



**FARMINGTON CITY
PLANNING COMMISSION**

December 04, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday December 04, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov.

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.

FINAL SITE PLAN AND SUBDIVISION APPLICATION – *public hearing on item 1 only*

1. Red Barn Farms Holdings, LLC – Applicant is requesting Schematic and Preliminary Plat approval for the Red Barn Lane Subdivision dividing the existing 5-acre parcel into 2 lots.
2. Evergreen LLC/Castlewood Development – Applicant is requesting Preliminary Plat approval for The Trail Townhome project, on approximately 10.21 acres of property located at 1674 W Burke Lane in the OMU (Office Mixed Use) zone; per a previously approved Development Agreement with The Trail Project.
3. Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East. **previously tabled on 10.09.2025*
4. Mountain View Estates Phase 2 Site Plan Approval – Planning Commission to confirm developer of Mountain View Estates has met their minimum design requirements for the trailhead on 250 South.

ZONE TEXT AMENDMENT – *public hearing on item 5*

5. Farmington City – Applicant is requesting amendments to multiple sections of city code to update references to recently renumbered sections of State Code. The code text amendments are not intended to modify policy but merely to ensure sections of City Code which reference the State's Land Use and Development Management Act (LUDMA) point to the correct section as it is currently numbered in State Statute.

OTHER BUSINESS

6. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes 11.20.2025
 - b. No Council Report – last meeting was 11.18.2025, next is 12.09.2025
 - c. Chair / Vice Chair Election
 - d. Review of 2026 Calendar
 - e. 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 December 01, 2025. Carly Rowe, Planning Secretary



**Farmington City
Planning Commission Staff Report
December 04, 2025**

Item 1: Schematic Subdivision, Preliminary Plat and Special Exception for Access Across another lot for the Red Barn Lane.

Public Hearing:	Yes
Application No.:	25-28
Property Address:	Approx. 1200 W. Red Barn Lane
Zoning Designation:	OMU (Office Mixed Use)
Area:	5.00 acres
Lots / Units:	2 Lots – Uses subject to Development Agreements
Property Owner/Applicant:	Red Barn Farms Holdings LLC

Request: The applicant is requesting approval to subdivide the property into 2 lots.

Background Information

The Red Barn facility which has operated on the subject property for a number of years has moved from this location creating opportunity for change and additional development on site.

The property is subject to the Park Lane Commons Development Agreement which limits the use to the treatment facility or other non-residential uses found therein. In preparation of additional development the property owner is requesting approval to subdivide in order to sale property to interested parties.

As proposed, Lot 1 has frontage along the I-15 right of way, but will be access through the Arbinger building lot, while Lot 2 is the existing Red Barn facility and will maintain its existing access from Red Barn Lane. Essentially the subdivision creates Lot 1 for development under separate ownership.

The OMU zoning district does not include minimum lot size or frontage requirements and the subdivision is consistent with applicable requirements. The City's ordinance requires that any commercial subdivision be approved by the City Council following a recommendation from the Planning Commission.

The Planning Commission may approve the special exception for access across another lot as there are covenants and easements in place to account for such already.

Suggested Motion

Move that the Planning Commission recommend approval of the schematic subdivision and preliminary plat for Red Barn Lane and approve of the special exception for access across another lot to Lot 1, subject to all applicable Farmington City development standards and the following condition.

- Red Barn Lane be clearly identified on the final plat as public right of way prior to recording.

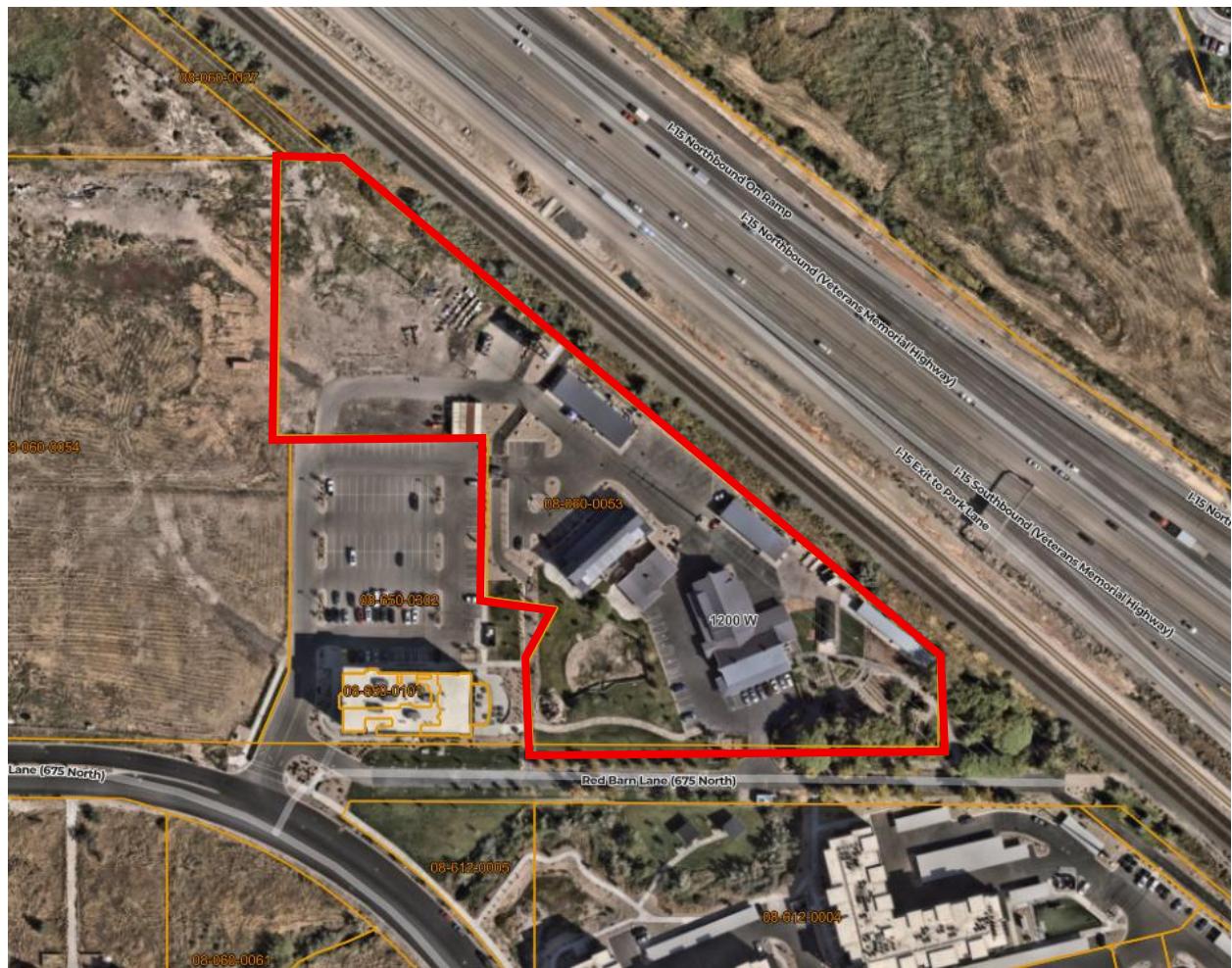
Findings

1. The subdivision plat meets Farmington City Standards.
2. No additional public improvements are required.
3. The plat has been reviewed by the Development Review Committee and found to be serviceable.
4. The proposed lot split is consistent with the applicable zoning, development agreement, regulating plan, and station area plan.

Supplemental Information

1. Vicinity map
2. Red Barn Lane Subdivision Plat

Vicinity Map:



1200 West Red Barn Lane



**Farmington City
Planning Commission Staff Report
November 20, 2025**

Item 2: Preliminary Plat for the Trail Townhomes

Public Hearing:	No
Application No.:	25-23
Property Address:	Approx. 1400 W. Burke Lane
Zoning Designation:	OMU (Office Mixed Use) – Subject to Development Agreements
Area:	1.3 acres
Lots / Units:	16 Lots
Property Owner/Applicant:	Evergreen – 1525 & Burke Land LLC / Castlewood Development

Request: The applicant is requesting approval of the preliminary plat the Trail Townhomes

Background Information

The city has held multiple hearings over the past few years related to the development of the northwest corner of Burke Lane and Innovator Drive. Evergreen Development has through that time received entitlements for development of the site for the project called the Trail. These existing approvals have allowed for the construction of an office building (currently under construction), an apartment building (currently under construction), and additional townhome residential units.

The current application is for the consideration of 16 townhomes on the southwest portion of the larger project area. The 1.3 acre site is on the north side of Burke Lane just east of the rail trail.

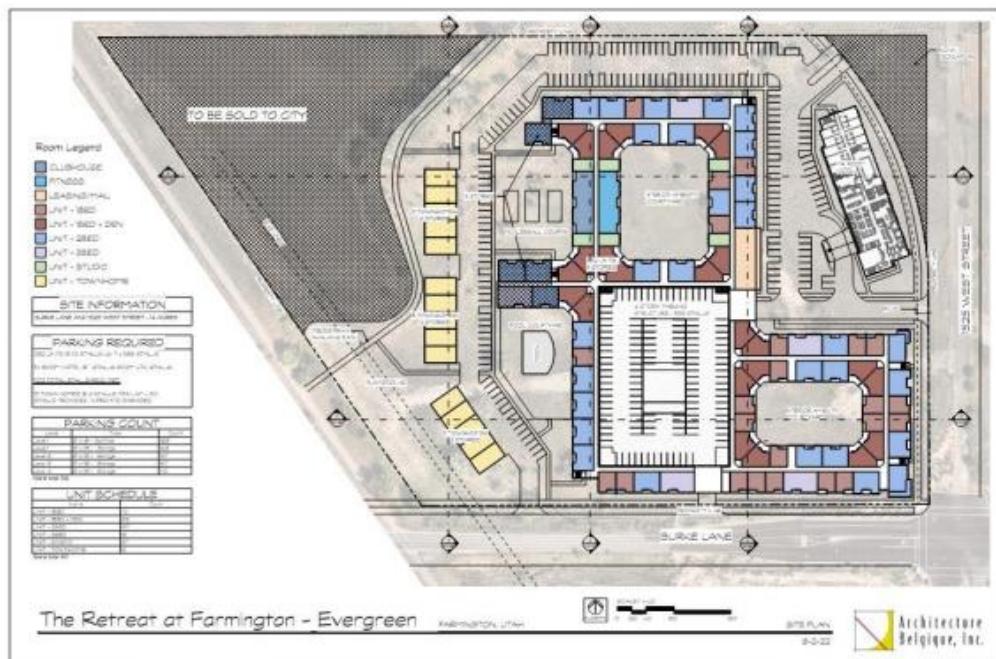
The property is subject to development agreements which allow for no more than 410 total residential units between the apartment building and townhomes. No buildings within 200 feet of the western boundary of the D&RGW rail trail may exceed 2 stories and 27' in height. The 4-story apartment building under construction reduced its original unit count to 315, well under the initial anticipated count. Including the 16 proposed townhomes, the total count for the original project area will be 331 (79 less than the initial approved concept).

While the configuration has adjusted from the very first concept for the larger project area, townhomes have always been contemplated on the western portion of the project. The current layout avoids the gas easement to the west and is consistent with concepts viewed by the city in more recent master plan iterations.

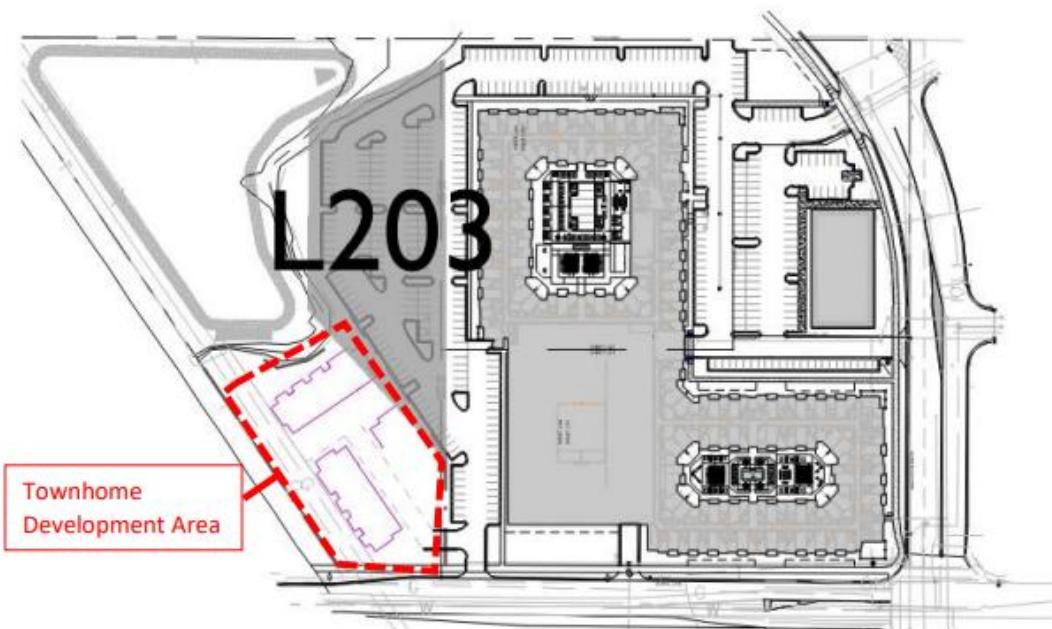
An approved parking ration has previously been determined with shared parking allowance granted for the office building. The current proposal includes 2 car parking garages in each unit. There are no driveways on the townhome units, however 6 guest parking stalls are included in the design. For additional context, there are 308 surface parking stalls in the adjacent development with an additional 254 in the parking garage.

Most Recent PMP Amendment Exhibit:

Original Site Plan:



Modified Site Plan:



Suggested Motion

Move that the Planning Commission approve the preliminary plat the Trail Townhomes, subject to all applicable Farmington City development standards and ordinances and finalization of DRC comments prior to construction and recording.

Findings

1. The preliminary plat is consistent with the schematic plan approved by the City Council.
2. The site plan and elevation are consistent with the approved PMP for this site.
3. The preliminary plat has been reviewed by the Development Review Committee which has confirmed the ability to service the site with need for only minor corrections before finalizing plans and permitting recording and construction.

