water hose and an insulated water hydrant cover to keep your water from freezing. We have these for sale in the office if needed. Packages can be sent to our office. Personal mail should not be forwarded to our office. Please obtain a PO Box through USPS for personal mail. We do not monitor the coming and going of packages and it is completely at the risk of the guest.

All RV's must be 15 years or newer. Spring Creek RV Resort reserves the right to allow RV's older than 15 years with pictures showing their good condition. All RV's must be in good condition and in working order and are subject to an approval decision being made upon arrival regardless of a prior decision based on photos. If your RV does not meet the selection criteria upon arrival or at any time during your stay, or if you provide inaccurate or incomplete information, your reservation may be rejected and your reservation may not be refunded. RV owners must have an appropriate vehicle capable of moving their RV upon request. Tent camping is not allowed.

Check-Out

Check-out before 11:00 a.m. on the day of departure. Please make arrangements prior to 10 a.m. if extending your stay is desired. Any items at your site, at the clubhouse, or on the property that are broken or damaged by any of your family or guests during your stay will be billed to your card on file to recoup any loss or damage or to make any repairs.

Payment and Cancellation Policy for 28-day Reservations

28-day Reservations must be booked over the phone. A non-refundable deposit of \$150 will be charged for 28-day reservations. 3 days prior to the start of the reservation, 100% of the remaining balance will be automatically charged to the card on file. Once the 28-day reservation begins, no refunds will be given for early departure or late arrival. A pet fee \$25 (up to 3 pets are included in this fee) will be charged.

Payment and Cancellation Policy for less than 28-day Reservations

At the time of booking, authorization will be put on the card on file. 3 days before the start of the reservation, 100% of the reservation balance will automatically be charged. No refunds will be given for late arrivals or early departures. No refunds will be given for reservations canceled less than 3 days before the stay. A 50% refund will be given for reservations canceled less than 7 days (but more than 3 days) before the stay. Guests may choose to receive a full refund in the form of resort credit to be used on a future stay if they cancel in this timeframe. No-shows will be charged the full reservation amount.

Quiet Hours

Quiet hours are from 10 p.m. to 7:30 a.m.

Tables

Limit of one (1) picnic table per campsite.

RV Guests

Spring Creek reserves the right to limit long term stays. Maximum reservation is 28 days. Spring Creek reserves the right to allow multiple 28-day reservations for long-term stays. 28-day reservations will be charged for electric use. Meter readings will be taken at the end of every 28-day reservation and will be charged to the card on file. Large-area outdoor rugs are prohibited on campsites. A small mat (24" x 24" maximum) is allowed at the base of your stairs. Winter skirting around your RV must be authorized by the office. No porches or outdoor construction allowed. Outdoor storage is prohibited. Guests must keep the site clean and organized and picked up.

Vehicles (Two vehicles allowed per site. Certain sites allow for only 1 vehicle. Vehicles can only be parked at a site if they do not obstruct the roadway. Resort Staff reserves the right to limit additional vehicles per site). A 3rd vehicle is allowed if there are stalls available. The charge for a 3rd vehicle is \$50 per month for 28-day reservations. All other reservations will be charged \$5/per day.

Vehicles must not block the road or adjacent site(s). The speed limit is between 5-10 MPH. Failure to comply with this speed limit or roadway markings may result in a forfeiture of a reservation or future reservations.

Children

Parents are responsible at all times for their children's safety and behavior. Please supervise children at all amenities and do not allow children to play in the roadway.

Laundry

The laundry room is open from 8 a.m. to 10 p.m. Please do not hang clothes on lines or on trees at the campsite. No pet washing in bathrooms.

Animals/Pets

Animals must be always kept on a physical leash and may not be left unattended at the campsite. Animals must be non-aggressive. Animals cannot be a nuisance to your neighbors. Animals are not allowed inside the clubhouse or laundry and bathroom buildings unless they are registered disability service animals. Animals may not be tethered to utility fixtures, picnic tables, trees or fences. Animal waste must be immediately picked up by the pet owner no matter where on property it does its business. Please control excessive dog barking. Dogs may be off leash when within the Dog Playground provided their owners remain in control. Pet pens/pet fencing are not allowed on sites. Please use our dog playground. Grass at sites that are ruined by pet urine to be repaired by guests. Management reserves the right to not allow your animal on the Resort property or to compel you to remove your animal from the Resort.

Restrooms and Showers

Please clean up after yourself and leave the bathrooms clean. Animals and the washing of dishes are prohibited in the restrooms.

Fires

No open wood fires allowed. Propane fire pits are allowed and also available for rent in the office. Personal charcoal and propane grills are permitted. Do not put hot coals in garbage containers. Fireworks are prohibited on the Resort premises.

Garbage

Help us stay clean by depositing all garbage in the dumpsters and garbage cans located throughout the Resort.

After-Hours Assistance/Security

Please call (801)721-8246 for after-hours and security issues. After-hours guests shall not set up during quiet hours.

Retention Ponds

Retention ponds on property at the Resort are restricted access areas. Access or entry by Guests and/or pets is strictly prohibited.

Background Checks

Long-term stays (28-day reservations) will be subject to a criminal background check at the expense of the guest. Signing this acknowledgment indicates that you have been made aware that selection criteria for a 28-day reservation may include factors such as criminal history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your reservation may be rejected and your reservation may not be refunded.

Acknowledgment of Policies

THIS RESORT IS PRIVATELY OWNED. FAILURE TO COMPLY WITH THESE POLICIES AND RULES MAY RESULT IN YOU BEING ASKED BY MANAGEMENT TO LEAVE THE RESORT WITHOUT REFUND OR RECOURSE AND/OR BY FUTURE RESERVATIONS BEING CANCELED. SPRING CREEK RESERVES THE RIGHT TO ENFORCE ITS RULES AND POLICIES AND TO REFUSE, IN ITS SOLE DISCRETION, SERVICE OR ACCESS TO ANYONE.

We reserve the right to change, amend, or otherwise modify the policies at any time. The most updated version will be available on the Resort's website. We will provide the policies to be signed at the time of booking. A guest's use of the reservation/site/amenities is an acknowledgment and acceptance of the terms, regardless of whether signed policies for that reservation have been returned to the Resort.

ARRIVAL TIMES

1:00 PM - 6:00 PM

If arriving outside of check-in times, please call to make arrangements.

AUTO-COLLECT

At the time of booking, 100% of the reservation balance will be collected. Payment for all gift certificates will also be collected. Applies to: all reservations.

SCHEDULED DEPOSIT

3 days before arrival, 100% of the reservation balance will be collected. If a reservation is booked "last-minute" (within the scheduled time frame), the initial deposit will be collected in addition to the scheduled amount. Applies to: all reservations.

CHILDREN & PETS

Children are welcome with an accompanying adult. Pets are welcome. We are pet friendly. Pets must be on a physical leash at all times and cleaned up after. 3 pets per site. We do not allow permanent pet pens at the RV site.

CREDIT CARD SECURITY

Your credit card information is stored and processed securely.

AGE OF RV REQUIREMENTS

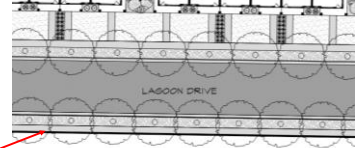
If the age of your RV is 15 years or older, please submit current pictures showing all 4 sides for final approval of your reservation.

Spring Creek at Farmington



Lagoon Drive

Approved landscape plan for Lagoon Drive



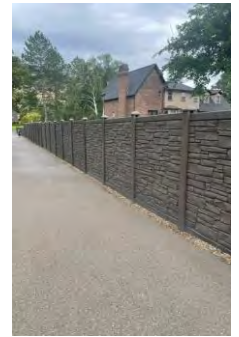
Responsibility

- Owner to install, furnish, and maintain the following:
- Wall
- Fountain grass
- Small shrubs



Simtek Fence

- Blocks 98% of direct sound
- Color fade-resistant
- Engineered for high winds
- Lifetime Warranty



Landscape

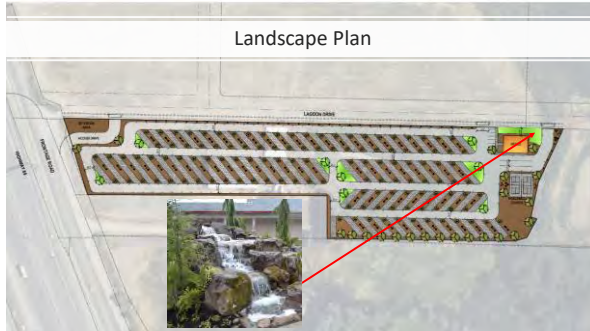
Fountain grasses and small shrubs



Landscape

Fountain grasses and small shrubs





Clubhouse

Exterior Options



Clubhouse Details

- Clubhouse shall have a minimum of 4 full baths with showers
- ADA bathroom
- Exercise room
- Laundry room
- Common area with RV office



Planned Amenities

- Pickleball court
- Dog run
- Common fire ring



Future Potential Amenities

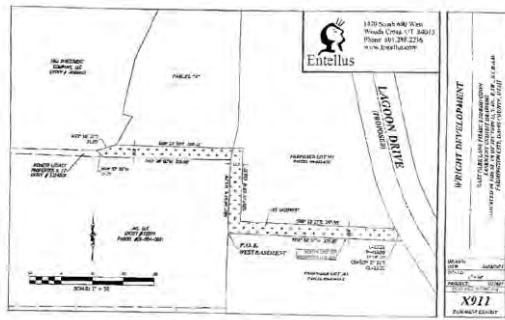
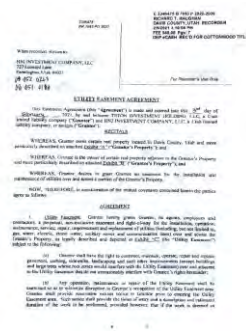
*To be completed within 2 years of opening

- Pool or splash pad
- Hot tub
- Horseshoes
- Playground



Benefit Breakdown







Farmington City Planning Commission Staff Report November 6, 2025

Item 6: Packer Subdivision

Public Hearing:	Yes
Application No.:	25-13
Property Address:	219 E 100 N
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	OTR
Area:	0.72 acres
Number of Lots:	2
Property Owner / Applicant:	Michael and Chaney Packer

Request: *The applicants are seeking a recommendation to use the alternate lot standard to create an additional building lot out of the subject and a waiver for sidewalk installation.*

Background Information

The existing property contains a main home near the corner, an accessory dwelling unit, and 2 detached garages. Typically, in the OTR district the property could be divided into 2 standard lots using 10,000 sq. ft. lots. While there is enough acreage and frontage to do this, in order to preserve the historic rock clad structures on site, the applicant is requesting the use of alternate lot standards identified in 11-17-045. To qualify for use of these standards the developer is committing to preservation of an existing on-site historic resource. An agreement is included with this report to that effect.

The developer is also asking that they be excused from the requirement to install sidewalk. Their petition for this is included. Typically, all developers are required to install public improvements such as streets, curb, gutter, and sidewalk that serve their project. Farmington's ordinances provide for an option where the City can elect to waive this requirement by agreement. Staff prefers that it be installed, but if it is to be delayed recommends collecting funds that could be used when the City is ready to install the sidewalk as part of a larger project. A 3rd option would be to simply defer participation and the City would collect money from the owners of the property in this subdivision for sidewalk adjacent to their property at time of construction. An agreement has been prepared to account for option 2, it could be modified for option 3.

All elements of this proposal require a recommendation from the Planning Commission where the City Council would be the final say.

Suggested Motion

Move that the Planning Commission recommend the City Council approve the Packer Subdivision Alternate Lot Size Agreement but require the installation of sidewalk subject to the following:

1. All remaining DRC requirements must be addressed at subsequent steps prior to recording.

Findings:

1. The existing historic building on site qualifies per the provision of the city's ordinance to use alternate lot standards and the proposed agreement is sufficient to ensure this preservation occurs.

2. Sidewalk exists along 200 East Street and with a set curb elevation sidewalk along 100 North ensures it is installed at its proper elevation.
3. Collection of fees in the future can be challenging for future owners and the city.

Alternate Motion:

Move that the Planning Commission recommend the City Council approve the Packer Subdivision Alternate Lot Size Agreement and the deferral agreement* for the installation of sidewalk:

*The PC can recommend if the deferral agreement requires payment now or in the future.

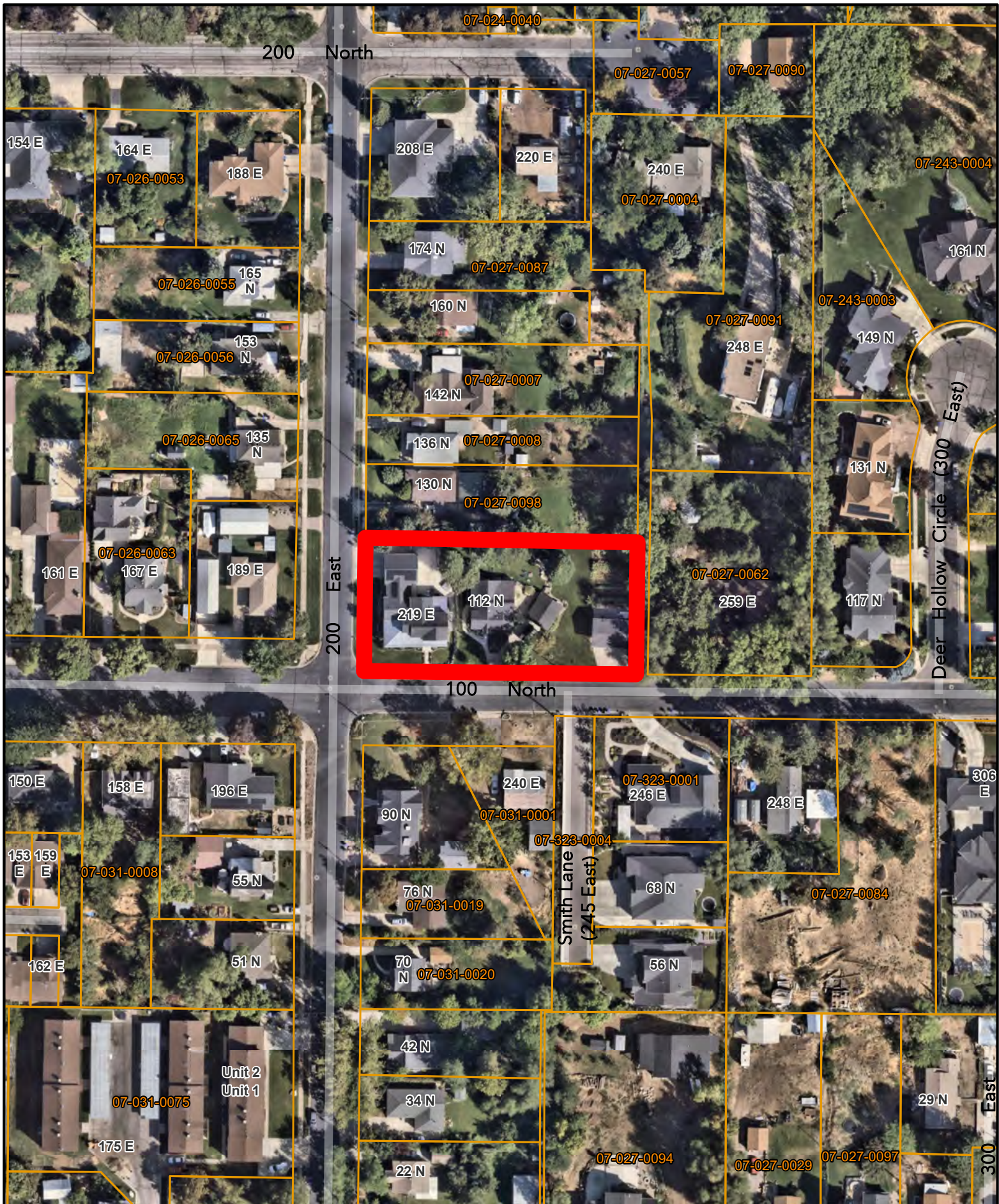
1. All remaining DRC requirements must be addressed at subsequent steps prior to recording.