Supplemental Information

1. Vicinity map
2. Preliminary Plat
3. Site Plan and Elevations

Vicinity Map

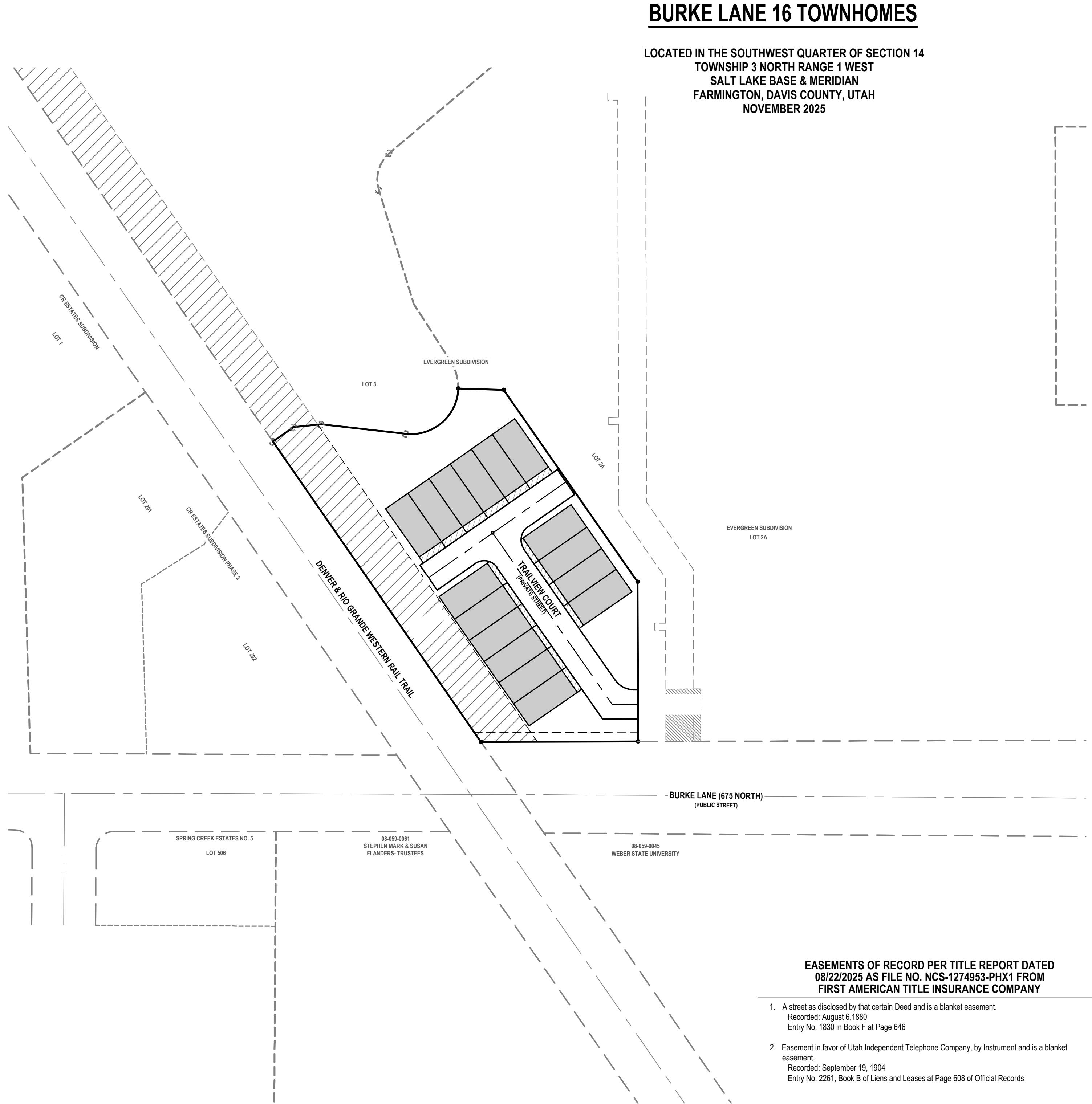
The Trail Townhomes Site



Burke Lane and 1600 West

BURKE LANE 16 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
FARMINGTON, DAVIS COUNTY, UTAH
NOVEMBER 2025



EASEMENTS OF RECORD PER TITLE REPORT DATED 08/22/2025 AS FILE NO. NCS-1274952-PHX1 FROM FIRST AMERICAN TITLE INSURANCE COMPANY

1. A street as disclosed by that certain Deed and is a blanket easement.
Recorded: August 6, 1880
Entry No. 1830 in Book F at Page 646

2. Easement in favor of Utah Independent Telephone Company, by Instrument and is a blanket easement.
Recorded: September 19, 1904
Entry No. 2261, Book B of Liens and Leases at Page 608 of Official Records

BENCHLAND WATER DISTRICT APPROVAL	CENTRAL DAVIS SEWER DISTRICT APPROVAL	CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____, 20 ____. BY THE BENCHLAND WATER DISTRICT	APPROVED THIS ____ DAY OF _____, 20 ____. BY THE CENTRAL DAVIS SEWER DISTRICT	APPROVED THIS ____ DAY OF _____, 20 ____. BY THE FARMINGTON CITY ATTORNEY	APPROVED THIS ____ DAY OF _____, 20 ____. BY THE FARMINGTON PLANNING COMMISSION
BENCHLAND WATER DISTRICT	CENTRAL DAVIS SEWER DISTRICT	FARMINGTON CITY ATTORNEY	CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, **TRENT WILLIAMS**, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. **8034679**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; and Section 17-31-17 and have verified all measurements, that the reference monuments used on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been accurately to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the Davis County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly line of Burke Lane, said Point being South 0°20'03" West 1098.87 feet along the Section Line and South 89°50'23" West 652.28 feet from the Center of said Section 14 and running thence:

South 89°50'23" West 135.21 feet along Burke Lane,
thence North 34°41'51" West 314.40 feet;
thence North 55°18'09" East 21.85 feet;
thence North 84°23'36" East 23.67 feet;
thence South 83°37'56" East 73.39 feet;
thence northeasterly 66.92 feet along the arc of a 40.50-foot radius non-tangent curve to the left (center bears North 06°22'04" East and the long chord bears North 49°01'14" East 59.57 feet with a central angle of 94°40'45");
thence South 88°12'21" East 39.16 feet;
thence South 34°54'36" East 201.30 feet;
thence South 0°09'45" East 137.48 feet to the northerly line of Burke Lane to the Point of Beginning.

VICINITY MAP
NOT TO SCALE

Contains 57,207 square feet or 1.313 acres

Trent R. Williams _____ Date _____
License No. 8034679

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown herein and name said tract:

BURKE LANE 16 TOWNHOMES

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners' association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Davis County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement upon, upon and over the lands designated herein as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whenever applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

BY: CASTLEWOOD DEVELOPMENT, LLC BY: EVERGREEN-1525 & BURKE LAND LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of DAVIS

On the ____ day of _____, A.D. 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgment of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of DAVIS

On the ____ day of _____, A.D. 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgment of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

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NOTARY PUBLIC RESIDING IN _____ COUNTY.

BURKE LANE 16 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
FARMINGTON, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS ____ DAY OF _____, 20 ____.
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

PROJECT NUMBER: 90306
MANAGER: B.MORRIS
DRAWN BY: J.RINDLISBACHER
CHECKED BY: T.WILLIAMS
DATE: 11/3/2025
BY: DEPUTY RECORDER

BURKE LANE 16 TOWNHOMES

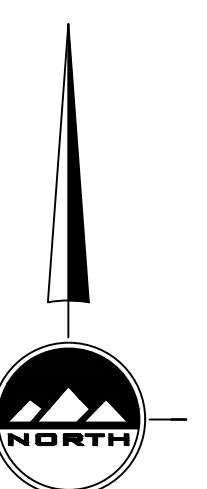
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
FARMINGTON, DAVIS COUNTY, UTAH
NOVEMBER 2025

CENTER OF
SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	18.50'	17.85'	55°17'16"	N62°30'59"W	17.17'
C2	13.50'	8.53'	36°12'21"	N16°46'11"W	8.39'
C3	13.50'	12.67'	53°47'28"	N28°13'43"E	12.21'
C4	13.50'	12.71'	53°56'37"	N82°05'46"E	12.25'
C5	13.50'	8.50'	36°03'35"	S52°54'09"E	8.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°41'23"W	4.10'
L2	S89°41'23"W	18.05'
L3	S89°50'23"W	4.13'
L4	N55°07'39"E	4.75'
L5	N55°07'39"E	4.75'
L6	N55°07'39"E	4.75'
L7	N55°07'39"E	4.75'
L8	N55°07'39"E	2.14'
L9	N34°52'33"W	26.00'
L10	S55°07'27"W	4.93'
L11	S55°07'27"W	3.58'
L12	S34°54'47"E	26.00'
L13	S55°07'39"W	2.16'
L14	S55°07'39"W	4.75'
L15	S55°07'39"W	4.75'
L16	S55°07'39"W	4.75'
L17	S55°07'39"W	4.75'
L18	S55°07'39"W	4.75'
L19	S55°07'39"W	4.75'

LEGEND



HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ. 1 inch = 30 ft.

BASE OF BEARINGS N0°20'37"W 108.87' (AD 83)
N0°20'37"W 263.93' (MEASURED)
N0°07'16"E 263.91' (RECORD)

SOUTH QUARTER CORNER
SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

BURKE LANE 16 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 3 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN FARMINGTON, DAVIS COUNTY, UTAH	DAVIS COUNTY RECORDER	
ENTRY NO. _____	FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____	AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
SHEET 2 OF 2		PROJECT NUMBER: 90306 SANDY Phone: 801.255.0529 TOOLE Phone: 801.843.3590 Layton, UT 84041 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.696.2982
ENSIGN THE STANDARD IN ENGINEERING		
DEVELOPER CASTLEWOOD DEVELOPMENT 6900 S. 900 E., STE 130 MIDVALE, UT 84047 PHONE 801.208.4009		
LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.696.2982		
MANAGER: B. MORRIS DRAWN BY: J. RINDLISBACHER CHECKED BY: T. WILLIAMS DATE: 11/3/2025		
DAVIS COUNTY RECORDER BY: DEPUTY RECORDER		

SPRING CREEK ESTATES NO. 5

LOT 506

08-059-0061
STEPHEN MARK & SUSAN
FLANDERS-TRUSTEES

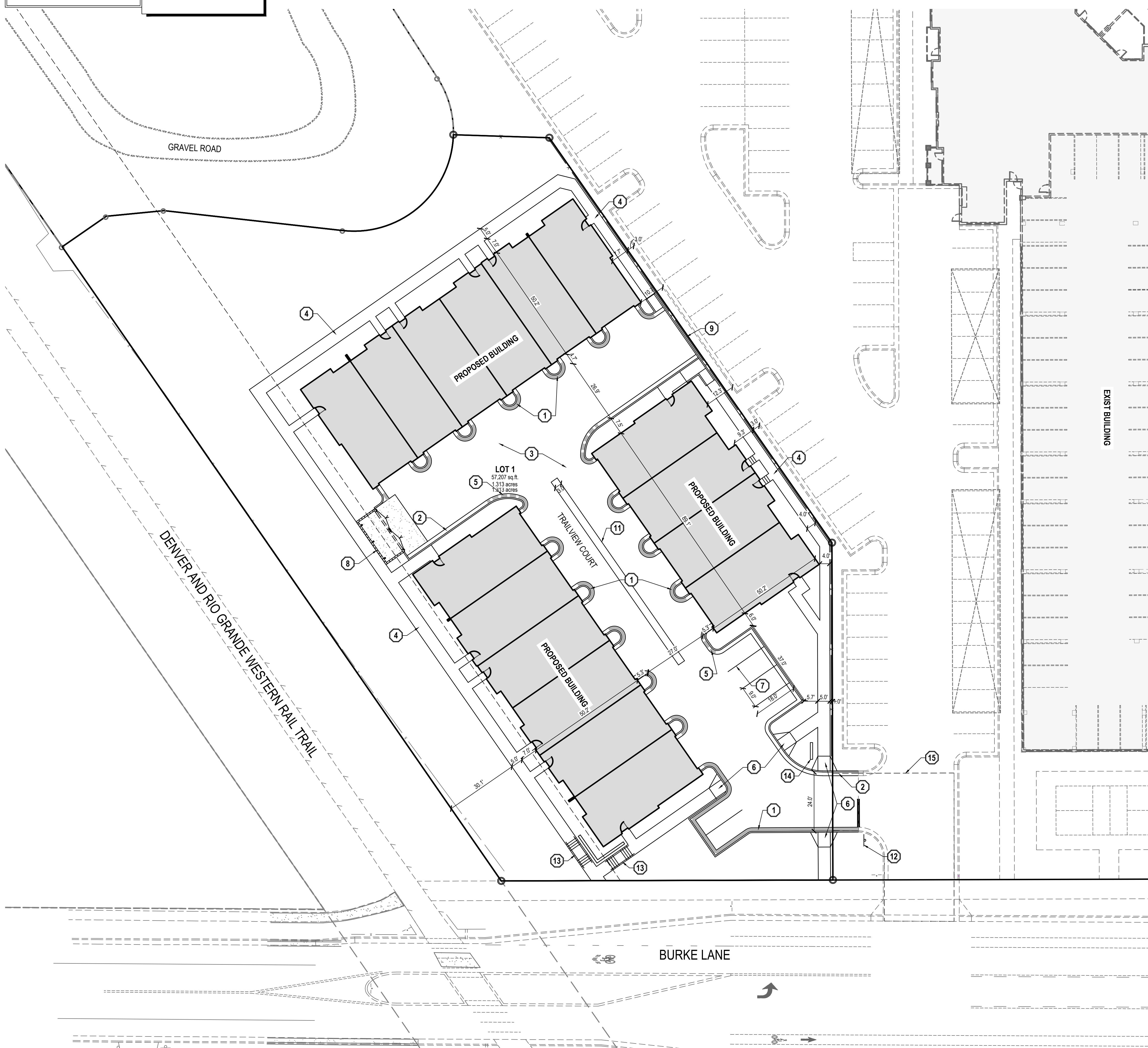
08-059-0045
WEBER STATE UNIVERSITY

DEVELOPER
CASTLEWOOD DEVELOPMENT
6900 S. 900 E., STE 130
MIDVALE, UT 84047
PHONE 801.208.4009

ENSIGN
THE STANDARD IN ENGINEERING

**BENCHMARK**

SOUTH QUARTER CORNER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4229.59'



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CASTLEWOOD DEVELOPMENT
6900 SOUTH 900 EAST, SUITE 130
MIDVALE, UT 84047

CONTACT:
HAYLEY PRATT
PHONE: 801.208.4009

BURKE LANE 16 TOWNHOMES
FARMINGTON, UTAH



PROJECT NUMBER 9030H PRINT DATE 2025-11-03
PROJECT MANAGER B.M. DESIGNED BY A.M.

C-200

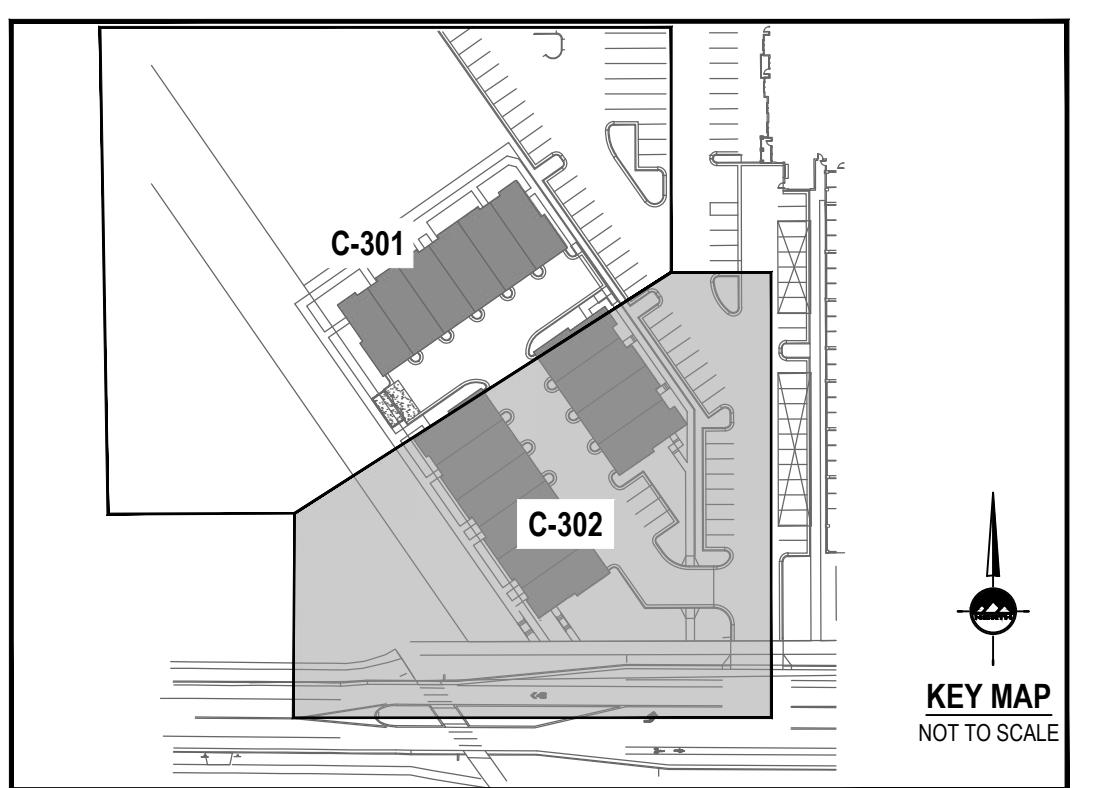
**BENCHMARK**

SOUTH QUARTER CORNER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4229.59'





BENCHMARK
SOUTH QUARTER CORNER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4229.59'

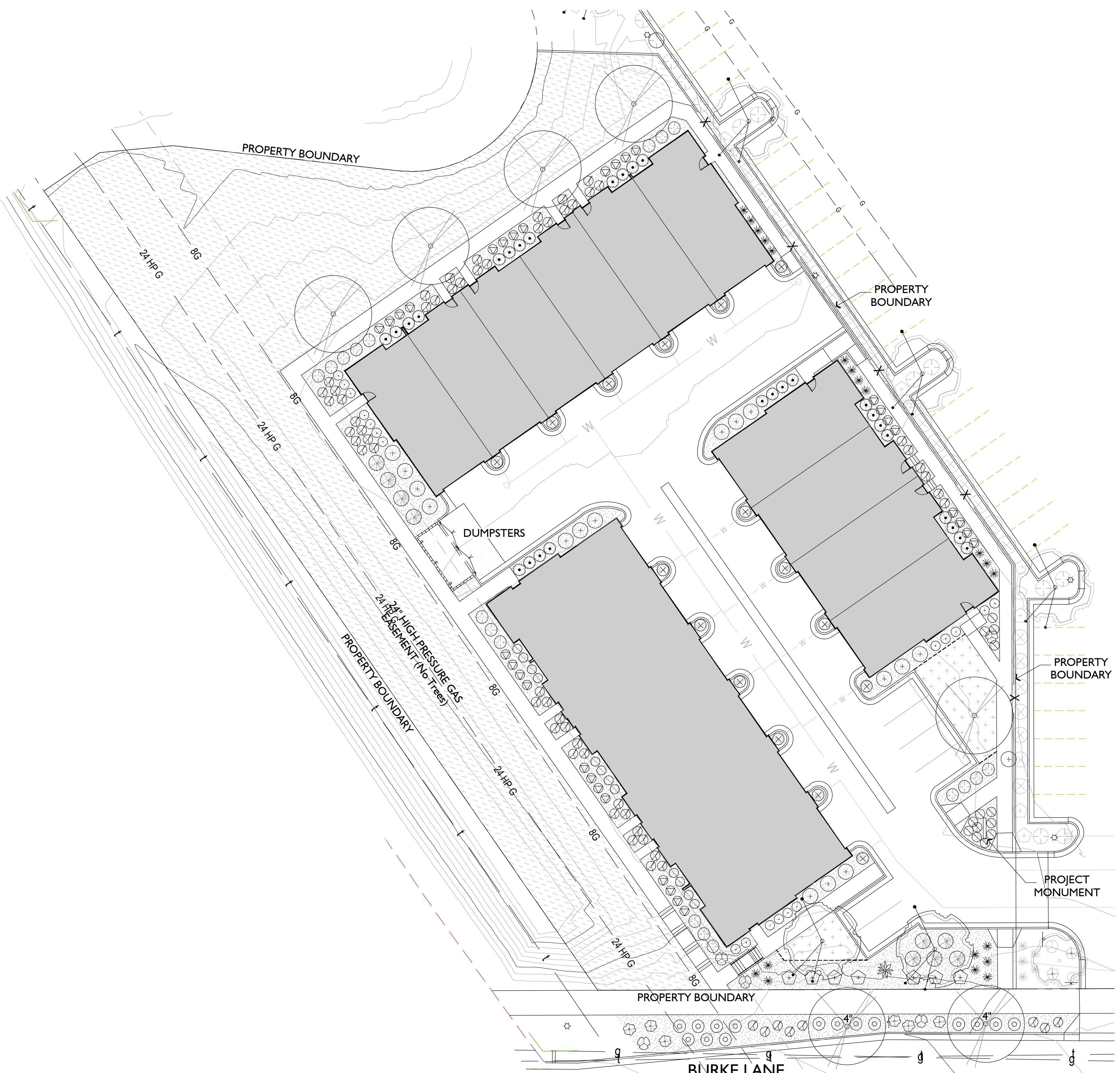




ISSUE DESCRIp. DATE
11.04.2025

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN LLC. Copyright © 2025



LANDSCAPE SUMMARY

LANDSCAPE AREA	18,752 S.F.	100%
NATIVE LANDSCAPE AREA	11,785 S.F.	63%
PLANTER BED AREA	6,085 S.F.	32%
TURF AREA	882 S.F.	5%

(A)

LANDSCAPE PLAN
24' X 36' - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. Pre-emergent herbicide shall be used prior to mulch placement.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
10. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger.
Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
11. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
12. Ensure that the Turf/ play area is a firm and stable surface and there is no change in level greater than 1/4", or 1/2" with a 1:2 bevel, from the paved surface to the turf surface.

LANDSCAPE SCHEDULE

Sym	Qty.	Botanical Name	Common Name	Size
		TREES		
4"	5	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	6' Min/2" Cal.
4"	2	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	4" Cal.
4"	2	Zelkova serrata 'Village Green'	Village Green Zelkova	6' Min/2" Cal.
		SHRUBS		
+	32	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
+	16	Cornus alba 'Balihalo'	Ivory Halo Dogwood	2 Gal.
+	16	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.
○	15	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
○	28	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel	2 Gal.
○	18	Rhamnus frangula 'Ron Williams'	Fern Leaf Buckthorn	2 Gal.
○	1	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
○	12	Taxus cuspidata densiformis	Dense Japanese Yew	2 Gal.
		ORNAMENTAL GRASSES		
*	20	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
+	7	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
○	62	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
○	13	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
		GROUNDCOVERS		
○	9	Juniperus sabina 'Calgary Carpet'	Savin Juniper	2 Gal.
○	14	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
		PERENNIALS		
○	5	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
○	6	Perovskia atriplicifolia	Russian Sage	1 Gal.
		TURF		
+	882 S.F.	Chanshare Imperial Blue	Sod	
		MULCH		
+	7,253 S.F.	Crushed Decorative Rock, 1 1/2" - 2", Mixed Grey - All Planters	Min. 3"	
		MOWSTRIP		
		Metal - 4" x 3/16"		
		REVEGETATION MIX		
+	11,785 S.F.	Native Grass Seed Mix	Seed	

THE TRAIL TOWNHOMES
FARMINGTON, UTAH

L101
LANDSCAPE PLAN



1
P2.01
OVERALL ELEVATION - FRONT - OPT. 1
SCALE: 3/16" = 1'-0"



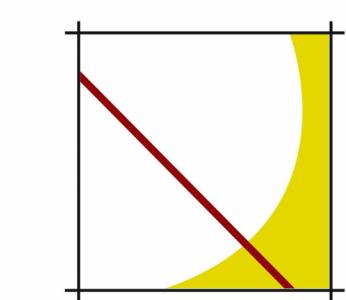
2
P2.01
OVERALL ELEVATION - REAR - OPT. 1
SCALE: 3/16" = 1'-0"

CASTLEWOOD FARMINGTON TOWNHOMES

675 N 1525 W FARMINGTON, UT

ELEVATIONS | P2.01

10-15-2025

 Architecture
Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



1
P2.02 OVERALL ELEVATION - SIDE
SCALE: 3/16"=1'-0"



2
P2.02 OVERALL ELEVATION - SIDE
SCALE: 3/16"=1'-0"

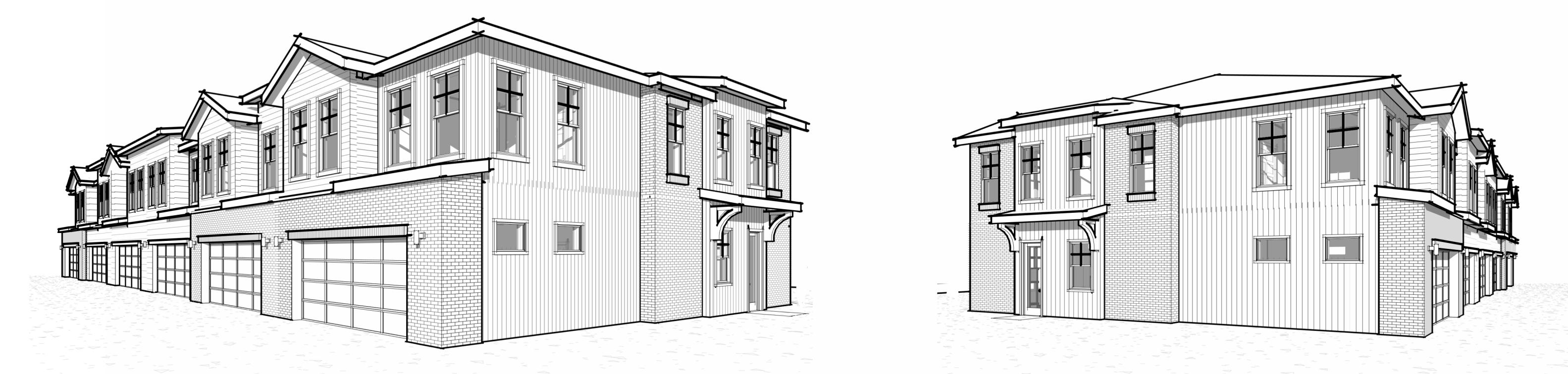
CASTLEWOOD FARMINGTON TOWNHOMES

675 N 1525 W FARMINGTON, UT

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF ARCHITECTURE BELGIQUE, INC., AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE BELGIQUE, INC.

ELEVATIONS | P2.02

10-15-2025



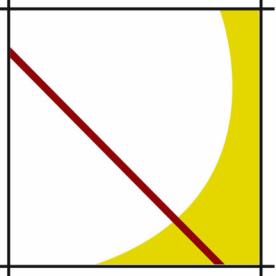
CASTLEWOOD FARMINGTON TOWNHOMES

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PERSPECTIVES | P2.04

10-15-2025

 Architecture
Belgique, Inc.
7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



Farmington City

Planning Commission Staff Report

December 04, 2025

Item 3: Rock Haven Preliminary Planned Unit Development (PUD)

Public Hearing:	No – Hearing previously Held (10/9/25)
Application No.:	25-14
Property Address:	413 South 200 East and 395 South 200 East
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	R-2-F
Area:	1.04 acres
Number of Lots:	6
Property Owner:	David and Jolene Bell and Rawlins Brothers Construction Inc
Applicant:	Charlie Rawlins and Jolene Bell

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

Background Information

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

Suggested Motion

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

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

Findings:

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

Supplemental Information

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



VICINITY MAP

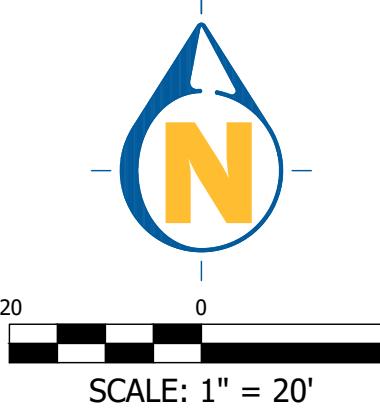
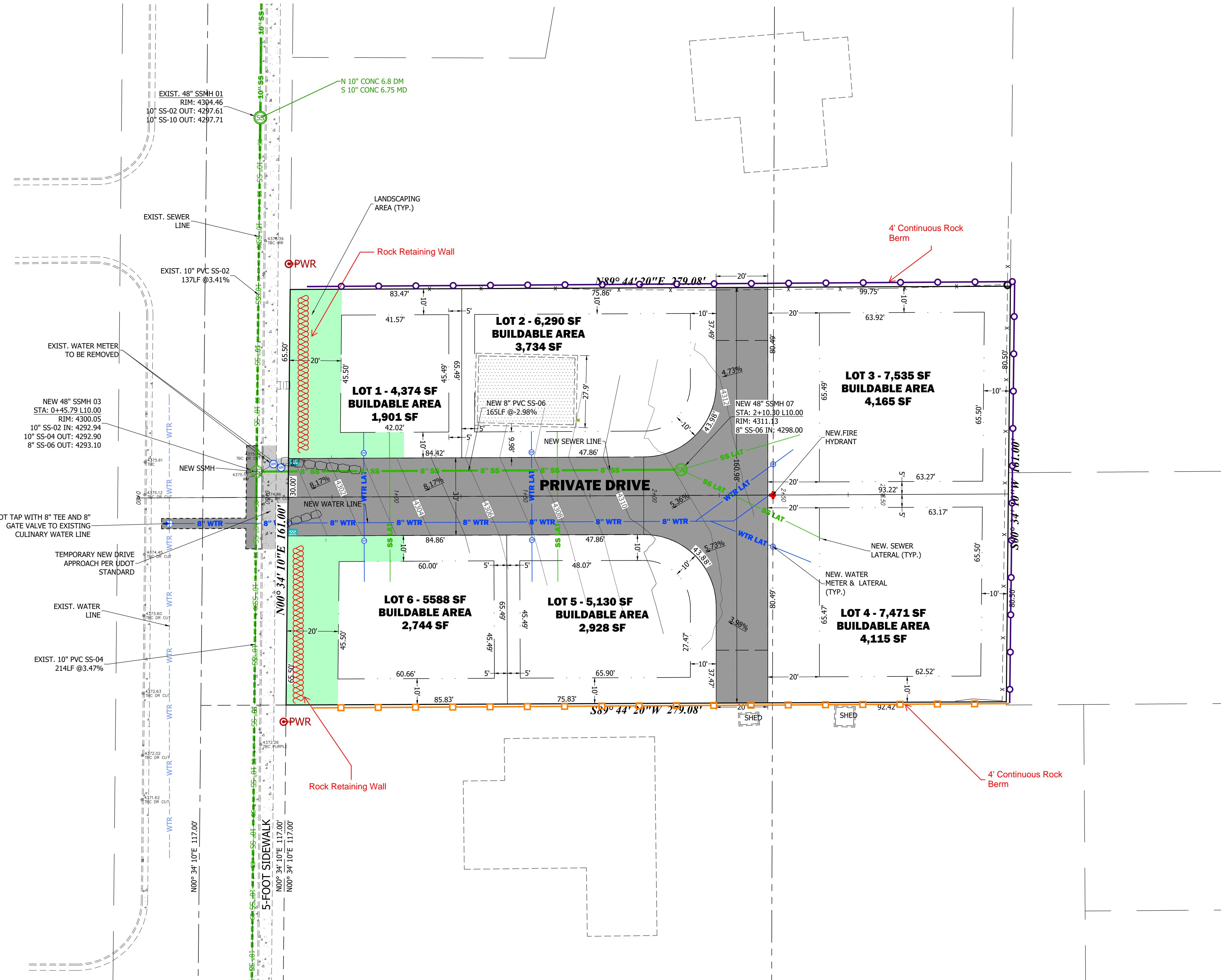
Rock Haven PUD

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.