Findings:

1. The existing historic building on site qualifies per the provision of the city's ordinance to use alternate lot standards and the proposed agreement is sufficient to ensure this preservation occurs.
2. Collection of fees now is an acceptable alternative to immediate installation accounting for the developer's contribution at a more appropriate time to install the improvements.
OR
2. Collection of fees in the future will more accurately account for costs of sidewalk improvements.

Supplemental Information:

1. Vicinity Map
2. Deferral Request
3. Schematic Subdivision Plan
4. Development Agreement
5. Deferral Agreement



PER 12-5-150: DELAY AGREEMENT:

'In lieu of the bond requirements outlined above, at the City Council's sole option, the subdivider may be permitted to execute an agreement, in a form acceptable to the city attorney, delaying the installation of any or all of the public improvements required pursuant to this title, such an agreement may require the payment of a fee in lieu of installation of the improvements.'

.....

Hello Lyle, thanks for your message on the project portal. As we discussed in person the other day, we are wanting to be considered for an exception on the sidewalk installation.

Our first choice of course would be to continue our project with no requirement of a sidewalk. Our main reasoning for this is the cost and esthetic look of our property. This would require irrigation to be moved and re-installed, landscaping hard costs including potentially adding retaining wall on the west side, removal of trees, and possibly having to re-engineer the existing rock retaining wall on the south side.

Our second choice would be to agree to a sidewalk installation if and when the surrounding neighbors are also required to install a sidewalk.

We plan to live in this house for the rest of our lives. If for some reason there is a need to sell our property, we could add the stipulation into the real estate contract of the buyers.

We are happy to discuss further or attend any meetings to help move this project forward. We are open to other reasonable ideas.

Will you let us know if and when we are on the schedule for the city planning? If I remember correctly it is November the 6th?

Thanks again for your time.

Michael and Chaney Packer

PACKER PLACE SUBDIVISION

219 EAST 100 NORTH
FARMINGTON, UTAH, 84025
TOTAL ACREAGE: 0.130 ACRES

© COPYRIGHT 2025
THIS PLAN IS PROPERTY OF MODLINE DESIGN AND SHALL NOT BE
REPLICATED IN ANY FORM OR USED FOR THE BASIS OF ANY NEW PLANS
THE BUILDER/GENERAL CONTRACTOR (CONSTRUCTION PROFESSIONAL) MUST
CAREFULLY AND THOROUGHLY VERIFY DIMENSIONS, VALIDITY, AND OVERALL
INTEGRITY OF THE PLANS, IN THE EVENT OF A DISCREPANCY, PRIOR TO
CONSTRUCTION, MODLINE DESIGN SHALL BE CONTACTED FOR CLARIFICATION.



MODLINE DESIGN
ARCHITECTURE - PLANNING - DESIGN
(801) 839-5568 - sorgill@modlinedesign.com
371 N. MAIN STREET, FARMINGTON, UTAH 84025

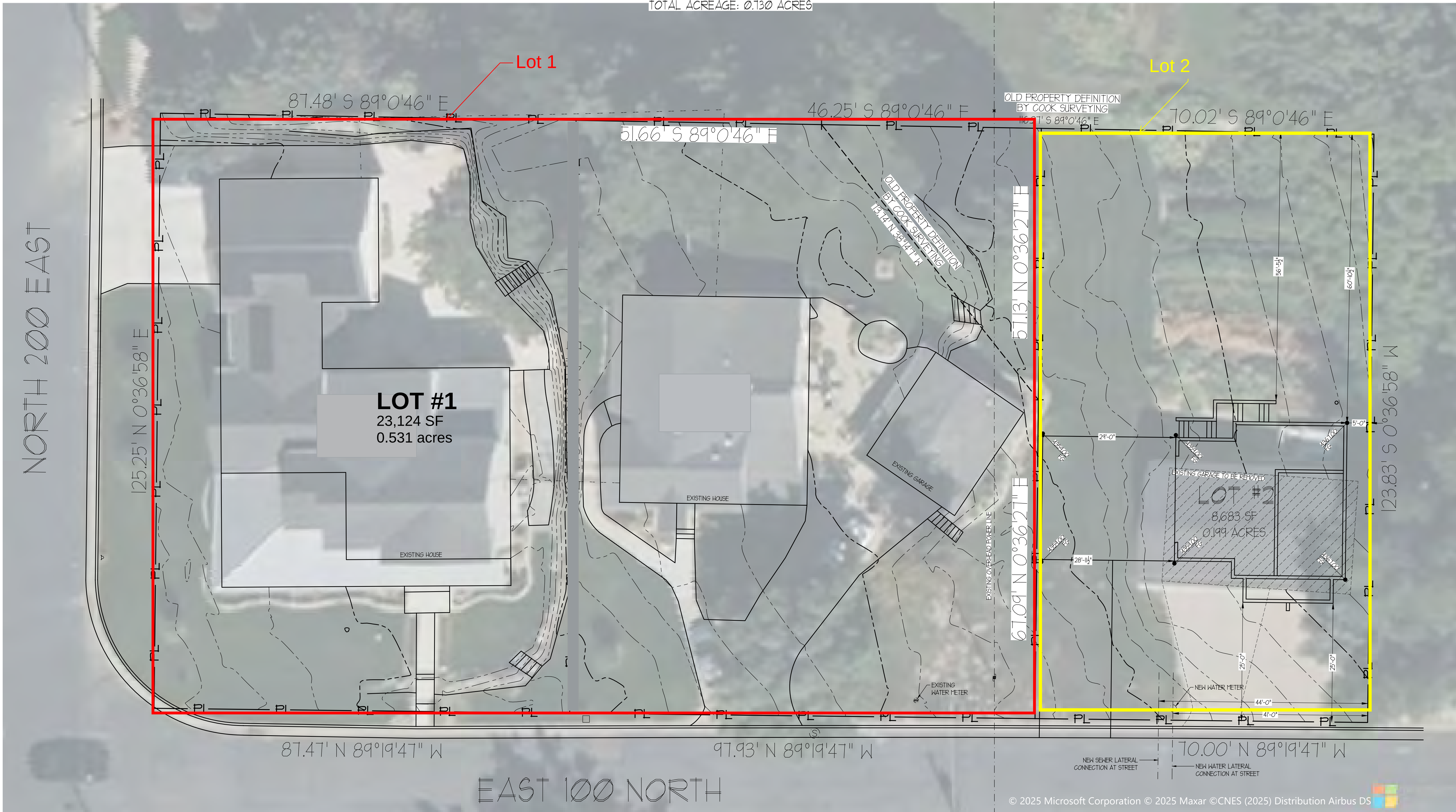
PROJECT DETAILS:

PACKER RETREAT
219 EAST 100 NORTH
FARMINGTON, UTAH, 84025

DATE PUBLISHED:
Aug. 20, 2025

PLAN NUMBER:
G-1956-25

SHEET: A2.0



SCHEMATIC DESIGN PLAN
SITE AND YIELD PLAN

SCALE: 12X18: 1" = 20' | 24X36: 1" = 10'

LINETYPE KEY

PL ——— PROPERTY LINE
- - - - - TOPOGRAPHY LINE

TYPICAL GRADING NOTES

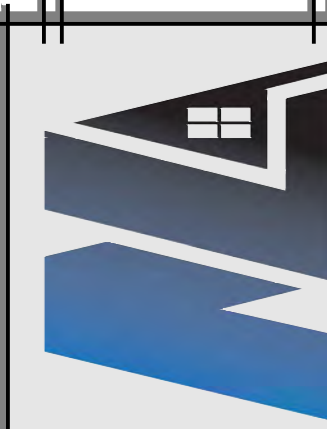
1. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (5%)
2. TOP OF FOUNDATION MUST BE SET HIGH ENOUGH TO ALLOW 6" EXPOSED, 6" FALL IN 10' (5% SLOPE FOR 10'), AND ENOUGH DROP TO ALLOW DRAINAGE OF LOT IN COMPLIANCE WITH GRADING AND SITE PLANS.
3. ALL STORM WATER / SURFACE WATER AND DIRT WILL BE KEPT ONSITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ONSITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
4. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
5. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWN STREAM FROM SITE DURING CONSTRUCTION.
6. ALL LOT CORNER SURVEY MARKERS TO BE LOCATED (OR RE-SET) TO ALLOW FOOTING SETBACKS TO BE CHECKED.
7. BERRIS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
8. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ONTO THE GROUND IS PROHIBITED.

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PACKER PLACE SUBDIVISION

219 EAST 100 NORTH
FARMINGTON, UTAH, 84025

© COPYRIGHT 2025
THIS PLAN IS PROPERTY OF MODLINE DESIGN AND SHALL NOT BE
REPLICATED IN ANY FORM OR USED FOR THE BASIS OF ANY NEW PLANS
THE BUILDER/GENERAL CONTRACTOR (CONSTRUCTION PROFESSIONAL) MUST
CAREFULLY AND THOROUGHLY VERIFY DIMENSIONS, VALIDITY, AND OVERALL
INTEGRITY OF THE PLANS. IN THE EVENT OF A DISCREPANCY, PRIOR TO
CONSTRUCTION, MODLINE DESIGN SHALL BE CONTACTED FOR CLARIFICATION.



MODLINE DESIGN
ARCHITECTURE - PLANNING - DESIGN
(801) 839-5568 - sorgill@modlinedesign.com
37 N. MAIN STREET, FARMINGTON, UTAH 84025

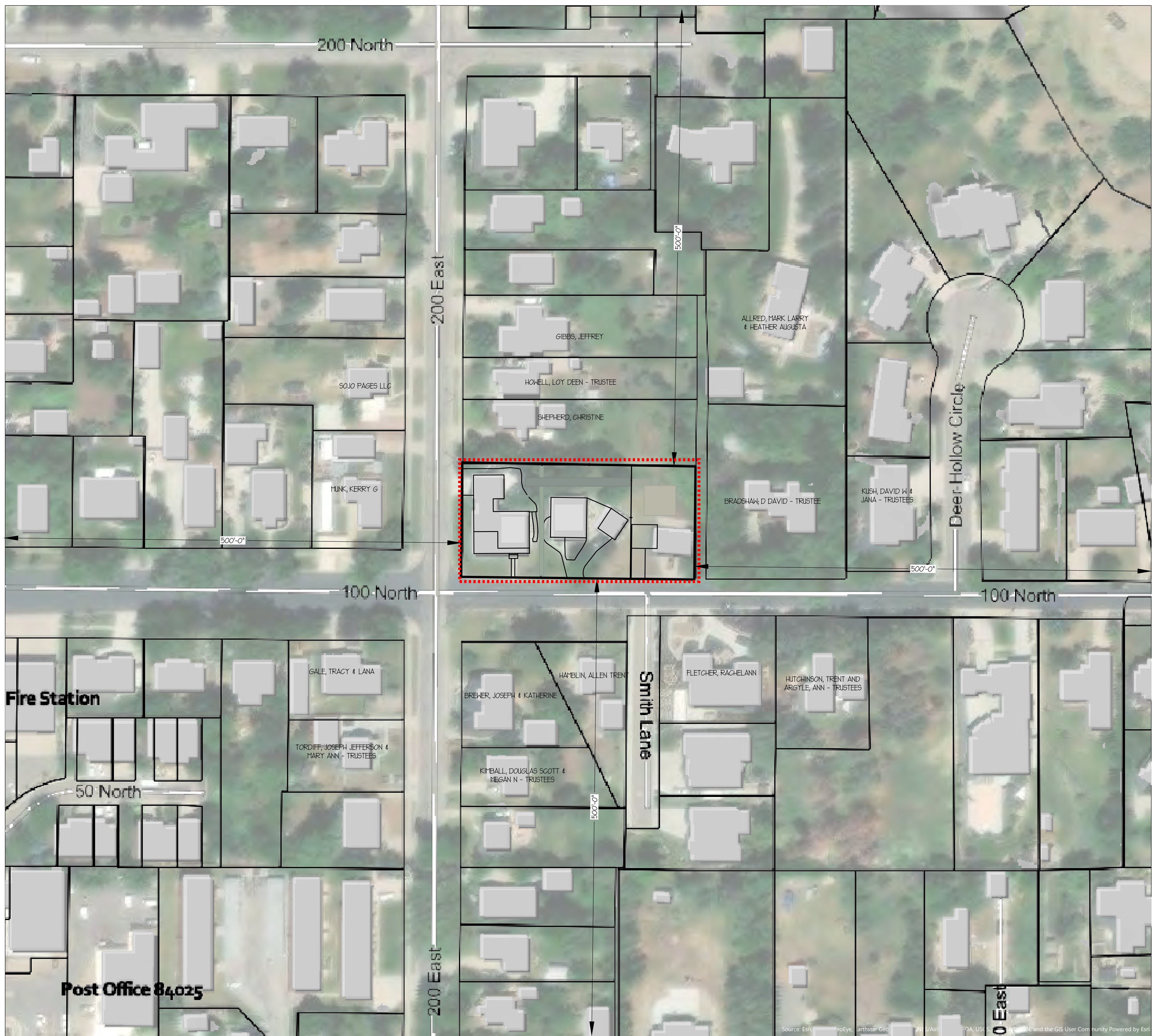
PROJECT DETAILS:

PACKER RETREAT
219 EAST 100 NORTH
FARMINGTON, UTAH, 84025

DATE PUBLISHED:
Aug. 20, 2025

PLAN NUMBER:
G-1956-25

SHEET: A2.0



VICINITY PLAN

SCALE: 12X18: 1" = 120' | 24X36: 1" = 60'

When Recorded Mail to:
Farmington City Attorney
160 S. Main Street
Farmington, UT 84025

DEVELOPMENT AGREEMENT FOR
THE PACKER SUBDIVISION

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2025, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **MICHAEL JAMES & CHANEY KIEL PACKER**, hereinafter referred to as the “Developer.”

RECITALS:

A. Developer owns approximately 0.72 acres of land located within the City, identified as Parcel 07-027-0101 in the records of the Davis County Recorder, which property is more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”).

B. Developer desires to develop a project on the Property to be known as the Packer Subdivision (the “Project”). Developer has submitted an application to the City seeking approval to use the alternative lot size for the applicable zone in accordance with the City’s Laws.

C. The Property is presently zoned under the City’s zoning ordinance as OTR (Old Town Residential). The Property is subject to all City ordinances and regulations including the provisions of the City’s General Plan, the City’s zoning ordinances, the City’s engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the “City’s Laws”) unless otherwise exempted herein.

D. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the City’s Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City’s Laws.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit A and incorporated by reference.

3. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Developer agrees that any development of the Property shall comply with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

4. **Developer Obligations.** Developer agrees to the following provisions as a condition for being granted the zoning approval sought:

(a) **Preservation of Home.** As a condition to qualify for Alternative Standards, as stated in §11-11-050 of the Farmington Municipal Code, Developer has agreed to preserve the existing home on the property as identified in Exhibit C for a period of no less than 25 years from the date of this Agreement. Preserve in this case shall mean that the home will not be entirely demolished, and any alterations or changes to the building's exterior shall maintain its eligibility to be listed on the National Historic Register of Historic Places.

(b) **Development According to Preliminary Plan.** Developer agrees to develop the Property as provided in plans presented by the Developer to the Farmington City Council, as designated in Exhibit B.

5. **City Obligations.** City agrees to maintain the public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, and to provide standard municipal services to the Project. The City shall provide all public services to the Project, with the exception of secondary water and sewer, and to maintain the public improvements, including roads, intended to be public upon dedication to the City and acceptance in writing by the City; provided, however, that the City shall not be required to maintain any privately-owned areas or improvements that are required to be maintained by a private party or a homeowner's association in the Project.

6. **Payment of Fees.** Developer shall pay to the City all required fees in a timely manner. Fees shall be paid in those amounts which are applicable at the time of payment of all such fees, pursuant to and consistent with standard City procedures and requirements, adopted by City.

7. **Indemnification and Insurance.** Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents and assigns harmless from any and all liability, loss, damage, costs or expenses, including attorneys' fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any

portion of the Project or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time.

8. Right of Access. Representatives of the City shall have the reasonable right of access to the Project and any portions thereof during the period of construction to inspect or observe the Project and any work thereon.

9. Assignment. If the Developer intends to assign this Agreement and the property to a third party after receiving entitlements. The Developer may assign this Agreement, with all rights and interests herein only with prior written approval by the City, which shall not be unreasonably withheld and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

10. Responsibility for On-Site Improvements. The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by Developer, its agents, a private association of homeowners, building owners, or a combination of the foregoing. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by Developer. The City shall have no maintenance responsibility in relation to the Project and shall only plow and maintain public roads that are designated as public on the plat. This section survives termination under Subsection 18(b) of this Agreement, unless specifically terminated in writing.

11. Onsite Improvements. At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of onsite water, sewer and storm water drainage improvements sufficient for the development of the Project in accordance with City Code.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer:

To the City:

Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025

13. Default and Limited Remedies. In the event any party fails to perform its obligations hereunder or to comply with the terms hereof, within sixty (60) days after giving written notice of default, the non-defaulting party shall have the following rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. In addition, the Parties have the following rights in case of default, which are intended to be cumulative:

- (a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- (b) The right to draw upon any security posted or provided in connection with the Project.
- (c) The right to terminate this Agreement.

14. Agreement to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

15. Vested Rights. The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement.

16. Amendment. The Parties or their successors in interest, may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

17. Termination.

- (a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within seven (7) years from the date of this Agreement or if Developer does not comply with the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be effected by the

City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

(b) Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, the terms of this Agreement shall terminate upon thirty days' written notice to either Party. The non-noticing Party shall, within thirty days of receipt of the notice, provide to the noticing Party its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

18. Attorneys' Fees. In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorneys fee.

19. General Terms and Conditions.

(a) **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property and/or the Project, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Project, including any related conditions.

(b) **Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

(c) **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to the Developer, or any successor-in-interest or assignee of the Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

(d) **Referendum or Challenge.** Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge against the underlying zone change is successful. In such case, this Agreement is void at inception.

(e) **Ethical Standards.** The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or

employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

(f) **No Officer or Employee Interest.** It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

(g) **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

(h) **Integration.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

(i) **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

(j) **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

(k) **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

(l) **Severability.** If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

(m) **Governing Law & Venue.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

(Execution on Following Pages)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER

MICHAEL JAMES & CHANEY KIEL PACKER

Michael James Packer

Chaney Kiel Packer

Signature

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me, Michael James & Chaney Kiel Packer, who being by me duly sworn, did say that they represent the Developer, and that the foregoing instrument was signed on behalf of said Developer.

Notary Public

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

DeAnn Carlile
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 20____, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of the City for the purposes therein stated.

Notary Public

Approved as to Form:

Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel ID 07-027-0101

Address: 219 East 100 North

Legal Description:

A PARCEL OF LAND SIT IN THE NW 1/4 & THE NE 1/4 OF SEC 19-T3N-R1E, SLB&M, SD PARCEL MORE PART'LY DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE E LINE OF 200 EAST STR & THE N LINE OF 100 NORTH STR DESC IN A RECORDED DOCUMENT FOR THE 100 NORTH STR DEDICATION RECORDED ON 08/21/2000 AS E# 1608956 BK 2683 PG 69 & BEING AT A PT S 0°17'15" W 29.50 FT FR THE SW COR OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY, SD POB ALSO BEING S 89°39'30" E 33.00 FT ALG THE CENTER LINE OF 100 NORTH STR & N 0°17'15" E 20.00 FT FR A FARMINGTON CITY SURVEY MONU IN THE INTERSECTION OF 200 EAST STR & 100 NORTH STR & ALSO SD TO BE N 695.78 FT & W 165.46 FT & N 0°17'15" E 20.00 FT FR THE CENTER OF SEC 19-T3N-R1E, SLB&M; & RUN TH N 0°17'15" E 125.25 FT ALG THE E LINE OF 200 EAST STR TO & ALG THE W LINE OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY TO A BNDRY LINE AGMT RECORDED ON 08/06/2018 AS E# 3109309 BK 7071 PG 247; TH S 89°20'29" E 255.41 FT ALG THE LINE DEFINED IN THE AFOREMENTIONED BNDRY LINE AGMT TO THE END THEREOF; TH S 0°17'15" W 123.83 FT TO THE N LINE OF 100 NORTH STR AS DESC ON THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION; TH N 89°39'30" W 255.40 FT ALG THE N LINE OF THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION TO THE E LINE OF 200 EAST STR TO THE POB.

CONT. 0.72 ACRES

EXHIBIT B
DEVELOPMENT PLAN

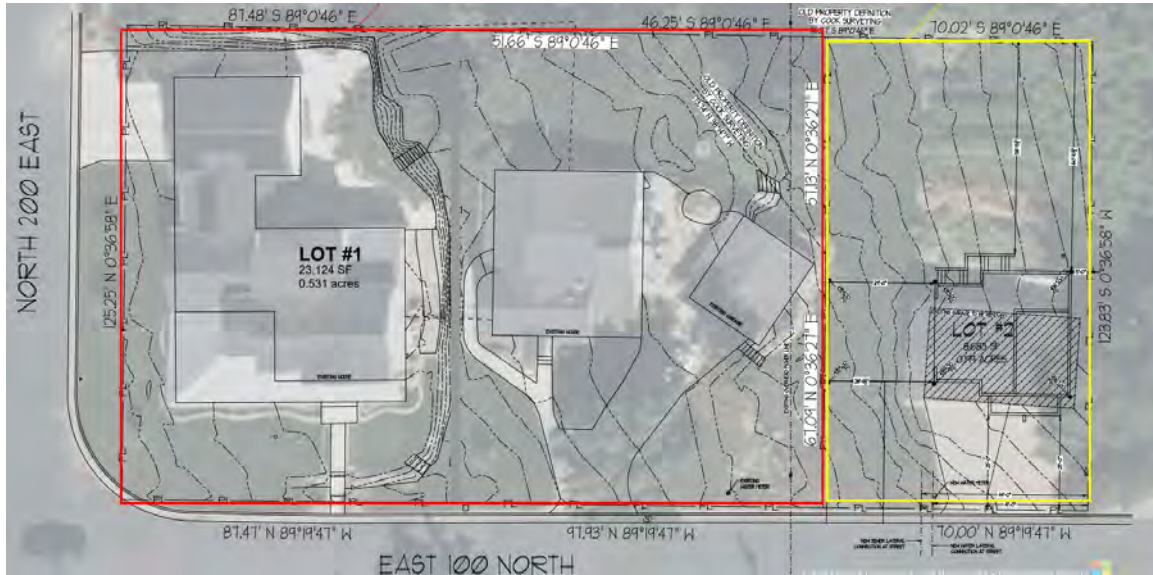


EXHIBIT C

HISTORIC HOME

Property Record # 40619

Historic Property Name: BURNS-WOOD HOUSE

County Name: DAVIS COUNTY

City Name: FARMINGTON

Address: 231 E 100 NORTH

NRHP Evaluation: **ELIGIBLE/CONTRIBUTING**

National Register Status: NR Individually Listed Property

National Register List Date: 3/13/2025

Construction Year: 1861 Year 2: 1907

Original Use: RESIDENTIAL (GEN.) Original Use 2:

Plan Type: CROSSWING

Style: CLASSICAL: OTHER Secondary Style:

Construction Material: STONE: OTHER/UNDEF.

Secondary Construction Material:

Building Height: 1

Comments: ORIG. HALL-PARLOR; 1 NEW HOUSE AND 2 NEWER GARAGES ON PARCEL

RLS: 6/1986 ILS: /1990 General Survey: /

Architect: -



AGREEMENT FOR THE DEFERRAL OF CERTAIN PUBLIC IMPROVEMENTS

THIS AGREEMENT (This "Agreement") is made and entered into as of the ____ day of _____, 2025 by and between FARMINGTON CITY, a Utah municipal corporation, hereinafter referred to as the "City," and Michael James & Chaney Kiel Packer, hereinafter referred to, collectively with its assignees, as "Owner."

RECITALS

WHEREAS, the Farmington City Planning Commission has approved the Packer Subdivision on the application of the Owner at 219 East 100 North (Tax ID Number 07-027-0101) with certain requirements and conditions; and

WHEREAS, as a requirement of City ordinances, Owner is generally required to construct all street improvements fronting or related to the subdivision; and

WHEREAS, Owner and the City desire that certain improvements along 100 North and 200 East adjacent to the project shown in Exhibit A, (the "Deferral Improvements"), within the City not be constructed at the current time; and

WHEREAS, Owner has requested that the City accept a cash payment in lieu of the construction of the Deferral Improvements and the City believes that acceptance of the cash payment will promote the public interest and the welfare of Owner and the residents of the City;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.
2. Deferral of Certain Street Improvements. Consistent with Sections 11-28-1740 and 12-6-020 of the Farmington City Municipal Code, Owner hereby agrees to complete all required public improvements for the Packer Subdivision as may be required. The parties acknowledge that the approved Construction Drawings do not show the construction of the Deferral Improvements, being sidewalk along 100 North and 200 East which would have otherwise been required for this subdivision.
3. Cash Payment. Prior to recordation of any documentation which will subdivision or create additional or modified tax Identification numbers at the subject property, Owner shall provide to the City a cash payment in the amount of \$_____, which represents the estimated cost of the Deferral Improvements as calculated by Exhibit B attached hereto and incorporated herein by reference. The City hereby agrees that the cash payment releases the owner of any obligation, now or in the future, to complete the Deferral Improvements.
4. Governing Law. This Agreement will be construed and enforced in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

"CITY"

FARMINGTON CITY

"OWNER"

By: _____

Mayor

By: _____

AND

By: _____

STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this ____ day of _____ 2025 by Brett Anderson, Mayor, on behalf of Farmington City Corporation.

Notary Public

My Commission Expires: _____

STATE OF UTAH, COUNTY OF _____, ss:

This instrument was acknowledged before me on this ____ day of _____ 2025 by _____, on behalf of Michael James and Chaney Kiel Packer, who being duly sworn, did say that they are the signers of this instrument, who duly acknowledged to me that they executed the same.

Notary Public

My Commission Expires: _____

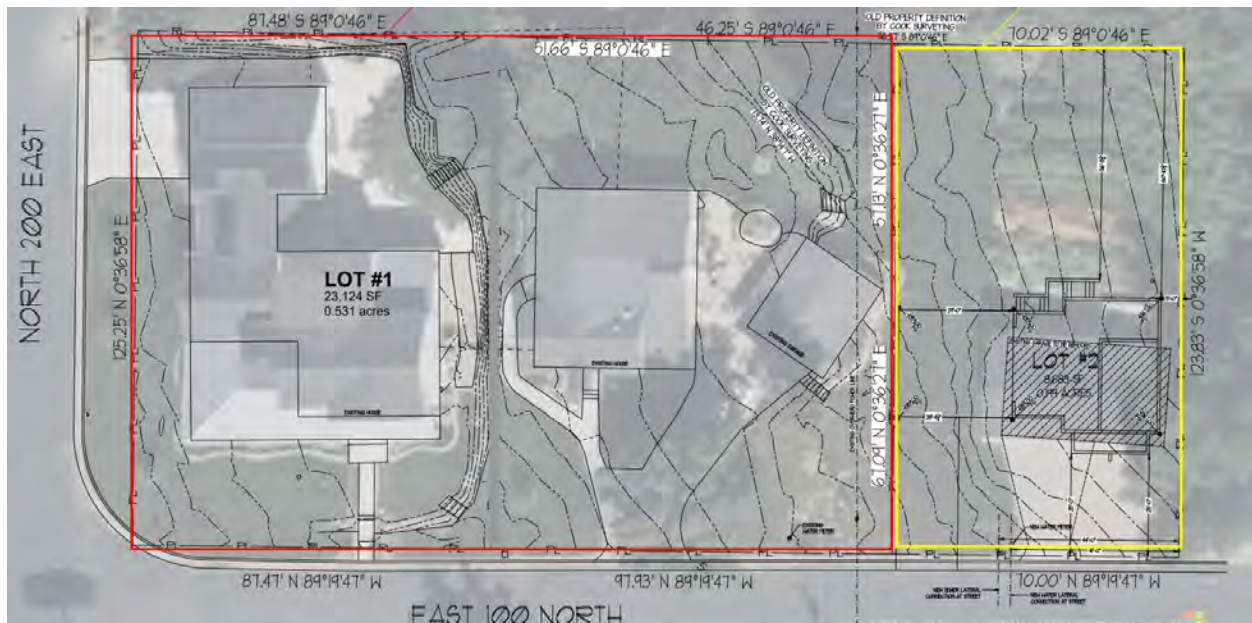


Exhibit B

EXAMPLE COST ESTIMATE
(To be updated if fee-in-lieu is acceptable)

Road Improvements				
Item	Quantity	Unit	Unit Cost	Bond Amount
Sawcut Asphalt	75	LF	\$ 4.00	\$ 300.00
Curb and Gutter w/ Base	75	LF	\$ 28.00	\$ 2,100.00
Sidewalk	375	SF	\$ 8.50	\$ 3,187.50
ADA Ramp	0	EA	\$ 1,000.00	\$ -
12" Road Base	525	SF	\$ 1.50	\$ 787.50
5" Asphalt Road	525	SF	\$ 3.00	\$ 1,575.00
Subtotal				\$ 7,950.00
Total Cost				\$ 7,950.00

**FARMINGTON CITY
PLANNING COMMISSION**

October 09, 2025

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

Community Development Director **Lyle Gibson** introduced the agenda involving the special exception for a driveway. They built a detached garage to code and most of the cement work is done. They are requesting a curb cut, and the applicant submitted letters in support.