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

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

DEVELOPER

CHARLIE RAWLINS
Contact: Charlie Rawlins
12 West Lund Lane
Farmington, UT 84025
Phone: 801-315-0187
crawlins13@gmail.com

RAWLINS PUD SUBDIVISION

395 SOUTH 200 EAST
PARCEL #07-035-0333
LOCATED IN THE SOUTH 1/2 OF SECTION 19, T. 3 N., R. 1 E.,
S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

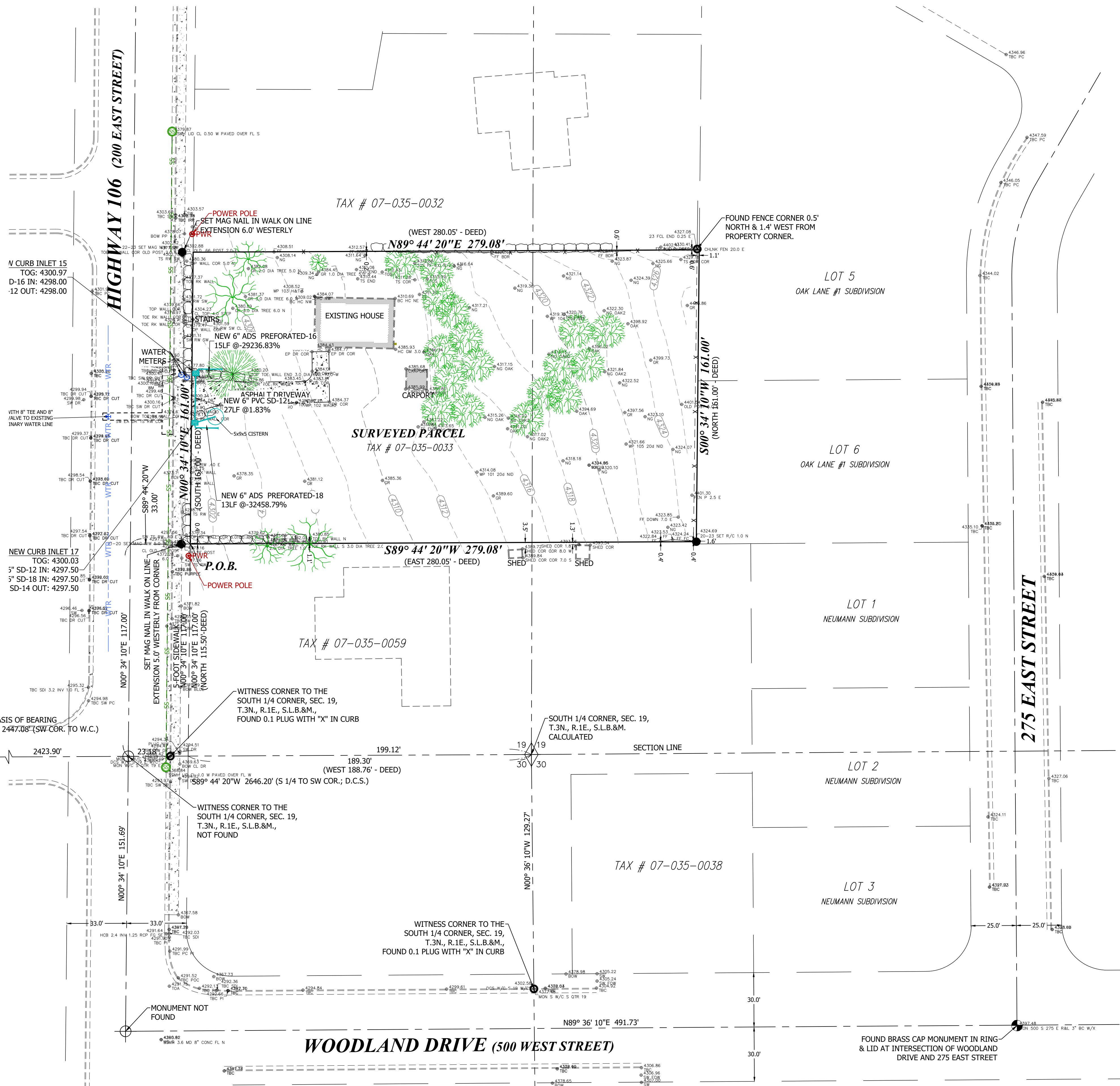
REVISIONS

DRAWN: xx 2025-11-12
APPROVED: STA 2025-11-12
PROJECT #: 1209007
PRELIMINARY-1209007.dwg

C400

SITE PLAN





OWNER

**HOSGSON, KIA FADEL AND FADEL, KRISTIN
L - ETAL-TRUSTEES**
Contact: Paula VanEngen
170 West 400 South
Bountiful, UT 84010
Phone: 801-

NARRATIVE

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

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

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

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

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

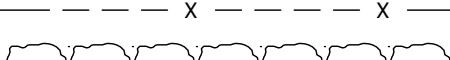
DESCRIPTION

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

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

SURVEYED PARCEL CONTAINS 1.031 ACRES

LEGEND

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	— — — — —
SECTION LINE	— — — — —
TIE TO MONUMENT	— — — — — — —
EDGE OF PAVEMENT	————— ————— —————
B, GUTTER, SIDEWALK	— — — — — — —
HAIN LINK FENCE LINE	— — — — X — — — X —
ROCK WALL	

RECORD CALLS ()