The second agenda item is Rock Haven, south of 200 East in an R-2 zoning district, a multi-family zone. A 10,000 square foot lot in this zone allows a duplex. In this case, three duplexes would be allowed. Instead, the owner is proposing six single-family lots in a Planned Unit Development (PUD) with a private road in the center with three 4,500 square foot lots on each side. **Gibson** said the PUD ordinance has a minimum lot size of 2.5 acres, and this one is 1 acre. The Commission may need to table this. There are two applicants, each with half the property. Together they applied, but **Bell** is more interested in keeping things rolling along. **Gibson** has taken one call from the landowner directly south of the site. She wanted to make sure the City is aware of the huge boulders in the ground that may influence construction.

Gibson expects a lot of public comment tonight on 187 proposed residential lots known as The Heritage. There have been several development attempts on this property in the past. It is 52 acres running along the West Davis Corridor (WDC) now known as the Buffalo Ranch Equestrian Center. Historically there have been rodeos, horse boarding, and horse training here. When it was put in years ago with The Ranches homes to the east, they designated this as open space in order to allow housing clustering. There was a conservation easement placed on the land before the Utah Department of Transportation (UDOT) decided to put a freeway through it. The courts said the conservation easement is not legally binding at this point. It is now zoned agricultural, one unit for every 5 acres. The equestrian commercial use is a nonconforming use that is allowed to continue. Anything else would need a rezone. Because of the impact of the freeway, the nature of the horse business has been impacted. There was an earlier proposal to have sports fields in the area, which was not well received. Cole West is the first formal application since. The Agriculture Planned (AP) District process was tried to preserve a commercial use, which isn't allowed under the Agriculture zone. The proposal today represents feedback from the Council and two open houses with the neighbors. This proposal takes all commercial equestrian uses out and will all be single-family detached residential units. While the City is not bound by the General Plan, it is a good guideline to follow. The General Plan shows a neighborhood residential designation for this property.

The application came under the AP District, which may not be appropriate for two reasons. One is that the district accounts for non-commercial and non-residential development, while this is residential. Minimum lots sizes is another. It may need to be re-noticed and come back under a different designation. **Gibson** welcomes Commissioner's feedback tonight. Planning Commission Chairman **Frank Adams** said the AP District was mostly allowed to help establish the Western Sports Park (WSP).

Gibson addressed the STACK agenda item. STACK has been through many hearings and the application is very complicated. They came in 6 months ago to address the Master Plat, which cleans up property lines, tax information, easements, and rights of way, but doesn't allow anything to be built. It identifies project areas. There is a townhome component that residents may not like the height of. The end units are two stories, but the rest are three stories. Like Evergreen, some want the townhomes to be two stories within 200 feet of the Denver and Rio Grande Western (D&RGW) Rail Trail. It would transition to three stories and later four stories throughout the development. They have two options: two-story apartments against the Rail Trail, or for-sale townhomes that transition to three stories sooner. The top of the project fronts 950 North, where they are entitled to have a commercial element, which wasn't restricted in height. They are proposing three-story live/work townhome style units there. Residents are concerned with the height of developments along the trail.

Applicant **Chase Freebairn** said they looked at everything along the Rail Trail and have taken the position that they would model their entitlement after Evergreen's Arrowgate, which creates a larger buffer. Similar to Sego, the end units would have the rooftop patios. They are open to trimming the live/work units down to remove the work element and make them residential units only on 950 North. There is not a net loss of commercial with this most recent proposal. They would like to put trees between the easement and the trail with the help of their design team. The regional gas line was moved to the west, and Enbridge won't allow trees to be built on top of it. They plan to start construction next year. Rocky Mountain Power (RMP) has not yet put in a planned sub station there, which is affecting this development's capacity. Therefore, proposed residential for next year has been cut in half. This will be subject to figuring out power infrastructure. RMP's decisions are affecting many developers in this same area. Construction on the self storage, pads and drive throughs could start in 2026 because the power for that is now available.

Gibson said this is a mixed-use district zoned Office Mixed Use (OMU), which is urban to the street without visible parking. They are asking for drive-through provisions in these auto-centric areas right off the freeway. Form-based requirements are very strict here to hide as much parking as possible. The Commission has legislative discretion on these issues. The applicant needs specific architectural exceptions for its self-storage component. The Council had asked for architecture with more pitched roofs instead of flat roofs. Four-story buildings would be in the third phase and will not be on tonight's agenda. From a design standpoint, the applicant said it is modern agrarian themed, similar to what can be seen at Day Break.

Gibson said signage in mixed-use areas is very limited. STACK would like larger signs for their interested tenants. The multi-tenant pylon sign for the shopping center on the north may be coming first and is proposed to be 30 feet in height. Tenants want visibility for their big box establishments located behind smaller pads up front. The applicant wants to do as few signs as small as possible to get leases signed. Trees would be required in the park strip. A carwash and gas station may be proposed in future phases. The applicant has chased desirable mid-box tenants including a grocer.

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

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

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #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 Road, in the AE (Agricultural Estates) zone.

City Planner **Shannon Hansell** presented this item. This special exception is for a requested increased driveway width as measured at the front property line for an additional 12 feet to create a curb cut of 56 feet wide. Driveways are supposed to only be 30 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.

Applicant **Craig Mattinson** addressed the Commission. He needs a 12-foot curb cut to access his new detached garage. This will make it easier to back in a trailer and other items.

Chair **Frank Adams** opened the public hearing at 7:05 PM.

Andrew Brock, vice president of Mattinson’s Homeowner’s Association (HOA), said he is in support of this item.

Chair **Frank Adams** closed the public hearing at 7:06 PM.

Two emails received were in favor of this project. Those are included at the end of these minutes.

MOTION:

Kristen Sherlock made a motion that the Planning Commission **approve** the special exception for an increased driveway width at the front property line of up to 56 feet for the Mattinson driveway, subject to all applicable Farmington City development standards and ordinances.

Findings 1-2:

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 1-2:

1. Vicinity Map
2. Site plan

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	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
Commissioner Tony Kalakis	X Aye ____Nay

REZONE AND SUBDIVISION APPLICATIONS – *all 3 public hearings*

Item #2: Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rock Haven PUD consisting of six residential lots on 1 acre at 413 South 200 East.

Hansell presented this item. 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 square feet 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 square feet. Under the zoning, this would mean that the property could yield up to three 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 six-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 square feet 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. Staff recommends tabling this item.

Applicant **David Bell**, a part owner of this land, addressed the Commission. He and his wife, **Jolene**, are not in favor of tabling this item at this point. Community Development Director **Lyle Gibson** said the two property owners are co-applicants on this item. The other property owner is **Kelly Rawlins**, who has asked City to table this item. **Gibson** said time may be needed to get both of the applicants united. **Jolene Bell** said **Charlie Rawlins** went behind their backs to ask for this item to be tabled. Without the Commission's favorable recommendation, the **Bells** can't get the money they need to do their part of the project.

Chair **Frank Adams** opened the public hearing at 7:11 PM.

Kerry Hansen, who lives across the street from this proposed subdivision, addressed the Commission. He described the nature of the street being very pedestrian friendly, but difficult to pull out because of traffic. He is worried about the increased traffic and noise that the new development could bring.

Lonnie Fausett (397 S 200 E., Farmington, Utah) owns land north of the property being discussed. He wants to know if the boundary line will be fenced or not. In the past, the owners piled rocks along the property line and planted trees. The partial rock wall needs to be addressed. Otherwise he agrees with the project going forward.

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

The Commissioners all said the partners in the venture need to be on the same page before moving forward. **Adams** agreed and said a PUD is only applicable for a parcel that is at minimum 2.5 acres. This 1-acre parcel does not satisfy that requirement. However, Staff will help the applicants figure out another way to make it work. He said the Commission decides things not based on opinion, but on whether or not it satisfies City code.

MOTION:

Joey Hansen made a motion that the Planning Commission recommend **tabling** the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD.

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	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
Commissioner Tony Kalakis	X Aye ____Nay

Item #3: Cole West/Zeus Investments LLC – Applicant is requesting consideration of a rezone of approximately 52 acres of property at 37 North Buffalo Road from Agricultural Very Low Density (AA) to the Agricultural Estates (AE) zoning district to include the Agricultural Planned (AP) District overlay and Schematic Subdivision/General Development Plan for the Heritage residential development consisting of 187 residential lots for applicant Cole West.

Gibson presented this item, 52 acres on the far west side of town. The property owner operates the Buffalo Ranch equestrian center and grounds at the subject address which runs adjacent to the West Davis Corridor (WDC) from roughly Clark Lane to Flat Rock Drive. The property operates as a commercial use and was for many years under a conservation easement that was nullified by the new freeway project. While the conservation easement is no longer in effect to limit what can be done on the property, the City still maintains its land use authority and zoning powers. The existing center essentially operates as a non-conforming business in a zone which otherwise is very limited in the amount of development that would be allowed. The property owner has expressed an interest in changing the use of

the property as the freeway greatly impacted their ability to operate the business as they have in the past. In search of alternate uses, applicant Cole West has come to the table with a proposal for a residential subdivision.

Cole West has been under contract for several months on this property while exploring a number of potential options for development. They received direction from the City Council at a work session and even held neighborhood and small group meetings to get feedback on different concepts to inform the proposal that is under consideration at this time. This hearing is the first proposal formally in front of the Planning Commission for consideration since consideration of a sports complex type proposal a few years ago.

The applicant is requesting the AE zone as it is the dominant district west of I-15 and certainly west of the Denver and Rio Grande Western (D&RGW) Rail Trail. This zoning essentially allows for development at 2 units per acre. Of more importance perhaps is the request for the AP Overlay, which allows for consideration of unique rules and restrictions through consideration of a Development Agreement, including establishing an allowed number of lots. The use of the AP district has been anticipated as a likely means for considering any development of this site in large part because it was thought to have been necessary to account for the commercial use in relation to potential residential development. While any commercial component has gone away, the AP overlay can still be used to allow consideration of the requested number of lots, lot sizes, and proposed setbacks. Entitling a project with an agreement can also help ensure elements—like trails with public access or the sound wall—are implemented as proposed.

The existing zone would allow for development of 1 unit for every 5 acres of property. The proposed project, Heritage, is approximately 3.7 units per acre. The development as proposed includes single-family home lots accessed from a public road network with access at the existing entrance to Buffalo Ranch and a second point of access at the bend of Buffalo Ranch Road and Buffalo Circle. Farmington City actually controls a narrow strip of property at this south entrance. Previous conversations have indicated that with acceptable development, the City would be willing to coordinate for access in this area so long as development accounts for the storm water detention currently managed on this ground.

The Development Review Committee (DRC) has reviewed the provided plan. From a technical standpoint, their finding to date is that the plan can be serviced. At this stage in the consideration of development, there are known items to be accounted for. Should initial approvals be granted, the developer would be required to do additional engineering and design work where more work and permitting may be needed to address items such as wetlands, floodplains, storm water, and other soils or hydraulic considerations. A traffic study has been provided, together with the subdivision design that indicates that the projected increase in traffic from the proposed 187-unit development would maintain acceptable levels of service throughout the area. Apart from gathering more detailed information for items previously mentioned at future phases of development, the DRC has commented on the number of cul-de-sacs because they are generally harder to maintain and come with more costs to the City over time.

The rezone and Development Agreement process signify a legislative process granting the City broad discretion in whether or not to approve the request. The Planning Commission is tasked with making a recommendation to the Planning Commission based on its findings of compatibility and/or appropriateness of the request. The General Plan, which was recently updated, offers a vision upon which a motion may be supported. Regarding housing, the plan indicates some themes and priorities for consideration including Preservation of Neighborhood Character, Compatibility and Integrity; Housing Diversity; Cohesive and Sustainable Growth; Compatible and Planned Development Patterns; and Celebrate and Highlight Distinguishing Features.

Gibson said the AA zone is essentially one home for every 5 acres, or a holding zone until more development comes into place. A rezone is a discretionary, legislative action. The Commission would have broad discretion on whether this fits into the area or not. Staff has been receiving many emails about this agenda item.

Sherlock asked if the Army Corps of Engineers has weighed in on the wetlands and bird refuge in the area. **Gibson** said the DRC made up of engineers and utility providers has looked at this morphing application over the years. Deeper engineering and resource gathering will take place at the preliminary plat level. Engineering staff has had some concerns with the hydrology of the area, especially going under the freeway. While the Residential (R) zone allows for five units per acre, this proposal is for about four units per acre, which is worth consideration given the recent General Plan update.

Applicant **Chase Freebairn**, representing Cole West, addressed the Commission. He indicated that their office has talked to the neighbors at two gatherings. They have had to balance a housing shortage along with private property rights of not only the landowner, but the surrounding neighbors as well. While they may not agree, he is glad the neighbors have agreed to speak with him.

The project includes 51.24 acres and 187 single-family detached lots and 10.88 acres (or 20%) of open space. This is 3.65 units per acre, so this is not a dense project in general. There are no apartments, townhomes, or condos. They cannot build under power lines and over easements. Open pastures will be located under the power lines. They will have high standards for architecture, amenities, and open space programmed for families. The homes will start in the \$700,000 range, and he noted by no means is this “affordable housing,” which means something different everywhere you go. Relative to Farmington and surrounding homes, many of which are worth \$1 million to \$1.5 million, this is more attainable.

Playgrounds and community gathering areas will be spread throughout the elongated project area. Heritage will add multiple public access points to trails. The developer is working with landowners to develop a trail along Shepard Creek that connects Buffalo Ranch Road to this project, subject to HOA approval.