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

**FOUND PROPERTY MARKER
(AS NOTED)**

RAWLINS PUD SUBDIVISION

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

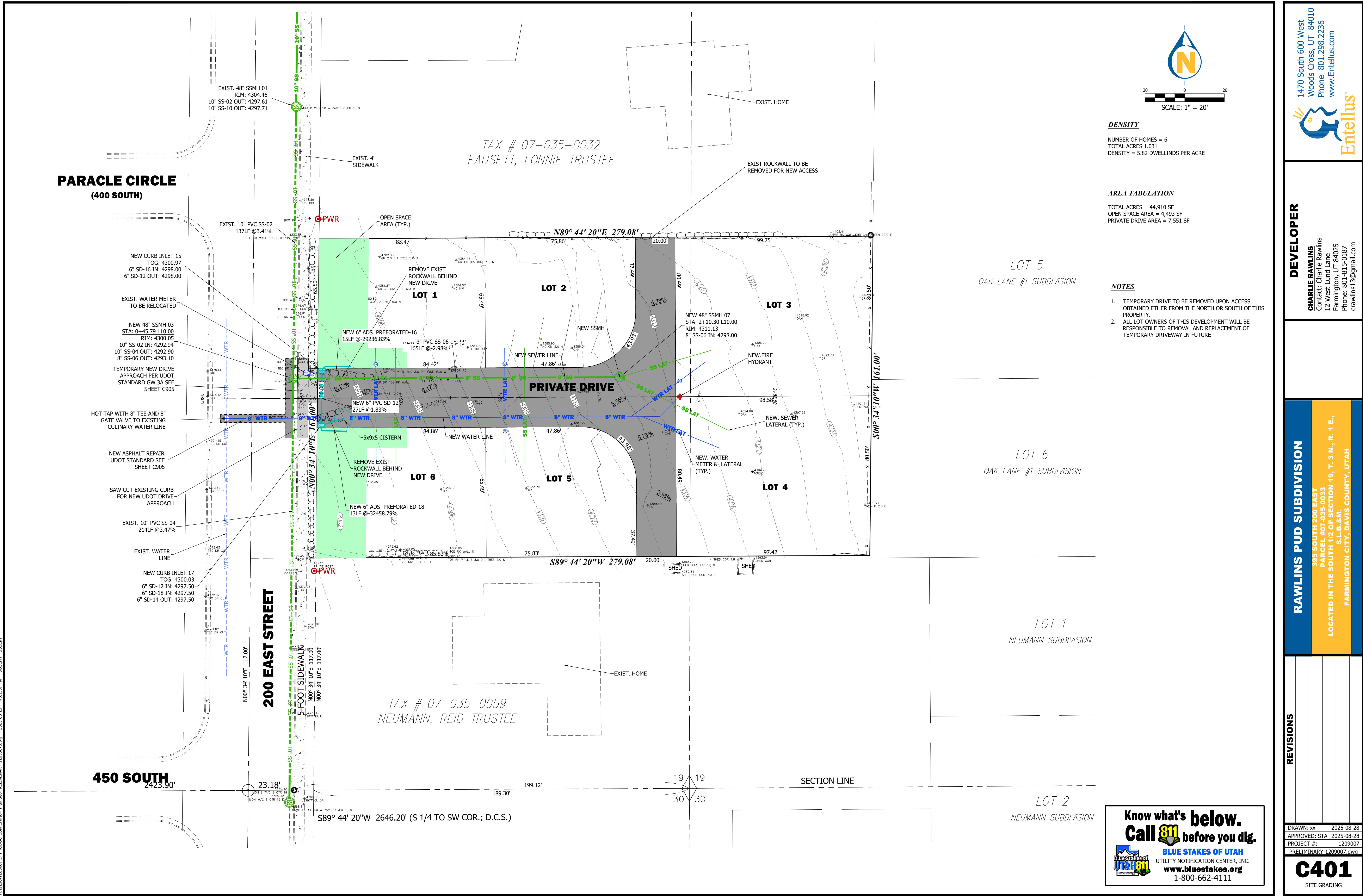
COVER & INDEX

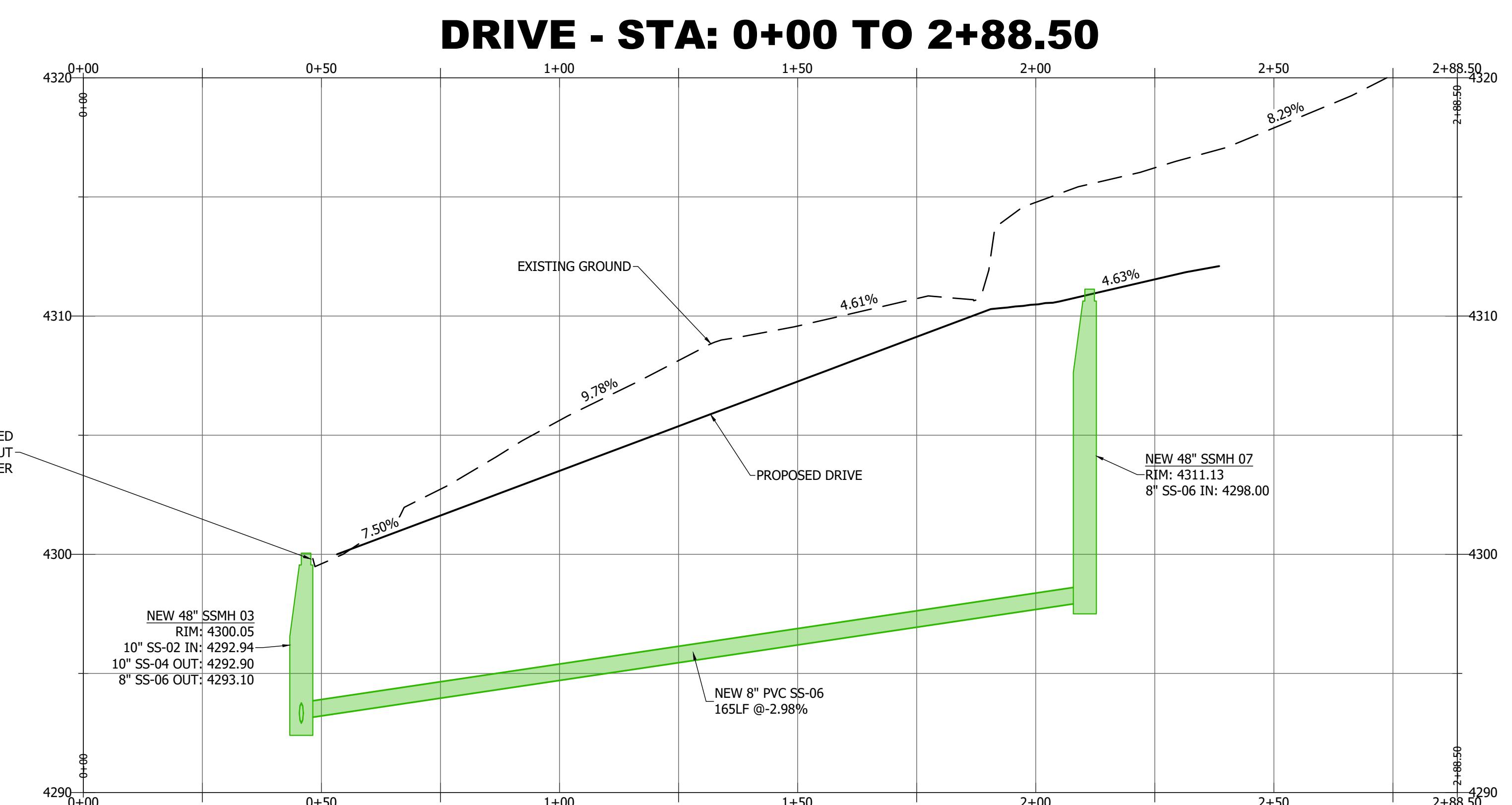
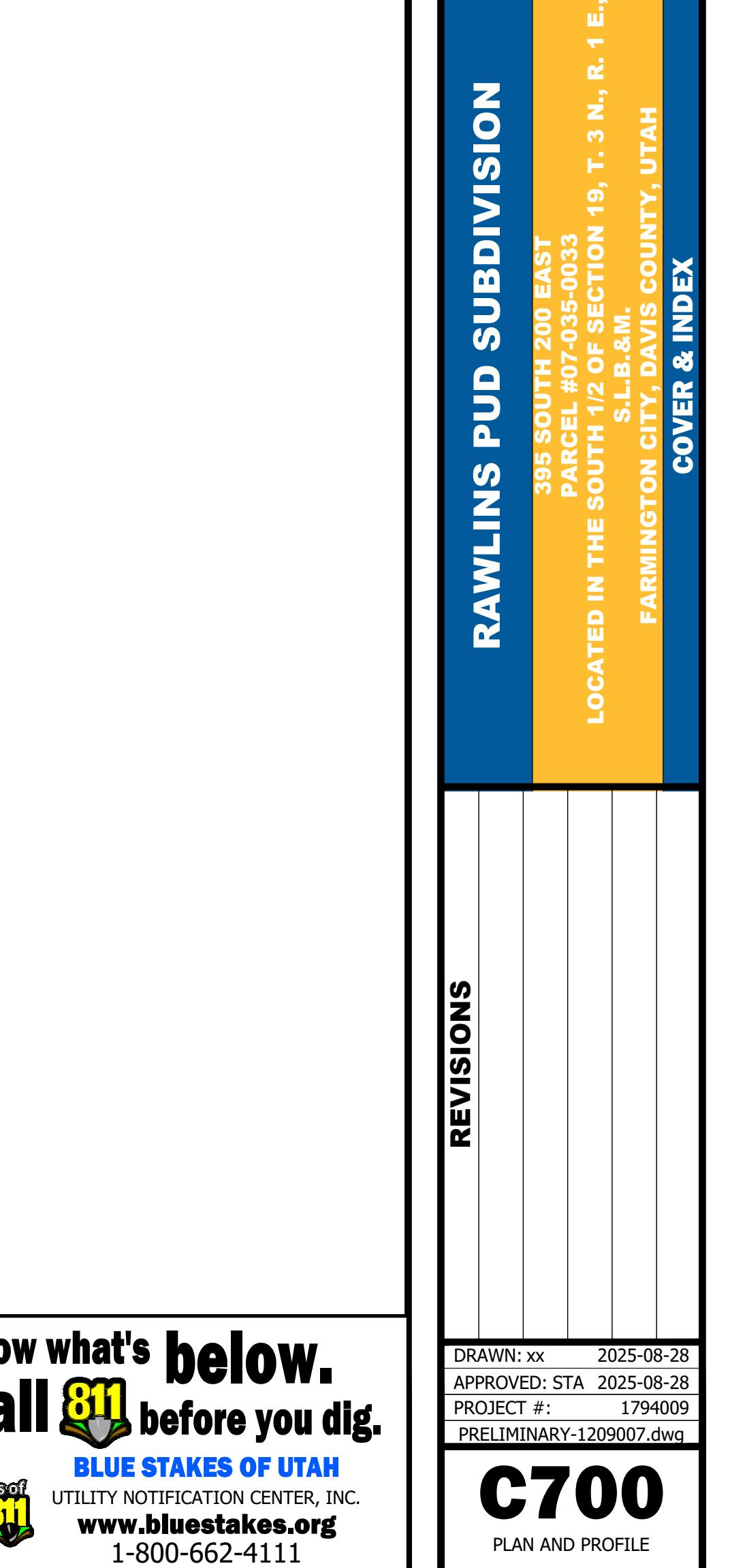
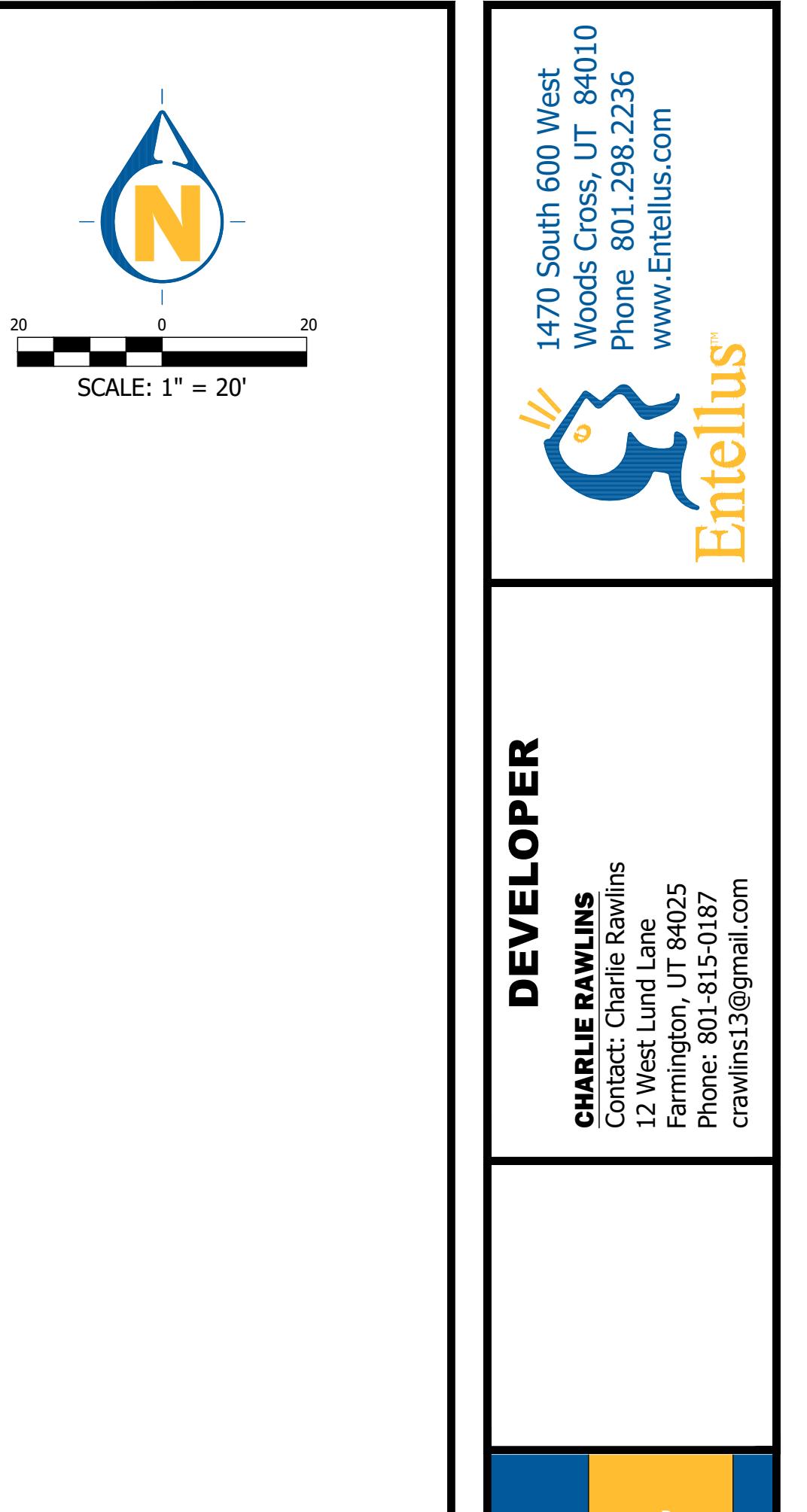
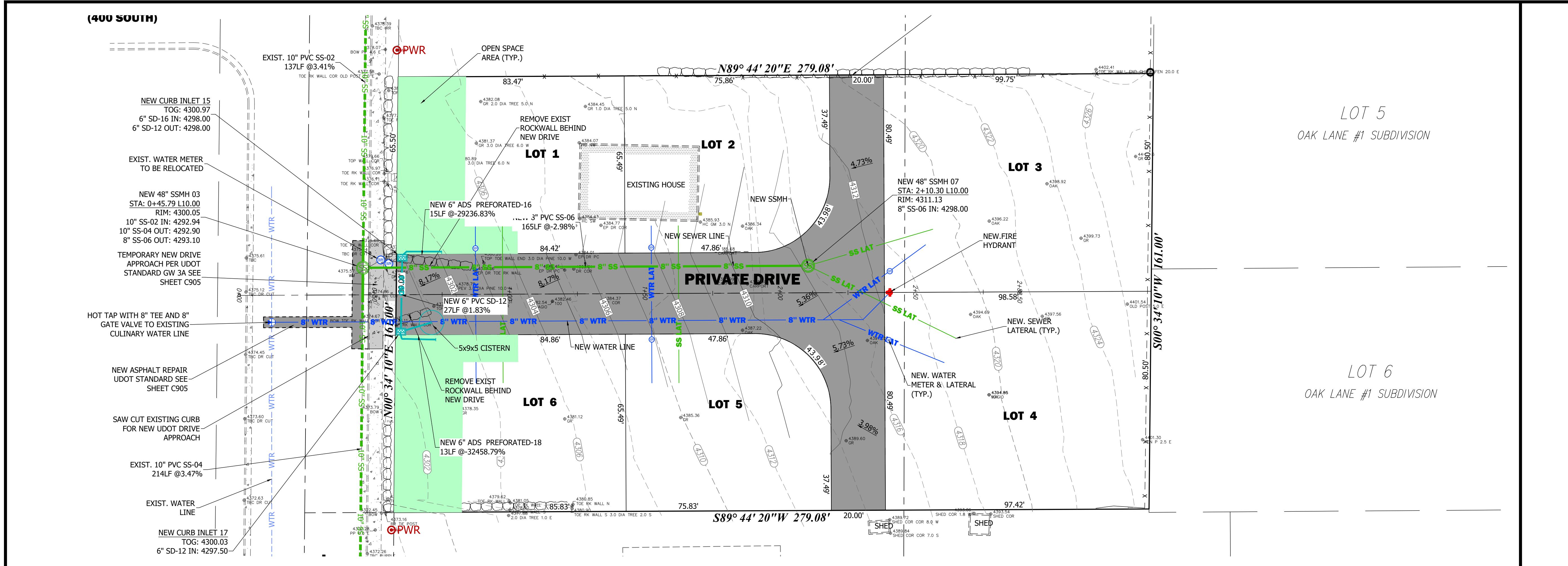
REVIEWS

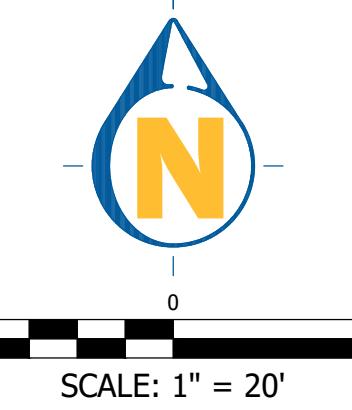
DRAWN: xx 2025-08-28
APPROVED: STA 2025-08-28
PROJECT #: 1209002

C200

EXISTING CONDITIONS







SCALE: 1" = 20'

AREA TABULATION			
	SQ.FT.	ACRES	%
BUILDING	10,000	0.230	10.00%
IMPROVEMENTS	20,000	0.459	20.00%
LANDSCAPE	70,000	1.607	70.00%
TOTAL	100,000	2.296	100.00%

SYMBOL LEGEND

205.1 REMOVE AND REPLACE CITY CURB & GUTTER
PER APWA PLAN 205.1, SHEET C902 (TYPE A)

231 REMOVE AND REPLACE CITY SIDEWALK
PER APWA PLAN 231, SHEET C902

255 REMOVE AND REPLACE CITY ASPHALT
PER APWA PLAN 255, SHEET C902

A-1 ACCESSIBLE PARKING AREA & SIDEWALK RAMP
PER DETAIL, SHEET C900

A-2 INTERNATIONAL ACCESSIBLE PARKING SYMBOL
PER DETAIL, SHEET C900

A-3.1 ADA PARKING SIGN - VAN ACCESSIBLE TYPE
PER DETAIL, SHEET C900

A-3.2 ADA PARKING SIGN - RESERVED TYPE
PER DETAIL, SHEET C900

C-1 PRIVATE ASPHALT SECTION
PER DETAIL, SHEET C901

C-2 PRIVATE CONCRETE SLAB SECTION
PER DETAIL, SHEET C901

C-3 PRIVATE CONCRETE CURB & GUTTER
PER DETAIL, SHEET C901

C-4 PRIVATE CONCRETE CURB WALL
PER DETAIL, SHEET C901

C-5 PRIVATE CONCRETE WATERWAY
PER DETAIL, SHEET C901

C-6 PRIVATE CONCRETE SIDEWALK
PER DETAIL, SHEET C901

G-1 PRIVATE DUMPSTER ENCLOSURE
PER DETAIL, SHEET C901

R-1 MINOR CONCRETE RETAINING
PER DETAIL, SHEET C901

R-2 MINOR LANSCAPE RETAINING
PER DETAIL, SHEET C901

GW 2A REMOVE AND REPLACE UDOT CURB & GUTTER
PER UDOT DETAIL, SHEET C903 (TYPE B1)

GW 3A REMOVE AND REPLACE UDOT SIDEWALK
PER DETAIL, SHEET C903

GW 3A NEW CONCRETE DRIVE APPROACH
PER DETAIL, SHEET C903

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY
SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S
STANDARDS AND SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

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

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

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

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

LEVEL LANDING / EXTERIOR DOOR LANDING:

IN ANY DIRECTION.

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

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

Know what's **below.**
Call **811** before you dig.

REVISI覩NS



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

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

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

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

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
----------------------------	-----------------	---------------------------	---

TERMS, CONDITIONS, AND LIMITATIONS

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

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



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

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

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

- 7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
- 8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
- 9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
- 10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.
- 1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
- 2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
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PERMIT MUST BE AVAILABLE FOR REVIEW & INSPECTION AT ALL TIMES AT THE PERMITTED WORKSITE

GENERAL PERMIT INFORMATION

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

PROJECT DESCRIPTION (Applicant-Provided)

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

PERMIT FEE PAID

\$550.00

SULA Confirmation Number

PERMIT AUTHORIZATION TIME-FRAMES

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

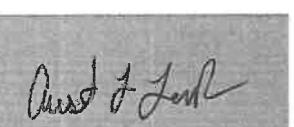
PERMIT ACTIVATION REQUIREMENT

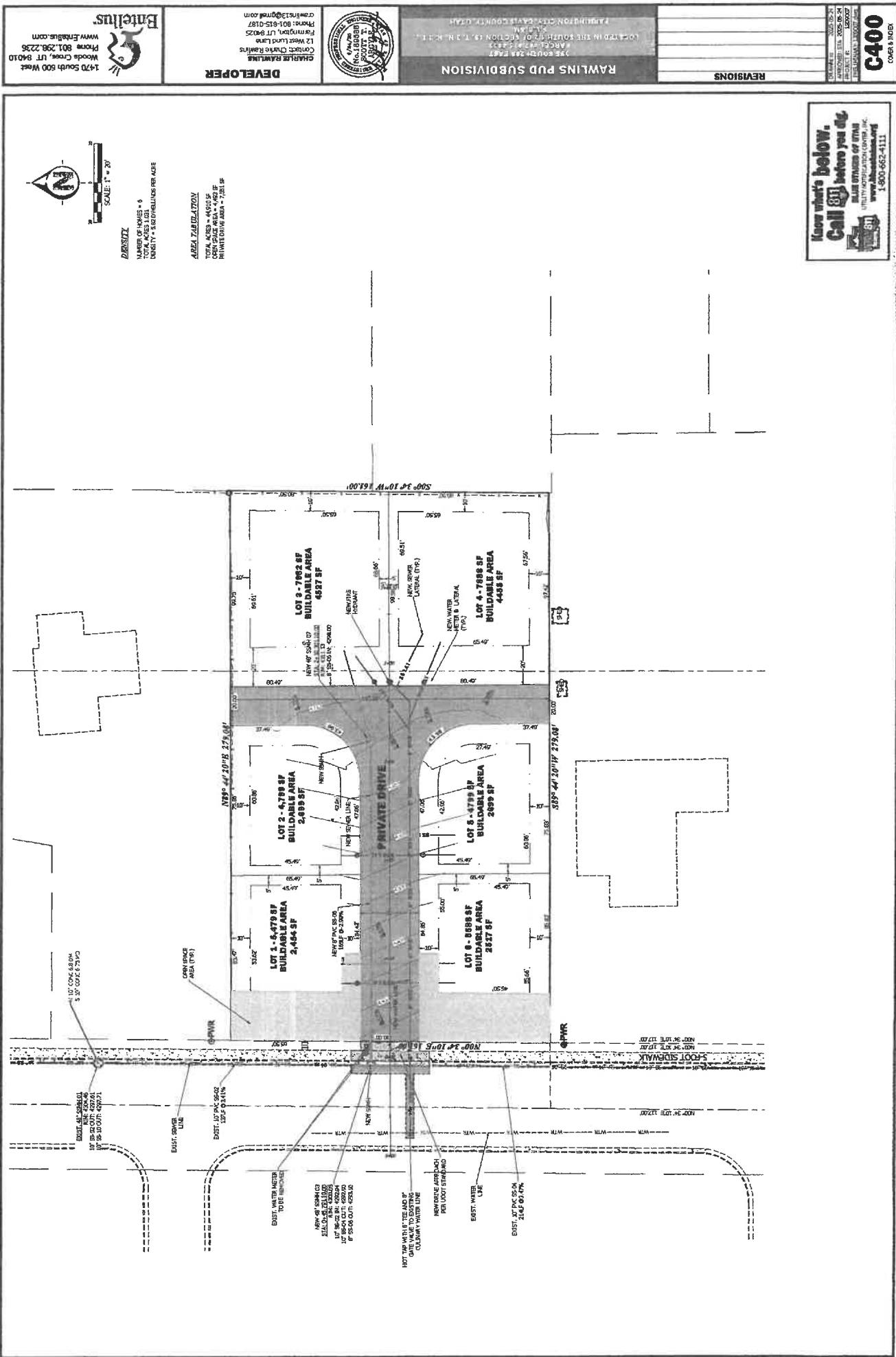
This permit MUST BE activated 24-hours before work is commenced within UDOT's right-of-way.
Please email the following individual 24-hours before work will start.
Please make the email subject line as follows: 'Permit Activation Notice (insert App ID No. below)'