There are three lot types: cottage type 1 (82 of these – smallest) with no basements and up to 2,600 finished square feet; cottage type 2 (81 of these – medium size) up to 2,900 finished square feet; and estate lot (24 of these – large lots) up to 2,900 square feet finished. The estate lots will abut existing homes. The smallest lot size is 0.08 acres, largest is 0.76, and the average is 0.16. He indicated that some people cannot afford acres of land, and children should be able to have homes in areas we want. He feels the AP District is the best way to move forward with this application. There should be room for everyone at the table in Farmington. **Freebairn** feels that his application represents the highest and best use for the land. Lastly, he mentioned the developer will pay for and install a 12-foot tall sound wall along the length of the entire WDC, which comes at a huge expense to the developer.

Commissioner **Brian Shepard** asked about lot sizes and the effect on area traffic. He would like to see larger lot sizes and not as many homes in order to make yards bigger for kids to play in. Commissioner **Kristen Sherlock** asked what the yield plan would be if the land remained zoned AA and therefore each lot would be 5 acres. **Freebairn** said while it could be done, it would not be financially and economically viable.

Joey Hansen asked about property values. He asked the audience if the WDC has decreased property values and in turn, could the proposed subdivision lower the value also? **Freebairn** acknowledged that the WDC coming through here upended a lot of people's worlds, but it can't be undone. However, buyers are willing to live under power lines near a freeway. The sound wall will mitigate a lot of those concerns and will protect home values. Roads have impacts on values, but there are positives as well.

Chair **Frank Adams** opened the public hearing at 7:50 PM.

Eric Frauendorfer lives in the Ranches with his wife and bought the property there in 2007 with no knowledge of the WDC. Nothing then was mentioned of future high density development nearby, which would be inconsistent with the homes that exist there now. He was offended by the presentation being characterized as “good for the community,” when it is not since surrounding property will decrease in value. He has already seen an increase in traffic and crime due to recent high density development in the area.

John Poulos (16 S. Buffalo Ranch Road, Farmington, Utah) has lived here since 2016 and has been in the real estate business since 1978. He bought into the area before it changed. He is not sure how a pasture can be under power lines. The WDC was a big change, but the proposed density will make traffic worse.

Denise Poulos, John's wife, addressed the Commission. Her concerns center on her animals and how they will be received by new neighbors who don't like them and the snakes and bugs that come with them. Her land floods when it rains, and the property can't be built up anymore. She is concerned about taxes, traffic, and noise pollution.

Greg Daly (1951 Buffalo Circle, Farmington, Utah) asked the Commission to give a denial as it failed on every priority named in the recently adopted General Plan. This will change the character of the existing neighborhood. There is ample moderate-income housing zoned and planned for in areas other than this. The proposed project is not cohesive and sustainable. You can make a traffic study say anything you want it to say, but the recent death on 1525 speaks to a safety issue in the area that may get worse.

Jim Daly, Greg's father, has lived in the Ranches since 2007. The proposed lots are so small. They want growth, but not to this extreme.

Keith Gould lives on the corner of Country Bend and Clark Lane. He said this raises serious concerns as he witnesses high traffic volume as well as speeding very often while on walks. The proposed density runs counter to previous precedents set by the City. Clark Lane is the only ingress and egress for the proposed development. He has heard that landowner **Spencer Plummer's** asking price is \$40 million, and now he is on his fourth developer.

Arianne Hellewell has lived in Farmington Ranches on Comanche for 11 years and has been in real estate for nine years. She does not want the rezone approved because it does not match the General Plan put out by the City. There is a demand for horse property. Those who bought into The Ranches paid a premium to not be around land that was going to be developed like Cole West's proposal. They want like-minded neighbors who also want animals. This land was intended to be a conservation easement. While the easement

has been dissolved, the next best option is to leave it zoned as-is. A lot of her neighbors wanted to be here tonight, but can't due to a choir concert in the community. There is not community support for this proposal.

Hayley Rosenbaugh (Flatrock Drive, Farmington, Utah) said this request is not good planning and does not have a community benefit, but rather it is about profit. **Plummer** has raised his asking price, and Cole West can't make it profitable without the rezone. **Plummer** has already been well compensated for the land he sold to the Utah Department of Transportation (UDOT), reported at \$6.6 million for 232 acres of land that was unbuildable because of the conservation easement. This was a voluntary sale and was not taken by eminent domain. Yet **Plummer** is playing the victim when he shouldn't be. UDOT paid Farmington City \$5 million and an additional \$700,000 for beautification. The people who purchased land at a premium because it was next to a conservation easement have not been compensated. Farmington and the residents didn't want the new freeway. While both **Plummer** and Farmington City have received compensation, rezoning this would compound the impact it has had on the residents, who are bearing the brunt for the WDC. There are 199 acres for sale in Syracuse for \$5.2 million, or \$26,000 per acre. **Plummer** received \$28,500 per acre a decade ago.

Chelsea Hagman lives on Country Bend Road in The Ranches. She is against the rezone. As a librarian at Eagle Bay Elementary in the neighborhood, she sees all the kids walking to school and wants to keep the area rural. She moved to Farmington for a rural area with open space.

Brandon Layton (Flatrock, Farmington, Utah) said he was here 9 months ago and was hopeful Cole West understood neighbors' expectations. This is now a slap in the face. On the south side, WDC has plans for an interchange on 1525, so all those cars will flow through Flatrock. He understands this land will be built on, but they need to be mindful of the existing homes. They expected a sound wall to be built regardless of who ends up owning the property, so it shouldn't be marketed as a bonus.

Marci Porter (Flatrock, Farmington, Utah) said she chose to build a \$1 million home next to the highway because she liked the open area. All the homes in Flatrock are bigger than 1/3 acre, which is the biggest proposed in the new development. Neighbors were not included in the focus group mentioned by the applicant. There are places for others to live in North Farmington Station. Having a place for everyone to live in Farmington is not a good goal. There was a recent lawsuit in Meridian, Idaho, concerned with noise complaints from pickle ball courts.

Sean Martin (2054 W. Buffalo Circle, Farmington, Utah) is against this plan. He is not excited about 300 cars dumping out onto his driveway multiple times a day. It would make it impossible for him and his family to exit and enter his house without a lot of trouble. He also doesn't look forward to construction vehicles blocking his access for years. He has lived in Farmington for 40 years, and this construction would make him think about moving. He suggested the City purchase this property for an indoor lap pool.

Bryan Bryner (309 S. Buffalo Ranch Road, Farmington, Utah) indicated this proposal is not compliant with the AP zone. He has lived here for 14 years, and times have changed since. The traffic study only accounts for the time delayed intersections due to increased traffic. The study detailed 1,700 daily vehicle trips. He is more concerned with kids walking to school, church, and friends' houses. He has witnessed cars traveling at 60 miles per hour on Buffalo Ranch Road. There isn't even a cross walk crossing Clark lane on the west side to help kids walk to school.

Monica Bell (1712 W. Flatrock, Farmington, Utah) would prefer to keep it AA and believes that North Station Park can handle future housing demands. She does not feel this proposal fulfills the purpose of the zoning ordinance. This is not a matter of community or beautifying the City, but of a profit to the developer.

Joe Belgren has six kids, has lived here since 2006, and sees nothing but greed in this proposal. There is no consideration for the existing neighbors. This is not "Farmington," but an obvious money grab.

Bill Kimble lives a few houses west of the access point. As a lawyer, he understands developers want to make money, which isn't a bad thing. The density is too high for the area and does not fit in with the surrounding 3-acre lots. His lot is just under 1 acre. He won't complain about the pickle ball courts or sound wall, as UDOT stopped the berm on the corner. The Commission should table or deny this proposal. Maybe **Plummer's** ask is too high and needs to be more reasonable.

Nate Tanner (242 S. Buffalo Ranch Road, Farmington, Utah) moved here for the easement and the space. This isn't incremental infill, but a dramatic change in the character of the area. It represents a 40 time reduction in the size of acres compared to the existing parcels. Setbacks are 5 feet on the sides, so people could reach out and touch their neighbor. He appreciates the larger lots on the east abutting his property, but the south end is very dense. He would like more of a buffer between the large and small lots. He is concerned about the ponding of water and wants to make sure there are studies done on this. Plans call for homes to be raised above the floodplain, which could make ponding worse for the existing homes.

Christine Mikklesen (17 N. Buffalo Road, Farmington, Utah) addressed the Commission via Zoom. She is the other entrance to the neighborhood. She is concerned about an increase in the number of cars that will go past her home and cause congestion on Buffalo Road. This is an emotional issue for the people living there, as they fought WDC for years. This was devastating for them and their way of life, and she asked the Commission not to make decisions that would further hurt residents. She and her neighbors are not opposed to development here; they just want bigger lots. She is worried about newcomers' interactions with the animals on existing abutting lots, which could create liability issues. She asked for substantial fencing separating the new homes from existing animals and pastures.

Michael Criddle (Comanche Road near Country Bend Lane, Farmington, Utah) addressed the Commission via Zoom. He asked the Commission to deny the proposal for several reasons including density and lot size. He has studied the zoning maps of West Farmington. There is only one small section of the whole AE zone where lot sizes are remotely comparable to what is being proposed.

There are less than 20 along the edge of the AE zoning next to Clark Lane and the Farmington Station area. This is substantially more small lot sizes than anywhere else in the AE zone area including those smaller lots mentioned. This does not fit the character of the community and would have a significant adverse effect on residents. He is not opposed to development, but the lot sizes are significantly too small.

Lauri Nelson (Flatrock Drive, Farmington, Utah) addressed the Commission via Zoom and agrees with the density concerns voiced earlier. She wanted to emphasize the larger infrastructure concerns in the area. When she goes to work via 1525 each morning, traffic is difficult with the students driving to high school at the same time. She watched a man and his dog almost get hit a week ago. There is nowhere to walk along there.

Adam Hellewell (142 Commanche Road, Farmington, Utah) addressed the Commission via Zoom. This is not the first or last time this property has come up for development. It is not the City's responsibility to save **Plummer** from a business deal gone bad. This plan goes against established planning guidelines. Clark Lane has needed to be widened to handle traffic increases from other developments. Having been involved in real estate for the past 10 years, he knows property values will be negatively impacted in Flatrock and The Ranches. Larger homes and lot sizes would increase surrounding property values.

Angelle Salway (468 Commanche Road, Farmington, Utah) addressed the Commission via Zoom. She has property near the denser part on the south side. She is frustrated with this plan and how many homes would be put in such a small area. It doesn't leave enough space for children and families and is incongruent with what is already there. Driving WDC from Farmington to where it ends, there is nothing like this development along the corridor. This could wipe out 80% of the existing equestrian area in Farmington City. Glovers Lane is a major road that is already unsafe with no sidewalks or room for more than two cars. Adding more traffic on that road would be unsafe. The traffic study was conducted when public school was not in session.

Rebecca Child (156 Commanche Road, Farmington, Utah) has an 8-year-old son who goes to and from school and she is concerned for his safety. She doesn't think the horses will be able to share the road with future traffic. Her house backs up to Buffalo Ranch Road, and this would be a big difference in that area. She would like the City to keep the current zoning.

John David Mortensen (1769 W. Ranch Road, Farmington, Utah) is pro-property owners and pro-profit. He said the challenge is density. This proposal is consistent with the General Plan in that it is a residential neighborhood. It is not in two other areas including density and consistency with the surrounding area and property use. Commissioners can interpret that it is not compatible. A way to get around this is the AP District, which shouldn't be used. Tabling is only advisable if the applicant would be willing to cut the proposed density in half, which they probably won't. He is in favor of rezoning this area to AE but not with an AP designation. Otherwise, it should be denied.

Andrew Brough (1933 Old Fort Road, Farmington, Utah) addressed the Commission. He is a commercial developer and broker who is pro-development. However, he would like to see half-acre lots. He bought his home across from the elementary school in 2005 before The Ranches was developed. When Clark Lane became too busy, he moved across the park. The road is already busy and it wouldn't be feasible to add more.

Matthew Rodgers (1919 Old Fort Road, Farmington, Utah) is The Ranches Homeowner's Association (HOA) president over 600 homes. No one he has talked to in his HOA is happy with this proposal. They had to preserve 55 acres for their neighborhood. The proposal's open space is wetlands that otherwise can't be developed. That is not meaningful conservation. They want to see something congruent that matches the General Plan. It is clear that it should be denied as it doesn't match either the AE or AP District. Lot sizes of 0.79 acres is the standard in the area.

Chair **Frank Adams** closed the public hearing at 8:59 PM.

Numerous emails were received regarding this project. Those are included at the end of these minutes.

Commissioner **Scott Behunin** asked the applicant if there was any wiggle room on density. **Freebairn** said they are willing to make some changes, but he is not sure what those changes would be without talking to his team. He wants the chance to go back to the drawing board.

Hansen wondered what happened to the other two developers that had been engaged by **Plummer** in the past. **Freebairn** said he knew there was talk of a soccer facility and fields in the past. **Hansen** said many neighbors were unaware of past meetings with the developer. **Freebairn** said he noticed those meetings twice by mail with landowners within the standard 200 foot range of the property.

Freebairn said he appreciates and respects the comments that were shared tonight. It is clear they care about the community and what is at stake. This is the best possible long-term use of the property, and better than the prior commercial equestrian use. This area has irreversibly changed with the coming of the WDC. He feels residents' pain, but he can't change the past. They tried to buffer the larger lots the best they could, but it is not feasible. This represents reasonable progress in Farmington. Anyone trying to monetize property would not put the biggest, nicest homes along a freeway. Nowhere else would they build a \$1.5 million to \$2 million home against a freeway. At some point, this property will be developed. They have faced strong sentiment from neighbors, whom they disagree with. They are a for-profit developer, and there is nothing wrong with that. Without developers like them, we all would likely not have a home to live in. There is no crime for trying to make a profit in America. They build homes and communities

they are proud of along the Wasatch Front as well as in Southern Utah. They are a Centerville-based builder and developer with employees who live in the cities they develop in. The landowner has the right to develop his property. He would prefer a motion to table rather than an outright denial.

Chair **Adams** said there is a three-way negotiation going on among the City, landowner, and developer. Plummer needs to know the feelings of the City and the residents who showed up tonight. Commissioner **Bran Shepard** is leaning towards denial because the density does not fit the Buffalo Ranch area.

Commissioner **Sherlock** said Cole West makes a good product. She mentioned a recent listing she had with 0.58 acres that sold better than smaller lots despite being close to a freeway. Acreage in this part of the City makes a difference. The Commission received more than 52 emails expressing discontent with this proposal. If residents are to trust the City with the rest of the General Plan, they need to stick true to the plan in all areas of the City. This density doesn't make sense here. If they can discuss larger lots, it's a table; if not, then it is a denial. It has to be a minimum of 0.5 acres.

Commissioner **Tony Kalakis** echoes that it does not fit the surrounding area and is too high of density on the south end. He feels there are better uses for the land and would support a flat-out denial unless they want to consider 0.5-acre lots.

Commissioner **Joey Hansen** asked about the previous zone for The Ranches. **Gibson** said it was likely an AA holding area, and was at one point unincorporated. **Hansen** said it does not match the surrounding area in reference to lot sizes, so it doesn't meet the criteria of the General Plan. He asked what it takes for the City to buy property like Old Farm and the Old Mill. **Gibson** said the City Council controls the purse strings and would have to reallocate the budget to purchase this property if they found it to be a priority. New funding could come from taxes, grants, or donations. He said there is currently not enough money to rehabilitate buildings at the Old Mill. Also, the City is not taking property rights if they choose to leave the zoning as is. He does not believe there is risk in a denial. **Hansen** said he would vote to deny the request, and the findings in the Staff Report articulate the justifications for the denial.

Commissioner **Behunin** said he wished it was a golf course. He does not like the proposed density and would like to see a compromise of 0.5-acre lots. He said we adapt and adjust here in Farmington, but he would like to see this denied.

Chair **Adams** indicated that some of the questions asked of the applicant weren't answered tonight because he is not the landowner, Mr. **Plummer**. The third person is not at the table tonight, while the fourth person (the residents) was. He said that the property will get developed, but this density is astronomically too high. The Commission only recommends to the City Council but does not make the final decision. There is a density and design that would make more sense. The inconsistency with the General Plan is crucial. It does not meet the neighborhood by any stretch of the imagination. He feels the application needs to be denied tonight. This is an active and cohesive group, and he wants them to have the opportunity to participate in a future public hearing.

MOTION:

Kristen Sherlock made a motion to **recommend denial** of the requested rezone to the AE zoning district and AP Overlay with the accompanying agreement and schematic plan for the Heritage.

Findings 1-4:

1. The proposed development is inconsistent with the Farmington City General Plan and vision for the area.
2. The subdivision as designed creates a neighborhood that is incompatible with surrounding neighborhoods.
3. The proposed development does not comply with the stated purpose of the requested zoning district and the AP overlay.
4. Items vocalized by each Farmington City Planning Commissioner tonight.

Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	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
Commissioner Tony Kalakis	X Aye ____Nay

Break taken until 9:35 PM.

Item #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: Clarifying property and project boundary areas, and correcting street dedications over 117 acres of property.

Residential Development

R1 (phase 1) – Schematic Subdivision Plan and Project Master Plan (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.

Commercial Development

C1 – Concept Site Plan, Schematic Subdivision, and Project Master Plan (PMP) for a self-storage facility on approximately 3 acres near Shepard Lane on Innovator Drive.

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.

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.

There are multiple items under consideration with this report. Each item may be addressed individually with a motion if desired. In hopes of simplifying things, each item will be introduced and discussed separately in this report and similarly discuss with the Planning Commission during the 10/9 meeting will follow this piece by piece breakdown of elements being considered.

General Background Information: North Farmington Station: Planning of this area has been ongoing for many years and many hearings have previously taken place including a hearing for R1 and some of the commercial under consideration in this report.

In 2020, STACK Real Estate entered into a Development Agreement with the City, planning approximately 143 acres in the North Farmington Station Project Master Plan (PMP-2-20). This original agreement was included with the Staff Report for reference. The agreement set some high-level expectations as to how the property would develop, granting certain assurances for both the developer and Farmington City. Among other items, the agreement specifically grants the property owner the right to develop residential uses with the Office Mixed Use (OMU) zoning district. To ensure residential doesn't overtake other desired elements of the vision for the area, specific areas were set aside where residential may be included and the agreement outlines that residential development may only proceed at a ratio of 3 acres for every 1 acre of office. However, the yellow area on the attached PMP Land Use Map is entitled to start residential development at any time (this is the R1 project area).

MASTER PLAN/PLAT clarifying property and project boundary areas and correcting street dedications over 117

acres of property: The North Station Master Plat and accompanying land uses total 117 acres. The breakdown of parcels found in the Master Plat is as follows:

1. There are 11 commercial parcels ranging from 1.2 acres to 8.4 acres in size.
2. There are 5 office parcels ranging from 0.57 acre to 16.53 acres
3. There are 4 residential/mixed use parcels ranging from 1.32 acres to 16.7 acres in size.
4. Additional parcels include A and R identifiers that are primarily intended for future boundary adjustment purposes.

The Master Plat merely established parcels, not buildable lots. When each parcel is ready for development in the future, it will require a new plat and specific project review. The Master Plat creates the R1 parcel, the R1 Subdivision plat deals with the project specific easements, as determined by the R1 site plan proposal. The same process applies to the commercial parcels: The Master Plat creates the parcel; the subdivision plat amendment creates the lot; and the site plan determines what easements are needed in the plat amendment and any exceptions to be included in a supplemental Development Agreement.

The idea of recording a Master Plat for the large area is very beneficial moving forward to ensure survey work in the area is consistent. This will enable the clean-up of right of way and make future development less susceptible to error with property boundaries. While properties are labeled to reflect likely residential, mixed, or office development, approval of this plat does not grant further entitlement for land use. The original 2020 land use development agreement still determines land uses and would require an amendment to change those uses.

The DRC has reviewed the plat to ensure that known easements are accounted for and that no parcel is landlocked preventing its future development. Staff is recommending that this Master Plat be forwarded to the City Council with a positive recommendation for approval.

DEVELOPMENT AGREEMENT / PROJECT MASTER PLAN: With the high-level entitlement in place, more detailed plans require review and consideration by the City. Detailed development proposals are considered through site-specific PMPs. For example, the Commission and Council have previously reviewed and approved Canopy Square by Wasatch Development along the south end of the original entitled area under a PMP with its own Development Agreement.

While the R-1 and Commercial items are generally consistent with the existing entitlements and agreements in place with the City, there are clarifying details related to how those areas may be developed which are addressed in the included Development Agreement and PMP. Like a new agreement, amendments to an agreement are a legislative function and grant the City discretion as to whether or not to approve any changes. Both parties need to be okay with any changes before the amended agreement would take effect. Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.

1. Clarifies the height limit for the R1 area granting an option Maintaining 200 feet of two-story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for-sale townhome units are built instead.
2. Allowance of Drive Through use – With additional detail as to how the retail/commercial lots may develop, specific lots or pads have been identified where the ability to include a drive through window are being requested. Actual design of these sites would come at a future time.
3. Deviation from architectural standards including a reduction in required ground level fenestration.
4. Reduction in lot frontage coverage requirements following the proposed design.
5. Approved plan for signage including pylon signs.
6. Parking requirement for self-storage.

If not addressed by the proposed amendments to the Development Agreement listed in the previous section – more could be added to said agreement or a separate / supplemental DA could be considered by the City Council to include certain deviations to Title 11, Chapter 18 Mixed Use Zones.

Gibson said STACK is the primary property owner of the area between I-15 and the Rail Trail, controlling roughly 120 acres on the north end near the Shepard Lane interchange. STACK has been working with the City for many years to determine how this would develop. Multiple prior agreements have been approved that entitle STACK to certain development, which was originally envisioned as an office park and has now shifted to a mixed-use area for long-term sustainability. The Shepard Lane interchange will be functional by spring of 2026. There is a lot of interest in the commercial area, so they want to develop that area as soon as possible.

Chair **Frank Adams** asked for any public comments regarding the M1 Master Plat (essentially designating the Rights of Way) at 9:40 PM; none were given.

RESIDENTIAL DEVELOPMENT R1 (Phase 1) Schematic Subdivision Plan and PMP for residential development consisting of 37 townhomes and one apartment building (52 units) on approximately 5 acres of property south of 950 North Street between Innovator Drive and the D&RGW Rail Trail: When brought before the Planning Commission in May of 2024, the site plan for parcel R1 showed 135 apartment units and 33 townhome units. In this concept, a pair of two-story apartment buildings were closest to the trail. The current agreement simply states that development in the yellow area must have a two-story element near the trail. The original R1 proposal mimics what was approved regarding building height for 'The Trail', the project to the south which has a 200 ft. buffer distance where height is restricted.

Based on interest from the Planning Commission in seeing more for sale housing, the developer proposed an alternative option which included 197 townhomes units and one 50-unit apartment building in October 2024. This included a single row of 2 story townhomes near the Rail Trail and 3 story structures in the form of 3 story townhomes. The Planning Commission voiced concerns about the architectural design of the buildings, noting a “modern warehouse” feel. Today’s proposal contemplates the northern portion of R1 (Phase 1), and includes 37 townhomes and a 52-unit apartment building with updated architecture. The townhomes will be built to be platted individually should for sale housing become an option.

The live/work units along North Station Lane (950 North) remain as originally proposed. The live/work units are part of the red area from the original 2020 agreement so are not currently limited to the 2-story height like the yellow area. The Commission should indicate whether or not it feels the live work satisfies the commercial desire of the original agreement or recommend the changes proposed in the amended development agreement which accommodate this use.

Gibson addressed the R1 piece. The Planning Commission held a public hearing on this about 6 months ago, including Phase 1 and most of Phase 2. The City Council already entitled this as a residential component transitioning from two stories to three stories. In Phase 3 and against Innovator, it is planned to be four stories. There are more architectural details offered tonight. The height component is the key issue tonight. Other two-story residential has been developed in the area along the Rail Trail including Arrowgate Townhomes to the north. The Evergreen Project called The Trail is currently being built. STACK is proposing two stories within 200 feet of the Rail Trail before it transitions to three, with additional height extending east toward the interstate. They originally proposed apartments, but have now changed to a townhome style.

The commercial uses toward 950 North didn't come with the same height requirements that the residential did. Instead of straight commercial, STACK is now proposing a live/work product with a three-story component on the end cap. The Commission gets to determine if this is an appropriate switch.

Applicant **Ryan Thomas**, representing STACK Real Estate, addressed the Commission. The buildings marked in blue on the Staff Report are two stories within 200 feet of the Rail Trail.

Chair **Frank Adams** asked for any public comments regarding the R1 element at 9:46 PM.

Kyle Stowell (1764 W. Burke Lane, Farmington, Utah) lives south of the proposed project. Over a dozen years ago, this property was rezoned to OMU and the room was full of people with comments and concerns. That discussion led to talk about buffer zones, which he would like to see. He mentioned previously proposed buffers were a lot more than what is being presented now. For the project to the north, he met with the developer to hear their proposals. The two-story element was the compromise for that area, but he somehow missed that meeting. After they hauled in 8 to 9 feet of fill, it is now much higher than the original ground level. The four-story building on the north part marked in purple would be looking down on the current one-story home to the west.

Amme Ruedas (1864 W. 875 North, Farmington, Utah) lives near the site. She wants to recognize STACK as they have been so good to work with the communication. She referenced a note from a friend regarding the pipeline. They were under the impression nothing could be placed on the pipeline easement, so they are wondering about the plan to put a roadway there. She asked about light pollution coming from the street lights and if they will be shined towards the homes or only towards the business. They live right behind this. She is concerned about emergency response and crime rates. **Ruedas** has concerns about the purple building and has a friend that lives right behind it. **Ruedas** likes the live-work idea and would like to see more. She appreciates the change to townhomes.

Collin Christiansen (852 McKittrick, Farmington, Utah) addressed the Council via Zoom. He lives across from the blue buildings on the south side. He mirrors the previous public comments and said it appears that the buildings creep a little more west each time. He said he mentioned at previous meetings that the renderings look a little like a warehouse district with the lack of trees. He supports the buffer and wants to ensure privacy, not living in a fish bowl. He does not like the four-story purple building as it is intrusive looking down onto a single-story home.

It was asked if there could be an open house with the city, STACK, and surrounding residents.

Chair **Adams** asked how much parking would be lost if the whole block were moved a bit east.

Applicant **Trevor Evans** (4101 Thanksgiving Way, Lehi, Utah) said the 52 units in the apartment building would need that row of parking, as it is right on par with what the market would demand even though it is beyond City minimums. It would impair parking plans dramatically for the developer. It may encroach on a planned lot. They are open to the two-story concept fronting 950 North by removing the live-work element if desired. The landscape plan with trees is coming before final approval, but Enbridge will not allow trees to be planted. Trees on the west side would be within the Utah Transit Authority (UTA) and trail easement. The live/work units would be businesses like tax preparation that don't rely on traffic.

Commissioner **Behunin** said he was leaning toward tabling this item. Others were leaning toward approval. **Sherlock** said she wants to ensure visitor parking. **Adams** said he is ambivalent about the live/work space on each end, as he feels it is an odd location and there is not a need for it. Otherwise, he would vote to approve it.

COMMERCIAL DEVELOPMENT C1: This commercial parcel includes a site plan for a self-storage building. The parcel borders Haight Creek, the Arrowgate townhome subdivision and Shepard Lane. The property owner has been previously entitled to include multi-story self-storage in the North Farmington Station Project Master Plan (pg 7). **Gibson** said they would be indoor and climate controlled. It is an allowed use and best meets the form code, but the architecture doesn't meet expectations including windows on the ground floor. There may be a few thousand residential units in primarily stacked apartments in the area, so there is a demand for this product. Due to the proposed use, the storage building will require exceptions to fenestration requirements as described in 11-18-070 b.5 (D)(F) and c.1 (C) and c.4 (A), all of which describe openings and minimum fenestration percentages. Parking reductions will also

require approval as part of amendments to the Development Agreement. It is recommended as part of the North Station Area Master Plan, that an easement is added and shown on the site plan for a pedestrian footpath along Haight Creek. The applicant said there is a demand for self-storage as evidenced by their saturation analysis of current and future residents. This area is already significantly underserved. The sizes range from 5x5 feet to 10x30 feet accessible only during 6 a.m. to 11 p.m. (not 24 hours). Paying customers will have their own code to ensure security. STACK will own it and hire a management company to run the self-storage.

Chair **Frank Adams** asked for any public comments regarding the C1 Self Storage at 10:19 PM.

Amme Ruedas (1864 W. 875 North, Farmington, Utah) said self-storage in this area is very needed. She would like the outside to look like a warehouse since it is so close to residential.

The applicant said they originally submitted a plan with less relief and different materials. After feedback similar to **Ruedas's**, they changed their plans. There will be a mix of materials.

COMMERCIAL DEVELOPMENT C4 and C6: This is the northern area of Stack's property nearest the new interchange at Shepard Lane and I-15. While Exhibit "E" shows a fair amount of detail, it has been created to help understand how stores would likely situate on each property. The applicant is in talks with a number of interested parties, but specifics would come at a future date with site plan reviews as to how each will actually develop. A summary of the applicant's vision for this area is to include more auto-oriented and suburban type uses north of 950 North with the more urban and pedestrian-oriented uses south of 950 North street.

For now, because of the large demand for drive-through windows on stores, particularly for food users, the applicant is showing where they would like to have permission to propose a drive-through. This is identified within the proposed language for the Amendment to the Development Agreement. Consideration of the subdivision may require some flexibility to the Regulating Plan for the area with deals with block size and road patterns.