Gary 1 Colby gcolby@utah.gov (435) 764-9371 163560

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

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

Authorizing Name (printed): Austin LaRue Authorizing Name (signed): 



OWNER
HOGBÖN, HUA FADEL AND FADEL, KRISTINE
L-ETAL-TRUSTEES
Contact: Paul A. Varghese
170 West 400 South
Bountiful, UT 84010
Phone: 901-

NARRATIVE

MORE SPECIAL, IMMEDIATELY WEST OF IMPERIAL, BAKER, 2077, WHERE 346,000 ACRES OWNED.
CONTINUATION OF THE 346,000 ACRES OWNED BY THE SOUTHEAST CORNER OF THE SOUTH-EAST
FLUMING PLAT, WHICH IS 160 FEET IN DEPTH, TAKE FROM 160 FEET, THERE IS 207 FEET, THEN 207 FEET,
1610 FEET TO THE POINT OF BEGINNING.

111

FOUND PROOF
PRINTS ON
WHITE, C. 1865.
SET 9/8

SCALE: 1" = 30'



Farmington City Planning Commission Staff Report December 04, 2025

Item 4: Mountain View Estates Phase 2 Site Plan Approval – Planning Commission to confirm developer of Mountain View Estates has met their minimum design requirements for the trailhead on 250 South.

Public Hearing: No
Application No.: ZT-27
Applicant: Farmington City

Request: *Planning Staff is looking to update code references based on recent changes made by the State.*

Background

The Mountain View Estates Subdivision was approved by the Planning Commission in April of 2021. Part of the requirement for the subdivision approval was to improve and convey a trailhead to Farmington City on the Legacy Trail.

The applicant has been working to meet this requirement since. The location of the trailhead needed to be acquired from UDOT and because of this it has taken a very long time. In order to allow work within the subdivision to continue while the transfer of property ownership took place, the City allowed the developer to continue construction of subdivision improvements on homes within Mountain View Estates with the exception of 2 lots. Lots 101 and 102 of Phase 1 have had a restriction imposed on them prohibiting any construction until this trailhead condition has been met.

Due to the efforts of the developer, the property has now been conveyed to Farmington City and can now be improved.

The initial approval by the Planning Commission gave direction as to what improvements would be satisfactory at the trailhead

Planning Commission Minutes ... Mountain View Phase 2 Condition:

Smoot said the area for the turn-around would be increased, with six parking stalls plus one handicapped stall as the proposed layout. For maintenance purposes, the City wants some grass. Leeman said he would like to have trees. Petersen said the trailhead would be treated as a mini-park, as a conditional use. Parks and Recreation wants maintenance as easy as possible. The design and layout would come back to the Commission. Petersen said forgoing development of two lots is a substantial commitment on the part of the applicant. A reasonable bond estimate will be

Based on the record indicating that the design would come back to the Planning Commission, staff is looking for verification that the design complies with the requirements previously imposed.

The design has been reviewed by the City Engineer to ensure that the turnaround will appropriately function. The Park Director has also been consulted on what they would like to see on the property for use and long term maintenance. The design reflects their comments.

Suggested Motion

Move that the Planning Commission approval of the enclosed design for the 250 South Trailhead permitting the development of lots 101 and 102 upon completion of the trailhead improvements or posting of a bond sufficient to ensure the completion of the trailhead improvements.

Supplemental Information

- Area Map
- Current Plat
- Trailhead Design

Vicinity Map:



Recorded Subdivision:

CENTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1
WEST, SALT LAKE BASE &
MERIDIAN, U.S. SURVEY. FOUND
DAVIS COUNTY BRASS CAP
MONUMENT

BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR
AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE
BETWEEN THE CENTER QUARTER CORNER AND THE
SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 3
NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY. SHOWN HEREON AS:
50°00'21"E

BOUND
THE SOUTHEAST
WEST, SALT LAKE

PART OF THE SOUTHEAST
RANGE 1 WEST, SALT LAKE
PARTICULARLY DESCRIBED

BEGINNING AT A POINT ON
TIPPETTS LANE, SAID POINT
SECTION LINE BETWEEN THE
QUARTER CORNER OF SAID
61.45 FEET FROM THE CEI
THENCE N89°45'28" E 399.1
THENCE S89°47'46" E 48.0
THENCE N60°08'53" E 56.3
THENCE S23°52'01" E 62.9
THENCE N89°45'01" W 53.0
THENCE S89°45'31" W 400.1
OF TIPPETTS LANE; THENCE
WEST LINE, 109.00 FEET TO

TO A POINT ON THE WESTERLY LINE OF THE UOOT PARCELS, THENCE WESTERLY LINE THE FOLLOWING (2) COURSES:

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
3		<i>Celtis occidentalis</i>	Common Hackberry	2" cal.
3		<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	1.5" cal.

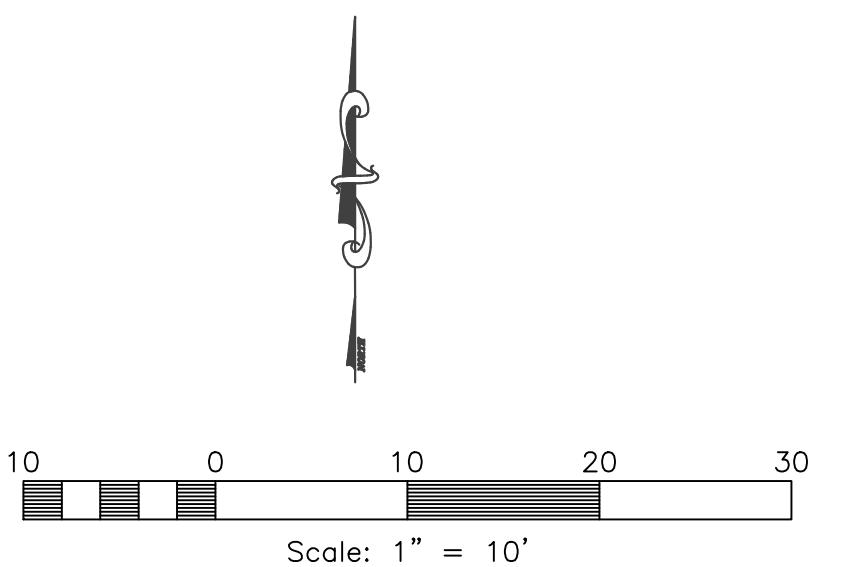
OTHER

Symbol	Description
	Seed Mix – Non-Irrigated – Hydroseed
	Aluminum Park Bench – 6' Length With Back, Surface Mount to 7'x4'x4" Concrete Pad Belson Outdoors Model CBPB6A1B-BK – Black Color
	Aluminum Picnic Table – 6' Length – Anchor to 6'x8'x4" Concrete Pad Belson Outdoors Model PMB-6AA – Anodize Aluminum with Galvanized Frame

Non-Irrigated Seed Mix

Type	Botanical Name	Common Name	% by weight
Grass	<i>Bromus marginatus</i>	Mountain Brome	30
Grass	<i>Elymus trachycaulus</i>	Slender Wheatgrass	25
Grass	<i>Poa secunda Sandbergii</i>	Sandberg Bluegrass	5
Grass	<i>Poa secunda Ampla</i>	Big Bluegrass	5
Grass	<i>Festuca ovina</i>	Sheep Fescue	5
Grass	<i>Pascopyrum smithii</i>	Western Wheatgrass	20
Grass	<i>Pseudoroegneria spicata Inermis</i>	Bluebunch Wheatgrass	10

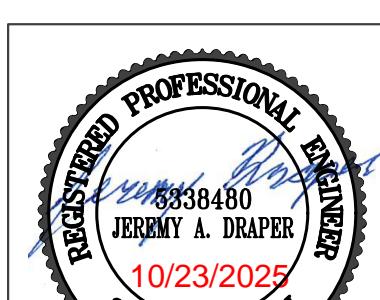
1. Seed Mixes Shall Be Hydroseeded.
2. Seed Shall be applied at 25 lbs per Acre.
3. Hydro-mulch Shall be cellulose or wood fiber based and shall be applied at 1,000 pounds per acre.
4. Tackifier shall be organic/non petroleum based applied at manufacturer's recommended rate per acre.



Mountain View at Farmington Planned Unit Development - Phase 2

a p

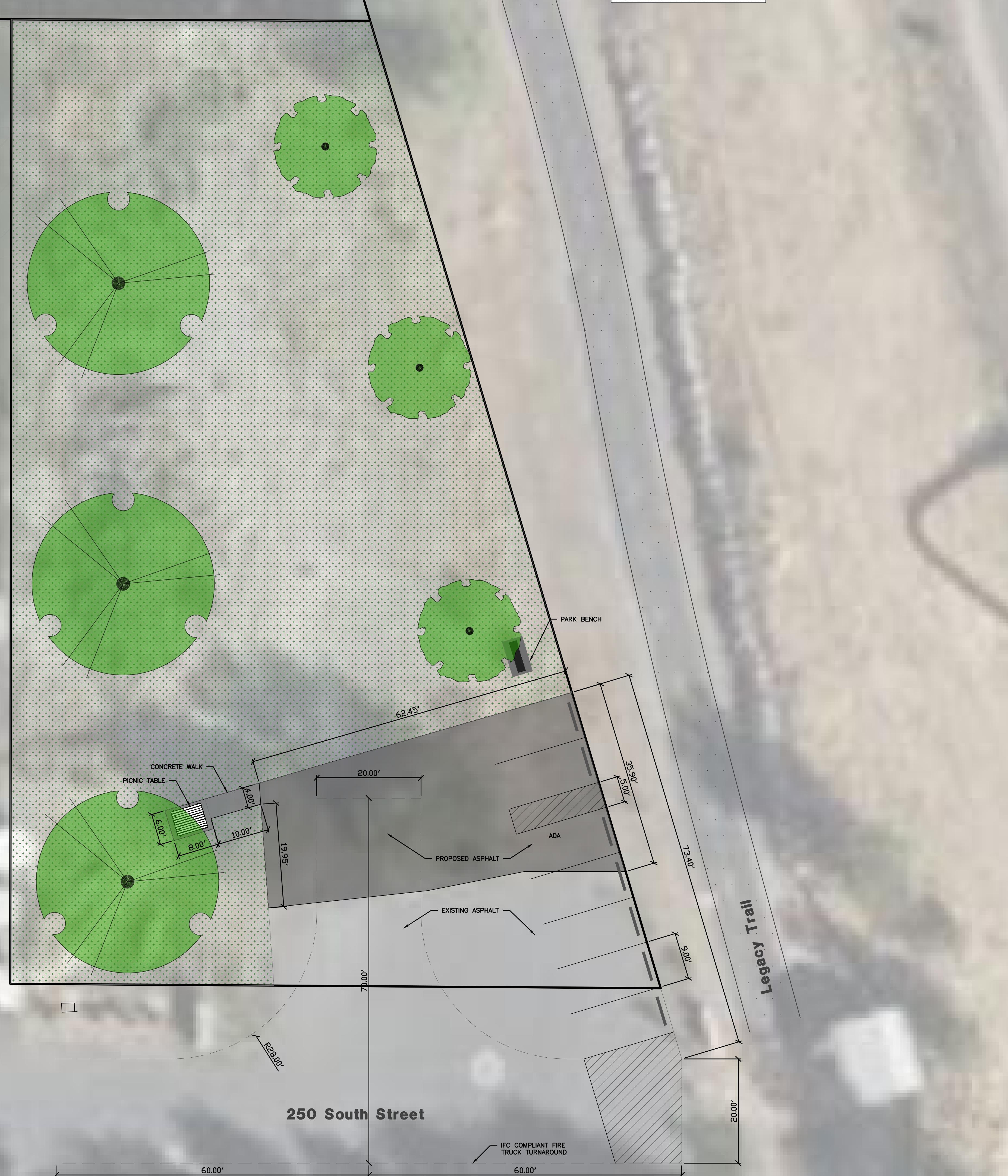
100



Project

Engineer: J.DRAPER
Drafter: N. PETERSON
Begin Date: 4/12/18
Name: MOUNTAIN VIEW
AT FARMINGTON
PHASE 2
Number: 6761-01