In addition to a concept layout and site plan, the applicant has included details of the signage that they hope to build for this commercial area. The OMU district allows for wall signs and smaller monument signs. The site plan for C6 shows a potentially multi-tenant building with access through Parcel C5 onto Innovator Drive. C6 and C5 border R1. Exceptions to be included in a DA would be building siting, specifically lot frontage percentages and percent of building within 20 feet of the right-of-way. When C6 was originally reviewed in October 2024, it was a potential site for an urgent care, with a drive-thru use, the current proposal for C6 does not include a driveway. C6 is under 5 acres and the building is less than 30,000 sf, so final site plan review for this item will be handled by Staff. Considerations for the Planning Commission are exceptions in the Development Agreement and approval of the schematic subdivision.

Gibson said Staff's biggest issue is that the OMU district doesn't allow for drive-throughs, so the Commission will have to accept them on a case-by-case basis. Closer to the freeway is more auto-centric, which will change as you go south and east, where things are more pedestrian-friendly. Post-COVID the demand for drive-throughs have continually increased. **Gibson** asked if the Commission wanted to provide input on architecture, and presented images of pitched roofs and flat roofs.

Sherlock said she would prefer a variety of façade styles so they don't look dated in the future. **Evans** said they call their design "modern agrarian" melted with a modern retail look, and they also don't want it to look dated. He would rather have a timeless design.

Gibson said he would like the Commission to consider signage, particularly a pylon sign of the proposed scale on the corner of 950 North. **Adams** said he would like to see a better design, although he understands the need for big box establishments in the back to get exposure. **Sherlock** said 950 North doesn't have high speeds, so a large sign is not needed. She asked how tall the Maverik sign is on Park Lane, because she feels it is a bit high in that area for the scale of the building. Bigger is not always better.

Evans said they were going after the Farmington stone look and other Station Park signage. They want to lead with the signage so future tenants can't come forward with their own proposals. It will help make negotiations easier. They want a seamless signage experience throughout the development. This proposed design is modeled after The Meadows on State Street in American Fork.

Behunin said it would depend on height. **Hansen** proposed having Staff make the decision on sign heights. **Kalakias** said he is indifferent about signs. **Sherlock** said she would like to see smaller signs. She would like to control the decision rather than let the tenant make the decision for the City. She mentioned the Costco sign at 400 West in Bountiful as it is not too big for the five-lane road. **Shepard** would like a shorter sign. **Adams** said he is ambivalent, but he doesn't like the proposed design and would rather see other options. He would like the sign a bit shorter.

Evans said they could work with Staff to identify height and design feedback. It makes sense to scale signs down as you move further to the west. **Gibson** said the Commission is not the final approval. They could recommend approval with comments on signage height. They can still take public comment on the issue.

Chair **Frank Adams** opened the public hearing regarding C4 and C6 at 10:43 PM.

Amme Ruedas (1864 W. 875 North, Farmington, Utah) said the proposed design is clean and nice, but too tall for the homes and trail around the area. She liked the lower sign designs shown tonight. The applicant has put together a nice, cohesive design.

Michael Criddle addressed the Commission via Zoom. He thinks the sign is gaudy, tall, and unappealing. He would like to see other options that better appeal to residents.

Adams closed the public comments.

Gibson said the motion could read as presented by the Staff Report, replacing the storage unit facade with that shown during the meeting, with a shorter sign. Minor changes could be made between the Planning Commission and the City Council, with the Council seeing the final version.

MOTION:

A. Master Plat **Joey Hansen** motioned that the Planning Commission **recommend approval** of the Stack Master Plat subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings 1-3:

1. The stated Master Plat aligns with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.
2. The proposed plat does not create buildable lots, but parcels, which will require further review prior to development.
3. Recording the proposed plat will clean up property boundaries and rights-of-way while providing for easier identification of future development.

B. Schematic Subdivisions **Joey Hansen** motioned that the Planning Commission **recommend approval** of the schematic subdivision plans for R1, C1, C4, and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Finding 1:

1. The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.

C. Development Agreements **Joey Hansen** made a motion that the Planning Commission **recommend approval** for Development Agreements for R1, C1, C4, and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met for final site plan review.

Finding 1:

1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.

D. Concept site plans **Joey Hansen** made a motion that the Planning Commission **approve** the concept site plans for R1, C1, C4, and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met. Final site plan approval for C6 will be by City Staff.

Findings 1-2:

1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020 and the proposed Development Agreement and Project Master Plan (PMP).

2. Refer final approval to the City Council in reference to the height of the sign and add new item for the façade as seen tonight into the agreement.

Supplemental Information 1-8:

1. Vicinity Map and Context Map
2. Existing Agreements
3. Master Plat
4. Development Agreement
5. R1 Residential – Concept Site Plan and Schematic Plat
6. C1 Commercial - Concept Site Plan and Schematic Plat
7. C4 Commercial - Concept Site Plan and Schematic Plat
8. C6 Commercial – Concept Site Plan and Schematic Plat

Kristen Sherlock seconded the motion, which was unanimous.

Chair Frank Adams	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
Commissioner Tony Kalakis	X Aye ____Nay

OTHER BUSINESS

Item #5: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. Planning Commission Minutes Approval for September 18, 2025: all in favor with a few typos and grammar changes.
- b. City Council Report for October 7, 2025: **Gibson** said the City Council approved the Sorrel Springs project, which is a 10-lot subdivision off Compton, after a lengthy discussion and some objections.
- c. At the next meeting, **Gibson** said a water component will be presented as an amendment to the General Plan. An applicant will be proposing new construction through a trade secret clause, which means it cannot be presented during a regular public meeting. He invited Commissioners to come by and look at the plans, but Commissioners will need to keep details from the public.

ADJOURNMENT

Frank Adams motioned to adjourn at 10:51 PM.

Chair Frank Adams	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
Commissioner Tony Kalakis	X Aye ____Nay

Frank Adams, Chair

**FARMINGTON CITY
PLANNING COMMISSION**

October 23, 2025

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

Community Development Director **Lyle Gibson** said the City was able to get some grant money to work on a water plan required by the State. The element must be adopted into the General Plan by the end of the calendar year.

Susie Petheram, senior planner with FFKR Architects, addressed the Commission. The outline for the new water element of the General Plan followed the outline of the recently adopted General Plan. This will help the City pursue funding in order to implement both culinary and secondary water conservation initiatives. It is a requirement of state code to understand how local efforts relate to regional and state conservation goals. Future water supply will also be addressed, along with some water conservation success stories. The plan must address the effect of permitted development and patterns on water demand and infrastructure, methods for reducing demand for future and existing demand, and changes the local government is making on facility operations, parks, and open spaces in order to eliminate wasteful water practices. Most of the water connections in Farmington are residential connections with fewer business, institutional, and industrial connections. Benchland Irrigation is the secondary water provider on the north and east part of the City (including parts of Fruit Heights and Kaysville), with Weber Basin Water provides the rest. There is a question about what water the Davis and Weber Canal Companies provide in Farmington. The proposed plan mentions the average daily water use per capita individually per year, as well as a five-year rolling average, which accounts for spikes and drought years. In 2021, the goal was for 75 gallons of culinary water per capita per day. The average now is well below that mark. There is room for improvement for the peak culinary daily demand city-wide. It spikes in the summer months. This was about 148 gallons per capital per day in July. Secondary water is not safe for recreational uses like swimming pools.

Flushing hydrants and water lines, fire-fighting efforts, and water line breaks may not always be metered but is counted as “water loss” from water sources. The City is obligated to provide a certain flow and capacity to handle the peak daily demand. The water rate data is already reported to the State, but in the future, cities could be asked to report progress to the state regarding their water conservation goals. It would be interesting to find out how many private well connections are active in Farmington, because it doesn’t impact the water supply the City is planning for. There is a data record for Lagoon, because the City does supply some water for them. Things should be kept general, which would allow for conservation efforts.

There are nine water regions in the state with individual water conservation goals from the baseline year of 2015 and 2065. Each region needs to look at its patterns and develop realistic conservation goals. For the five counties (Davis, Weber, Morgan, Box Elder, and part of Summit County) making up the Weber Basin Watershed, the baseline of average total daily water use per capita for both culinary and secondary was 250 gallons per capita per day. Their goal for reduction by the year 2030 was to bring it down to 200, 184 by 2040, and 175 by 2065. Farmington’s culinary water use is 75. Starting in 2021, all new development was required to have secondary water irrigation connections in Farmington. The state requires all secondary water to be metered by 2030. In the last two to eight years, most secondary water was not metered at all.

Benchland started installing meters in 2021, and as of now, 60% of their connections have been metered. Weber Basin started in 2019, and they are up to 68% of their connections being metered. Benchland has added 275 new connections in the last four years. The main increase has been for commercial connections. For Farmington’s average of 3.4 people per home, Benchland data so far shows an average of 267 gallons of irrigation secondary water being put on yards. Considering 75 gallons per capita per day of culinary water, added to the 267 gallons of secondary water, Farmington is at 342, which is above baseline (250) as a whole for the region and shows room for improvement. The goal is to keep peak daily consumption at 120 or lower. Farmington will need to collaborate with other providers to work toward regional goals, as well as communicate with the public. Incentives are available for low-flow toilets, high efficiency washers, and smart irrigation controllers. The City may want to consider matching those incentives. Enforcement can be difficult.

There are four drafted goals. First is to be good stewards of the City’s culinary and secondary water resources. Second, help maintain the regional viability and recharge of groundwater. Third is to keep Farmington beautiful and well maintained while following water-wise practices. Last, aim to reduce peak water consumption levels. Some cities are looking at allowing high-water usage by condition only. Because Farmington got a state grant, the State will review this new water element draft and give feedback.

Gibson said development is changing in order to incorporate water-wise landscaping. **Petheram** said businesses are discovering it can be cost effective as well. There has to be a balance between rocks and water-wise vegetation. The draft will be sent out for Commission review prior to the upcoming public hearing.

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

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

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #1: Brock Johnston - Rainey Homes – Applicant is requesting a consideration of a Special Exception application, for an approval of up to 20% building height increase for a main dwelling, for the property located at 452 S. Daniel Drive, in the AE (Agricultural Estates) zone.

City Planner **Shannon Hansell** presented this item for property in Miller Meadows. This special exception is for a requested increase in building height up to 32.4 feet for a main single-family residential building. The proposed height of the structure is approximately 31 feet 9 inches. The applicant is requesting a special exception to exceed the maximum building height of 27 feet for main buildings as specified by 11-10-050 A. In Farmington, building height is measured from the finished grade to the midpoint of the highest pitch, or gable. The Planning Commission may consider an increase in height up to 20% of the requirement (32.4 feet total). 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.

Applicant **Brock Johnston** (1157 Gullane Circle, Syracuse, Utah) addressed the Commission. He said this is a matter of architectural integrity in Miller Meadows. They want to keep the design and style with daylight basements pushing the home a bit taller.

Chair **Frank Adams** opened the public hearing at 7:02 PM. No comments were received; closed at 7:02 PM.

MOTION:

Tyler Turner made a motion that the Planning Commission **approve** the special exception for an increased building height of up to 32.4 feet for the dwelling at 452 S Daniel Drive, subject to all applicable Farmington City development standards and ordinances.

Findings 1-2:

1. Increased height would not reasonably be detrimental to the traffic or safety of the persons residing or working in the vicinity.
2. The project is located on a parcel of sufficient size to accommodate the special exception.

Supplemental Information 1-3:

1. Vicinity Map
2. Site plan
3. Building plans

Tony Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

PROJECT MASTER PLAN (PMP)/DEVELOPMENT AGREEMENT AND SUBDIVISION APPLICATIONS – all 3 public hearings

Item #2: Schematic Subdivision and Preliminary Planned Unit Development (PUD)/Development Agreement for the White Horse Subdivision consisting of 3 lots and 2 subordinate single-family (SSF) lots on approximately 1 acre at 1188 North Main Street for applicants Ben and Colain White.

Hansell presented this item. This proposed subdivision is located in the older part of the City, and Large Residential-Foothill (LR-F) zone, which has a minimum conventional lot size of 20,000 square feet and an alternative lot size of 10,000 square feet. This 0.95-acre parcel has existing structures, but could yield up to two lots conventionally, and three lots with the alternate lot size. This creates a difference of one additional lot that must be accounted for using open space, moderate income housing, transfer of development rights (TDR), historic preservation, or some other public benefit. The applicant has applied for a PUD, which states that proposal in the Large Residential (LR) zone shall be 2.5 acre minimum. However, per 11-27-120 A, proposals may be considered in areas smaller than 2.5 acres based on specific conditions related to site. Smaller PUDs are “encouraged in the older historical parts of the City” (11-27-120).

Part of the PUD requirements include a minimum 10% open space, with alternatives as listed above. This proposal lists historic preservation of the existing dwelling at 1188 N Main Street. The State Historic Preservation Office lists the 1960 structure as “eligible/contributing.” If approved, the open space requirement is satisfied by the preservation of the home, allowing for the use of smaller alternative lot size per 11-12-070 (10,000 square foot lots in the LR zone). With the base number of lots established, the application also proposes two SSF lots – Lots 2 and 4. Lots 2 and 4 are part of the Detached Accessory Dwelling Unit (DADU) parcels of Lots 1 and 5. **Hansell** said access would need to be granted across Lot 3 to get to Lot 2 and Lot 4.

A DADU Parcel is defined as “area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone.” Once the DADU parcel is separate, its components are the SSF lot and main lot. SSF lots are similar to DADUs with the main difference being that the DADU may be split off to provide ownership opportunities as part of the City’s moderate-income housing strategy. The idea is that smaller units and smaller lots are more accessible to entry-level homebuyers. SSF lots may not be separated from the main DADU parcel until a certificate of occupancy or deed restriction is recorded. Said deed restriction requires that the property owner must live on site for a minimum of two years to prohibit the use of the SSF as an investment property. The DADU parcel minimum size must be 10,000 square feet:

Lot 1 and 2: 9717 sf [main lot] + 3074 sf [SSF] = 12791 sf [DADU parcel]
 Lot 4 and 5: 5489 sf [SSF] + 6511 sf [main lot] = 12000 sf [DADU parcel]

It is important to note that DADUs are already a permitted use as accessory buildings in the LR zone. This means that Lot 1 and 5 would be able to build DADUs according to 11-11-060 (Accessory Buildings and Structures) without Planning Commission permission. Under this proposal, the Planning Commission is granting permission for the creation of for-sale detached accessory dwellings. Other requirements that separate DADUs from SSFs can be found in 11-28-200. SSFs must also have separate utilities and off-street parking. As part of the submittal, the applicant has included potential building footprints. In keeping with 11-11-060, the SSF dwellings may not be more than 25% of the required rear yard of the entire DADU parcel. Lot 2 doesn’t appear to meet this requirement, so it is up to the Planning Commission to include that flexibility in the PUD master plan.