Sheet 1
1 Sheets



DECIDUOUS TREE PLANTING

PLANTING NOTES

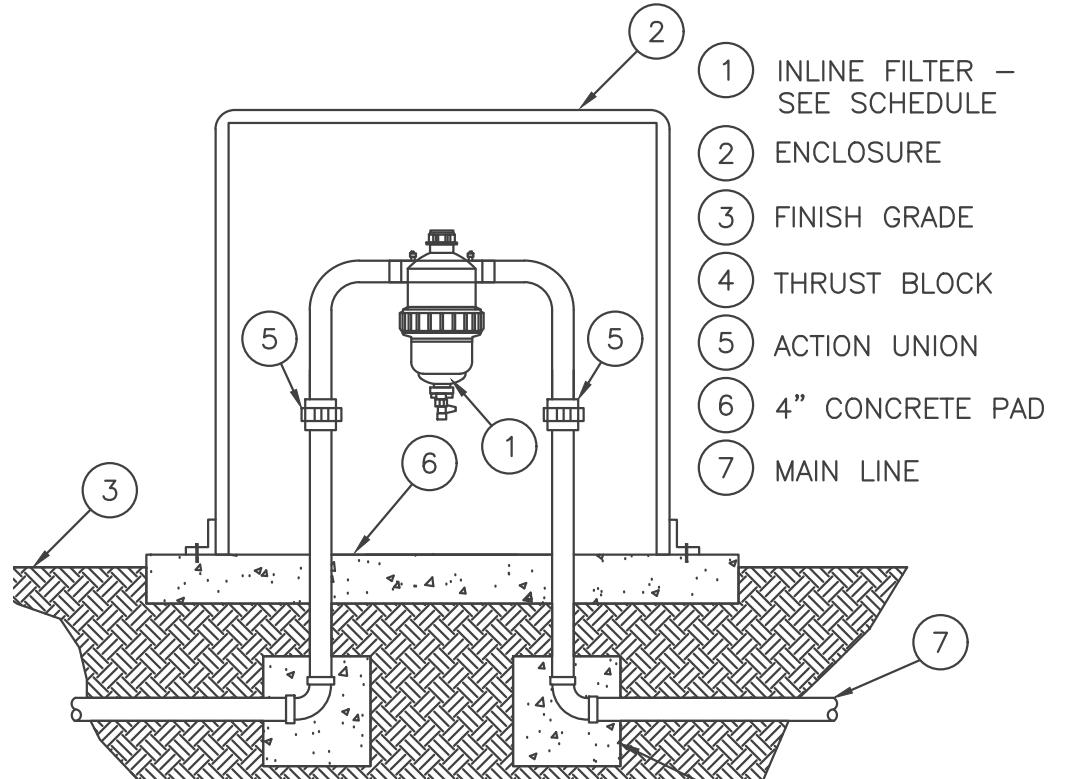
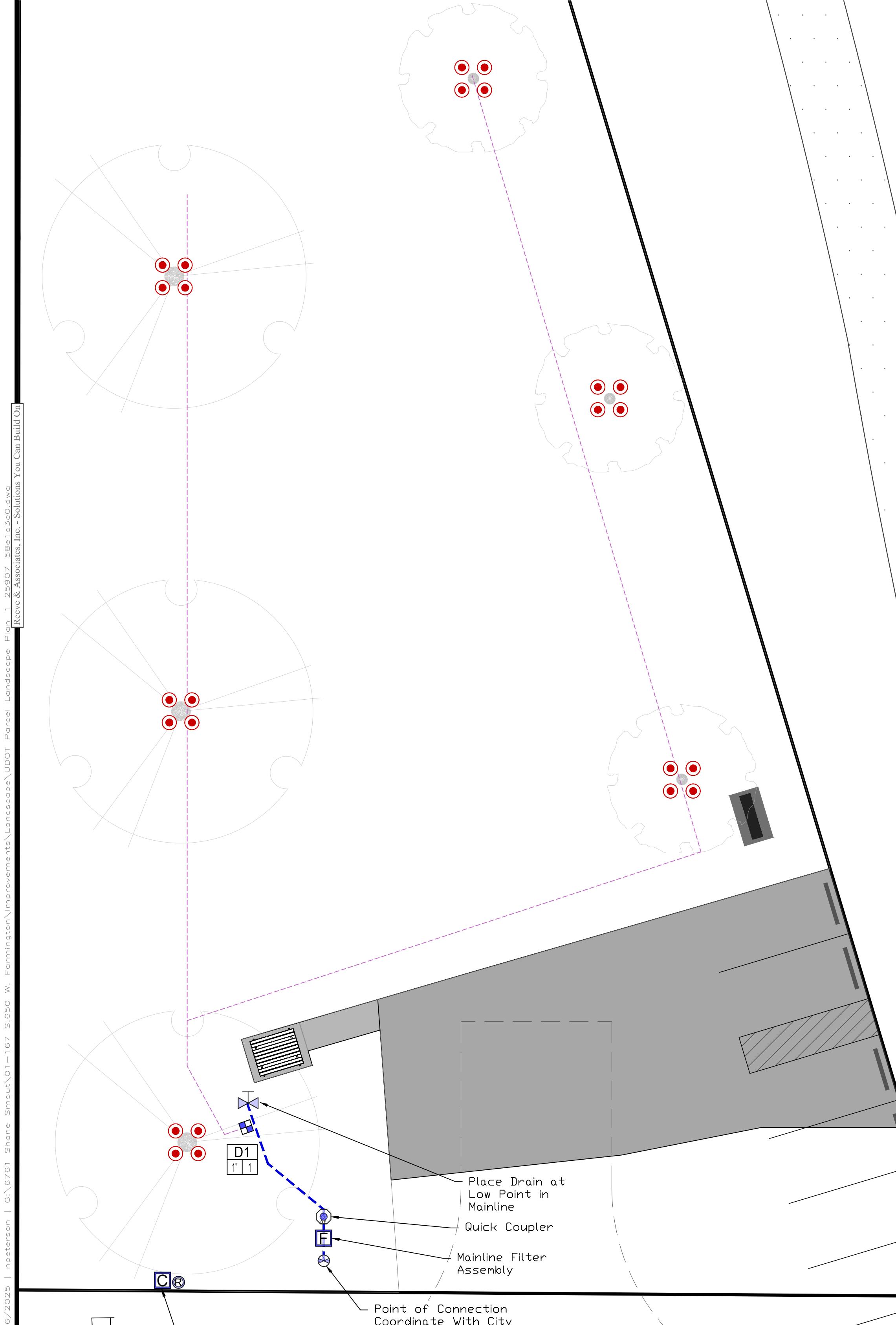
PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN AFTER THEY HAVE BEEN FURNISHED WITHOUT THEIR CONSENT.

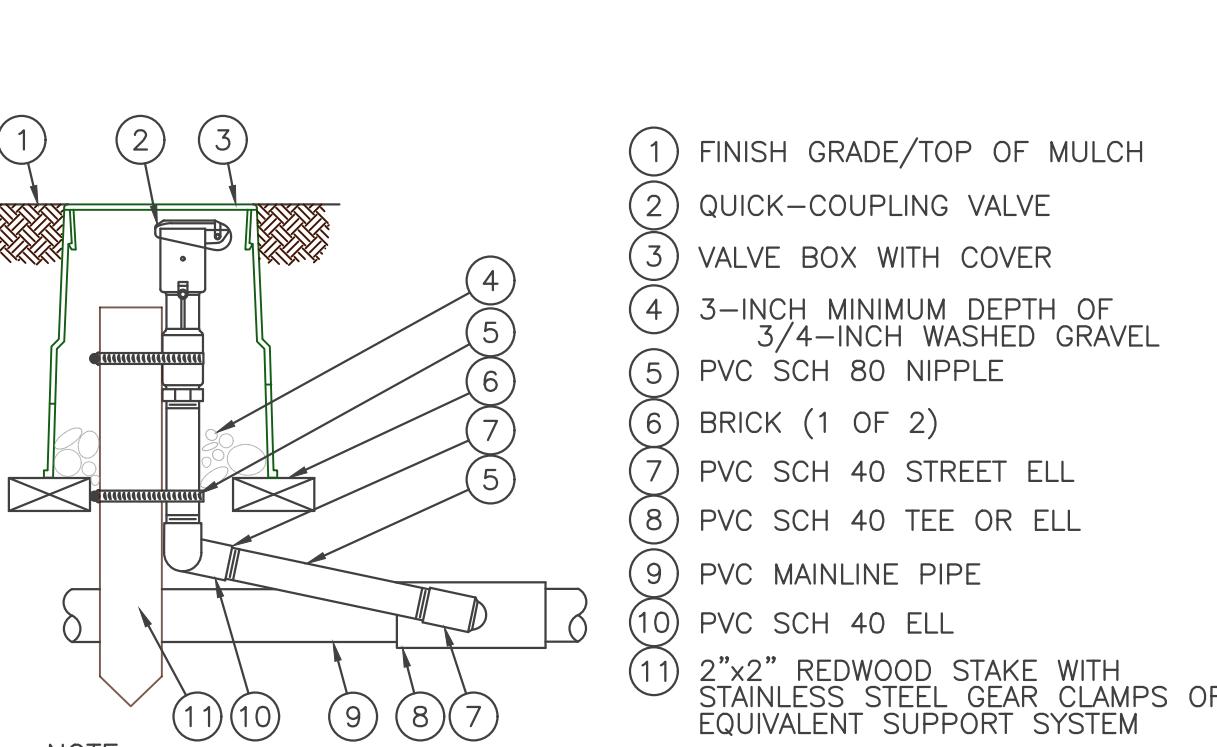
IRRIGATION SCHEDULE

EQUIP. SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
●	MATCO	GV-X00	SHUT OFF VALVE - SIZE PER PIPE
■	AMIAID	1-1501-1151-1030	1 1/2" SCREEN FILTER 300 MICRON
○	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
△	FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
□	RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
□	RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
□	RAINBIRD	XC7-075-PRF-COM	DRIP REMOTE CONTROL VALVE
PIPE SYMBOL		CATALOG #	DESCRIPTION
1"		SCH. 40	PVC MAIN LINE
DRIP SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
●	RAINBIRD	XBCV-20PC	XERBUG DRIP EMISSIONS, 2 GAL/HOUR
PVC/POLY	DRIP LATERAL LINE		4 EMISSIONS PER TREE (OUTSIDE TURF AREAS)
			1/2"-3/4" LATERAL SUPPLY LINE
LABELS			
D1			DRIP VALVE NUMBER
1" 5			GALLONS PER MINUTE
			VALVE SIZE



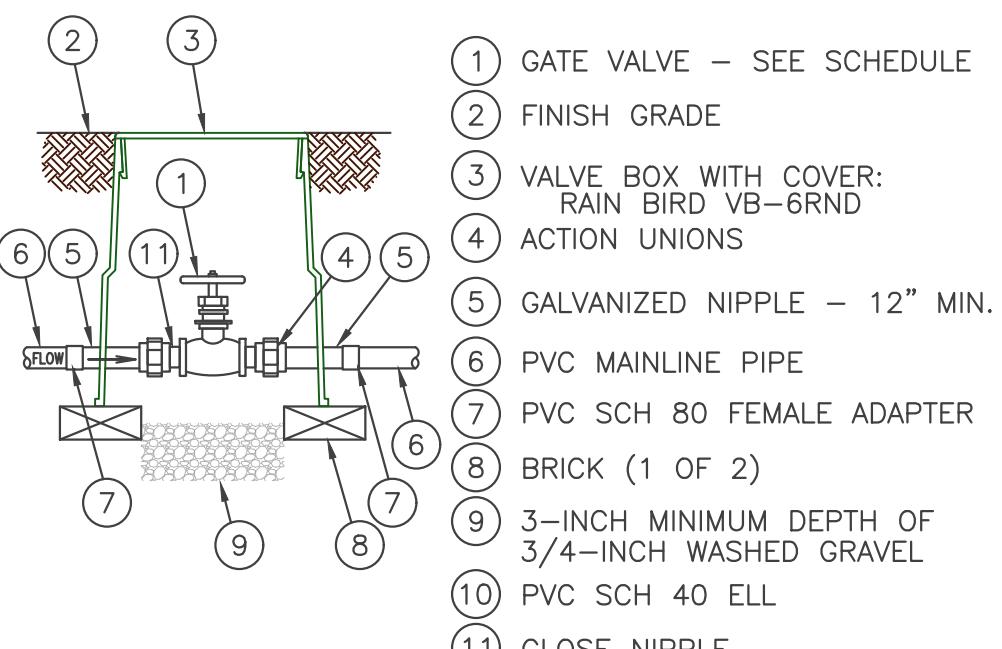
MAINLINE FILTER ASSEMBLY

N.T.S.



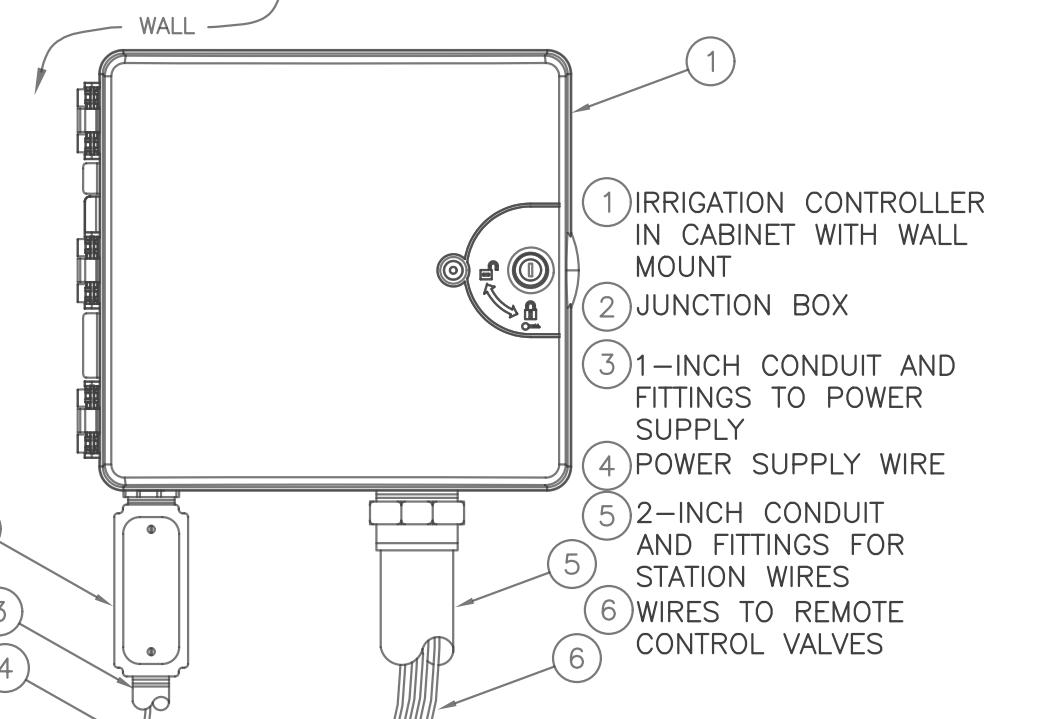
QUICK COUPLING VALVE

N.T.S.



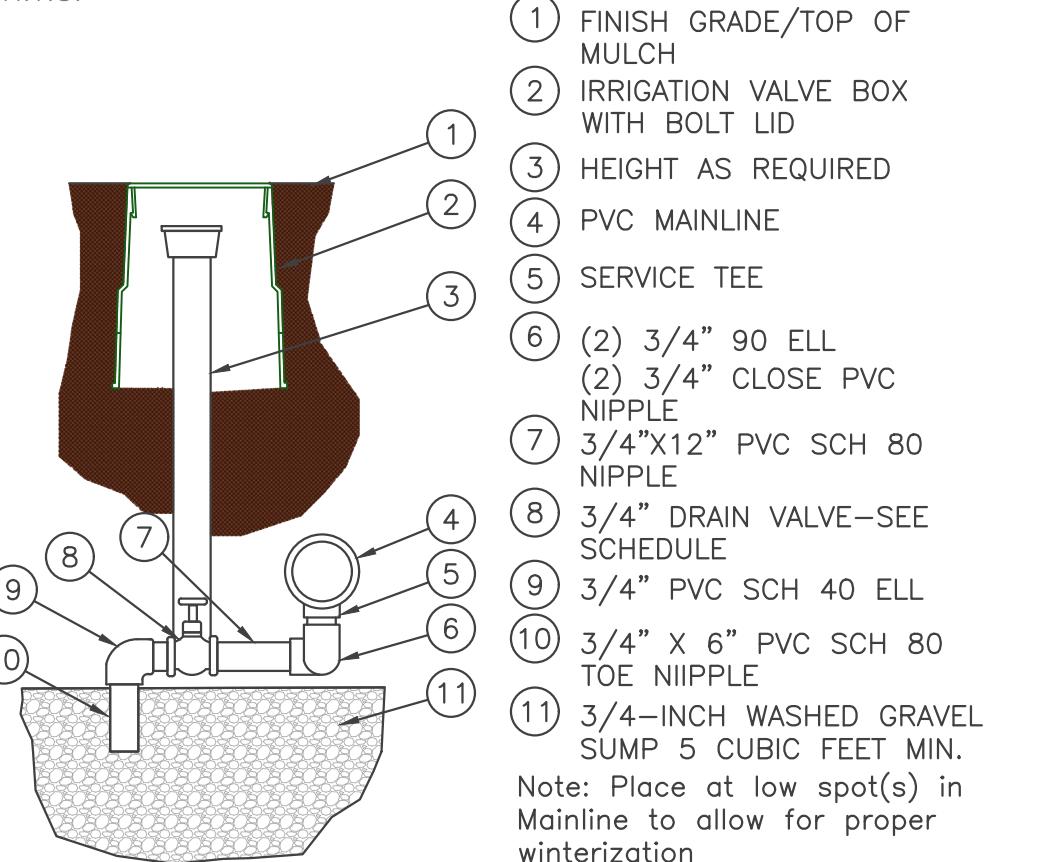
GATE VALVE

N.T.S.