Applicant **Ben White** (1188 N. Main Street, on Lot 1, Farmington, Utah) said all of his children are grown and he has less desire to do yard work. He desires for his children to have homes of their own, and he and his wife would like to build a new house to live in here.

Chair **Frank Adams** opened the public hearing at 7:09 PM.

Brian Perry said his family owns the property on the south side of this. He is shocked that the ordinances would allow five units to go in on an acre of ground. He is worried about how close the dwellings will be to his own existing home, which could be within 5 feet of the property line. There is a lot of traffic and a bus stop on the street there. Other neighbors feel the same way.

Blake Perry, **Brian**’s brother, asked what the minimum square footage of lots is for the zoning there. **Hansell** said it is 10,000 square feet. **Blake** said some of these are 5,000 and 6,000 square feet, and it doesn’t seem that it would be that appealing.

Adams said some of the codes and ordinances have changed. A PUD, along with ADUs and DADUs, allows for this. The City will not break any codes and ordinances to do this.

Chair **Frank Adams** closed the public hearing at 7:16 PM.

White said the goal is his existing house would be on Lot 3, and their daughter would have a home on Lot 2 or Lot 4. Financing would determine what would happen next. Lot 4 and Lot 5 might remain as one lot for a time. Lot 1 and Lot 2 are essentially one lot. Subdividing may happen in the future. They would like to reduce the number of steps.

Adams said Paragraph 4 of the Development Agreement should include successors since there is a time element of 25 years. **Gibson** said this could be done by deed restriction. The Development Agreement is set up to be recorded against the property referencing the agreement itself. **Adams** said there should be a deed restriction recorded with the County.

MOTION:

Kristen Sherlock made a motion that the Planning Commission **recommend** the City Council approve the schematic subdivision plan and preliminary PUD master plan for the White Horse PUD, subject to all applicable Farmington City development standards and ordinances, including the Chair’s recommendation, and the following Conditions 1-4:

1. All remaining DRC requirements must be addressed, including Fire Department requirements.

2. Access and utility easements are recorded on the driveway portion of Lot 3.
3. Any work on Main Street is subject to UDOT permitting.
4. All other requirements of 11-28-200 pertaining to SSFs are addressed.

Findings:

1. The project meets the purpose of the Planned Unit Development Chapter, which allows flexibility for infill lots.
2. The creation of SSF lots aligns with the City's Moderate-Income Housing Plan.
3. The creation of SSF lots has a similar impact to that of the already-permitted Detached Accessory Dwelling Unit use.
4. Access to Lots 2 and 4 are granted access via Lot 3 as part of approval.

Supplemental Information 1-3:

1. Vicinity Map
2. Development Agreement
3. Preliminary PUD Master Plan, including schematic subdivision plan

Tony Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

Item #3: Project Master Plan (PMP), Schematic Subdivision, and Development Agreement for The Violet which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way for applicant Chase Freebairn with Cole West.

Community Development Director **Lyle Gibson** presented this item. The subject property is located in the General Mixed Use (GMU) zoning district which in itself does not permit townhomes or residential development without the use of Section 11-18-140 and approval of a Development Agreement. However, this site is part of the Park Lane Commons Master Plan (2014) and is subject to prior agreements and entitlements, which—per the finding of City Staff—allows for residential development on this site. (See attachments included in the Staff Report and excerpts from the Park Lane Commons approved Master Plan and description of allowed uses in area E&H.)

The site is on the south side of Shepard Creek on the east side of Maker Way. The new City park is to the west and the adjoining neighbor to the east is the Legacy Assisted Living facility. Development within this area is subject to the 2014 version of the City code per existing agreements. Based on this entitlement, the project is not required to provide moderate-income housing. Within the Mixed-Use zoning districts, the development is considered via section 11-18-140 (11-18-114... 2014) where approval is granted through a Development Agreement that, in the case of this project, accounts for a few design standards from which the project needs flexibility.

The project is designed to put front doors along the public street and garage access is located on the interior. The project has individually platted lots accessed from a private street with common areas around the dwellings' buildable area. Within the common area is a trail along the south side of Shepard Creek identified in the North Station Area Plan that would lead to the trails in the park across the street to the west and the exiting Shepard Creek trail section to the northeast.

A couple of parking stalls are provided within the project for guest parking in addition to the on-street parking (3 stalls) available on Maker Way or shoulder parking on the new east-west street on the south side of the project. Per 11-18-100 (6), on-street parking located along the frontage of a lot may be credited toward meeting the parking requirement of that use (11-18-110 (6)... 2014).

As designed, there is a single point of access on the south side of the project. Construction of the project would include the completion of a public street between Maker Way and Market Street. Per Farmington City's Subdivision Standards, no dead-end street shall serve as access for more than 24 dwellings. Consideration for a second access point may be considered on the southeast part of the project connecting "Street D" to "Street A." As designed, snow can be pushed to the ends of the private streets and garbage collection is anticipated via cans along the curb both within the private street network and along "Street A."

The Planning Commission is tasked with making a recommendation to the City Council, who will have final say on whether or not to approve the Development Agreement. Should the Council approve the project, it would return to the Planning Commission at a future date after additional engineering review for consideration of Preliminary Plat approval.

Gibson said mixed uses are highly form-regulated, which means they are allowed, but it is about what it looks like. Requirements are very strict. The 39 attached single-family units are individually platted so they can potentially be a for-sale product. The 10-foot wide asphalt trail is planned along the creek. The DRC is satisfied with the layout and ability to service the development. Staff is recommending approval with a couple of conditions of note. They should prepare for a second access. The trail needs a public access easement over it.

Applicant **Chase Freebairn** (610 N. 800 W, Centerville, Utah), representing Cole West, addressed the Commission. This is one of the last parcels to be developed by the Haws family. Cole West is under contract to purchase this property from **Rich Haws**. They want this to offer an owner-occupied, for-sale product that would be more attainable than others in the area. It is close to a trail system, assisted living facility, and regional park.

Commissioners asked about parking including where it is and if it will be enough. **Freebairn** said there are parallel parking stalls along Maker Way. This may not solve every parking contingency, but there are other opportunities at the park and other public streets, as well as the two-car garages for each unit. **Gibson** said the parking ordinance requires two stalls per unit, which are accounted for in the garages. Because they are going through the approval process requiring legislative action, fenestration is required and negotiation is encouraged. Staff expects a lot of on-street parking, which winter parking rules have been changed to allow. Parking would not be on the inner private streets, but rather on the public streets.

Freebairn said there is not room for longer driveways due to the placement of surrounding wetlands and trails. Where they can, they will make driveways longer. This zone is more urban than the average townhome community. The expectation is people will drive less while walking and biking more. Shared parking with the assisted living facility next door is not a possibility, as they are proposing additional parking as well. The developer expects to police the prevention of tenants inadvertently parking on assisted living property. Homeowner's Association (HOA) Covenants, Conditions, and Restrictions (CC&Rs) will limit where they park and for how long, but they can't regulate how many cars a tenant has.

Chair **Adams** said he would recommend not counting garages when addressing parking requirements because tenants tend to store things there. **Freebairn** said it is a Utah tradition, but the HOA would police that. A lot of the units are 2,000 square feet and three stories, with big garages. This area is not short of places to park nearby. The price point is still in flux. A similar product in Roy would be about \$360,000 to \$370,000, but in Farmington they would be the mid \$500,000s. **Gibson** said Staff would like to see more guest parking spaces. **Adams** said he would like to see the parking enforcement provisions of the HOA. **Freebairn** said that could be available by the upcoming preliminary plat approval stage.

Chair **Frank Adams** opened the public hearing at 7:46 PM. No comments were received; closed at 7:46 PM.

Adams said the Development Agreement seems good to him, especially in that it requires the second access. The Commission has a serious concern about parking that he wants passed on to the City Council.

MOTION:

Spencer Klein made a motion to **recommend** approval of the Development Agreement and Schematic Subdivision plans for The Violet, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met subject to the following changes or conditions:

1. The street network provides for a secondary point of access satisfying the ordinance limit of no more than 24 units on a dead-end street. This access should be in addition to any emergency access that may be required to manage the length of "Street D" north of its intersection with "Street B."
2. A public access easement be provided over the trail along Shepard Creek.

Findings 1-2:

1. The Subdivision design align with the North Station Area Master Plan, the General Land Use Plan and original Park Lane Commons master plan from prior agreements.
2. With the proposed changes, the project will enhance safety and access.

Supplemental Information 1-3:

1. Vicinity Map
2. Pages from Existing Agreements
3. Development Agreement & PMP

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams

Vice Chair Tyler Turner

X Aye ____Nay

X Aye ____Nay

Commissioner Spencer Klein
 Commissioner Kristen Sherlock
 Commissioner Tony Kalakis

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

Item #4: Project Master Plan (PMP), Concept Site Plan, Schematic Subdivision, and Development Agreement for a gas station on Parcel C3 at the northeast corner of Innovator Drive and 950 North for applicant Spencer Hymas with Galloway.

Gibson presented this item, which the Commission heard about at their last meeting. This is the C3 area on the northeast intersection right off the I-15 interchange. Recently the Planning Commission reviewed the schematic details of commercial development near the subject property. The existing entitlements in place applicable to this site require that it be developed as a commercial property. The site is at the northeast corner of the intersection of North Station Lane (950 North) and Innovator Drive just off the I-15 and the Shepard Lane Interchange currently under construction. QuikTrip, a gas station/convenience store, is under contract with Stack to locate on this property. This is a name that is not yet in Utah.

The use fits the underlying zoning and existing entitlements as a permitted use (see 11-18-050 Vehicle service/convenience store, including gasoline sales but no auto repair). However, it is necessary to go before the Planning Commission and City Council for consideration of a Development Agreement in order to address some building design and site envelope variations from the Office Mixed Use (OMU) zoning district. The larger vision for the area anticipates more auto-focused uses north of North Station Lane (950 North), but the zoning designation requires that this type of design be allowed only through legislation consideration of a Development Agreement.

The OMU zone includes a heavy form-based element that seeks to create more pedestrian-friendly design and urban form. To do this building, they are required to be positioned close to the street/sidewalk and be scaled and oriented so as to block parking areas to a large degree. The amount of space required for the type of use and nature of the use limit the ability to meet the letter of the law with the City's requirements. The applicant has worked with Staff and made changes to meet the intent of the code and position their building up against the primary street, looking to the recently opened Maverik in Farmington as an example approved under the same process.

Notably the site plan requires approval of the following as a variation from the typical standards of the Mixed-Use Districts which are addressed by the Development Agreement. Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.

1. Lot Width: OMU Standard ... 200 feet. Proposed... approximately 300 feet.
2. Building Siting: 60% Clarifies the height limit for the R1 area granting an option Maintaining 200 feet of two-story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for-sale townhome units are built instead.
3. Deviation from architectural standards including a reduction in required ground-level fenestration.
4. Approved plan for signage including monument signs.

The Planning Commission is tasked with making a recommendation to the City Council, who will have the final say in what may be developed. If the PMP/Development Agreement is approved, based on the size of the project, final site plan approval falls under the purview of City Staff.

Gibson said while the use is permitted, the Commission needs to weigh in on the proposed orientation. The back side of the building faces the primary street and doesn't have much detail on it. They are proposing lush, robust landscaping. The sign height is shorter compared to the existing Maverik sign height. Commissioners want windows. **Sherlock** liked the landscaping proposal.

Chair **Frank Adams** opened the public hearing at 7:56 PM. No comments were received; closed at 7:56 PM.

MOTION:

Tyler Turner made a motion to **recommend** approval of the PMP/Development Agreement, concept site plan, sign details, and schematic subdivision QuikTrip as included in the Staff Report, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings 1-3:

1. The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan, and original Stack Development Agreement from 2020.
2. The stated concept site plan, elevations, and signage align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.
3. Recommendation to include faux windows on back of building.

Supplemental Information 1-3:

1. Vicinity Map and Context Map
2. Master Plat
3. Development Agreement with PMP for C3 Commercial - Concept Site Plan, and Schematic Plat, Elevations, and Signage Details

Kristen Sherlock seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay

OTHER BUSINESS**Item #5: Permission to construct a ride or attraction which exceeds 150 feet in height for Lagoon.**

Gibson presented this item. Lagoon is subject to a unique zoning district created to allow the one-of-a-kind use at the amusement park. The Commercial Recreation (C-R) District of course allows for the construction of rides and for the most part allows Lagoon to build them without the need for review by the City.

Lagoon has a new ride in design which has been shown to City Staff and the Planning Commission that requires the Planning Commission to approve of a height which exceeds 150 feet. The application for review of this ride was done with a trade secret request under Government Records Access and Management Act (GRAMA) limiting the information that cannot be provided to the public. Staff has looked at the ride to ensure its placement is at least 100 feet from adjacent zoning districts and that in the event of failure, no portion of the ride would impact property other than Lagoon's. The applicable ordinance is below. The code doesn't require a special exception, conditional use, or other common process used by the Commission which included public comment.

11-25-050: DISTRICT REGULATIONS:

B. Building Height: No building or structure shall exceed eighty-five feet (85') in height and no ride or device, or attraction, shall exceed one hundred fifty feet (150') in height without written permission granted from the planning commission.

Applicant **Dustin Allen**, Lagoon representative, addressed the Commission. The ride is difficult to describe due to trade secrets. They want to keep it under wraps until it is time to share with the public. **Sherlock** is concerned about the direction of the lighting into the nearby neighborhood. This would be similar to the Rocket ride, where the light shines up to highlight the structure itself, and does not have lighting entering the nearby neighborhood. There would be evacuation lights pointed to the north and west toward the parking lot in the event of an emergency.

MOTION:

Tony Kalakis made a motion to **approve** of the ride or attraction height above 150 feet and direct Staff to provide a letter to Lagoon memorializing the approval.

Findings 1-2:

1. The proposed height does not pose a detriment to the health, safety, or wellbeing of surrounding properties.
2. The extensive history and long-standing operation of Lagoon have established an expectation for a use such as is proposed.

Spencer Klein seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay

Item #6: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. **Gibson** provided the City Council Report for October 21, 2025.
 - Stack commercial and residential was approved and the sign height was reduced a little.
 - The parking ordinance for winter was amended.
 - The Council ended up scratching the live/work units on the south side of 950 North in order to have shorter units overall there. There has not been much success for live/work units along the Wasatch Front. Construction could begin in the spring of 2026.
 - The Council denied the petition for the Farmington Reserve project. The Council did not feel it was worth studying the annexation request at this point.

- b. Planning Minutes from October 9 and October 23, 2025, will be in next packet. The minutes from September 18, 2025, will be signed after a grammar correction on page 5 to add “exasperated” and making sure it has **Adams** closing the meeting rather than opening the meeting at the end.
- c. **Frank Adams** will not be attending the meeting November 6, 2025.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 8:07 PM.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

Frank Adams, Chair