IRRIGATION CONTROLLER

N.T.S.



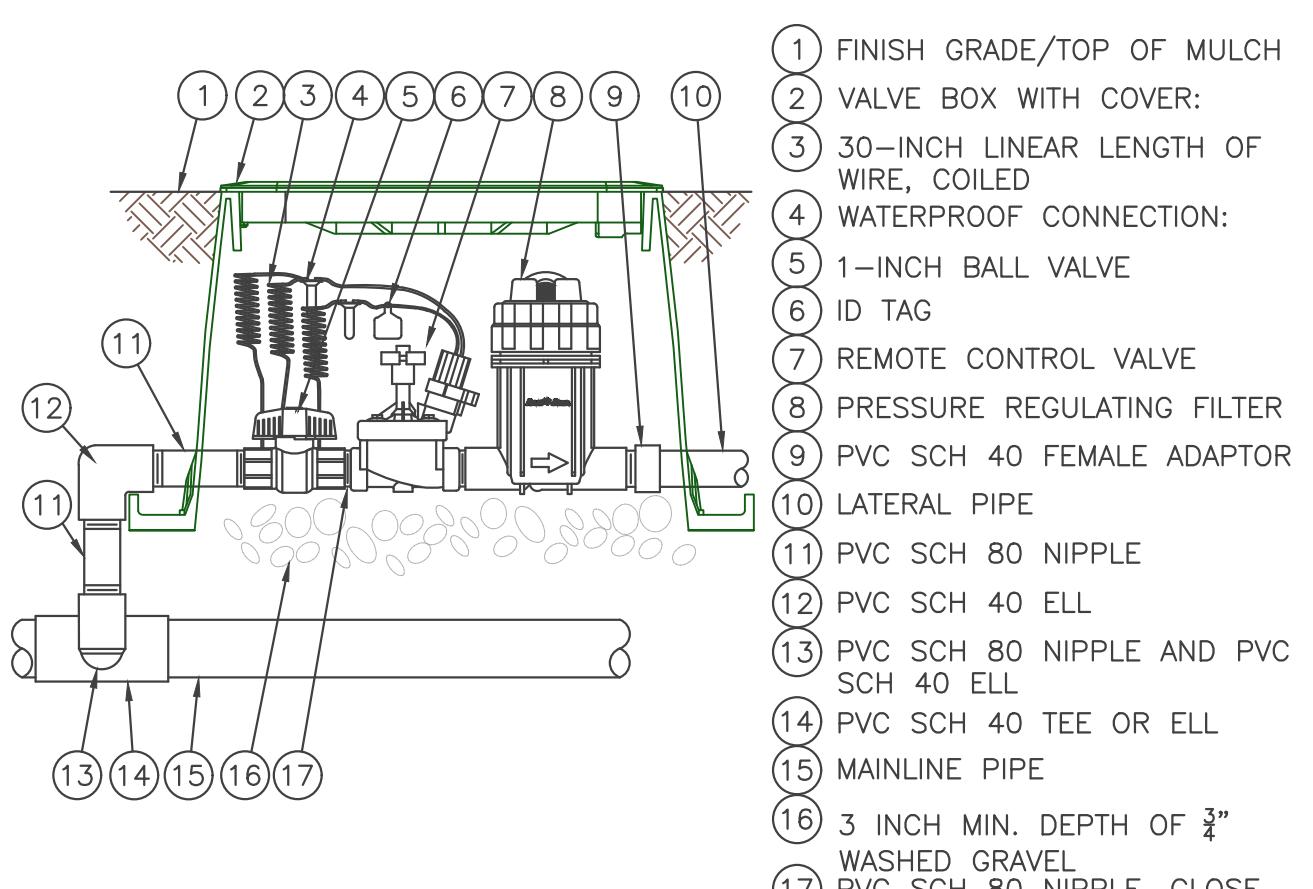
MANUAL DRAIN VALVE

N.T.S.

Scale: 1" = 10'

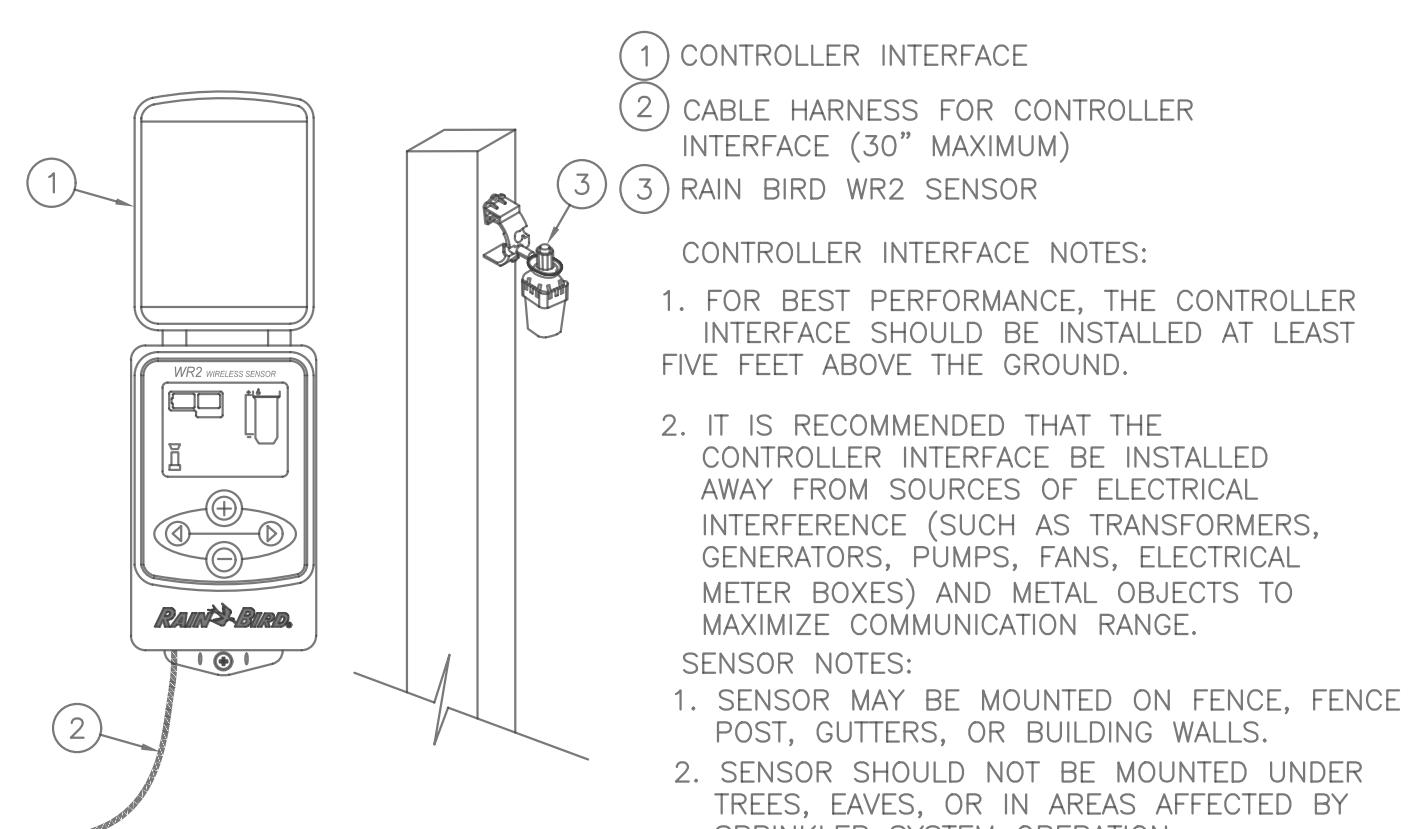
IRRIGATION NOTES

- This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
- Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
- The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
- Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
- Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
- Refer to irrigation schedule and details for more information.
- Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
- Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
- Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
- Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
- Water pressure shall be verified on site by landscape contractor.
- See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



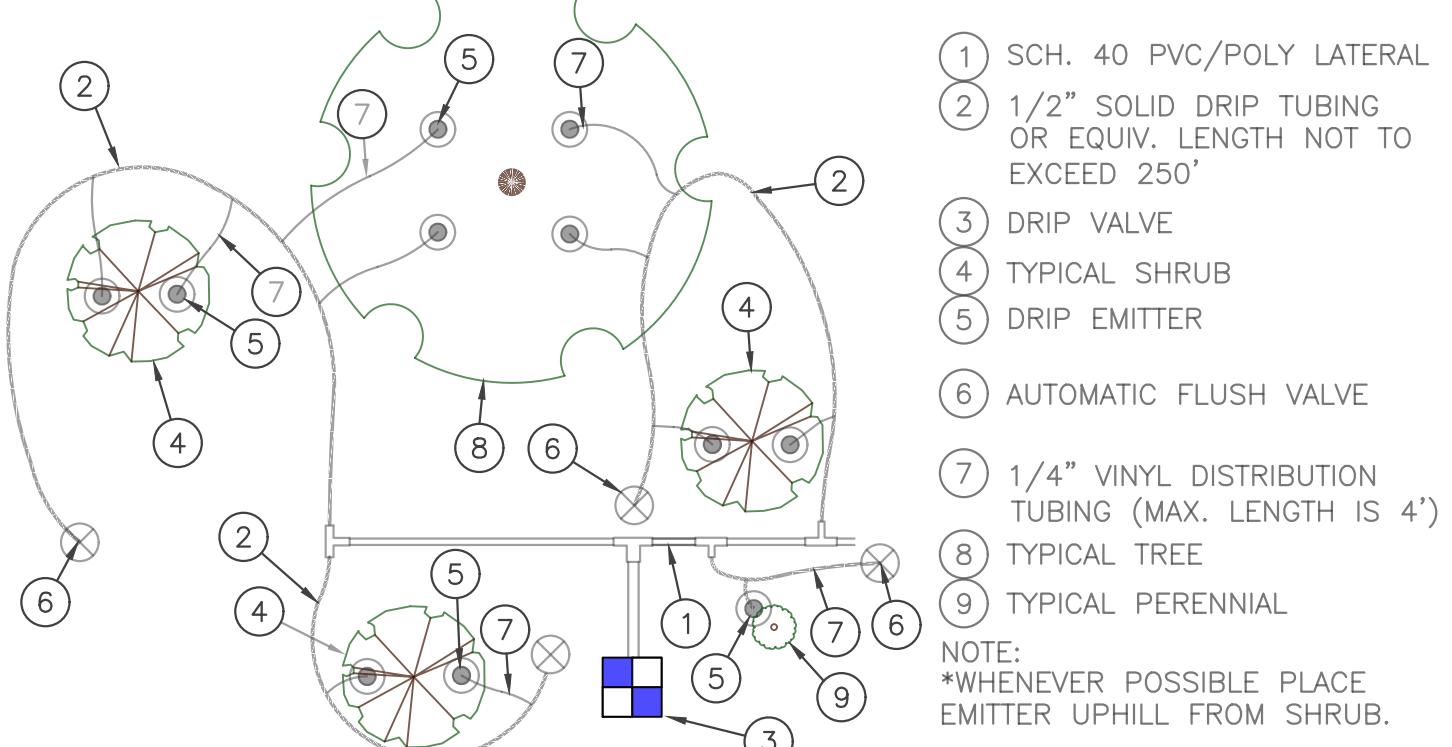
REMOTE CONTROL DRIP VALVE

N.T.S.



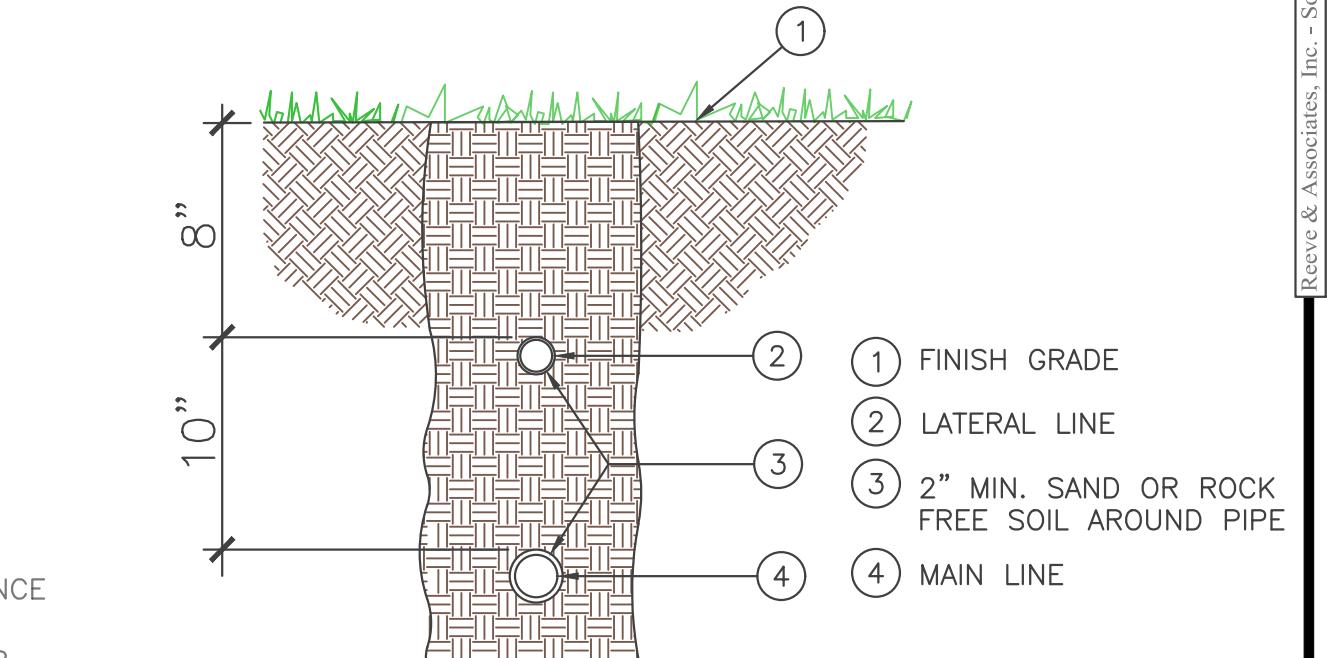
WIRELESS RAIN SENSOR

N.T.S.



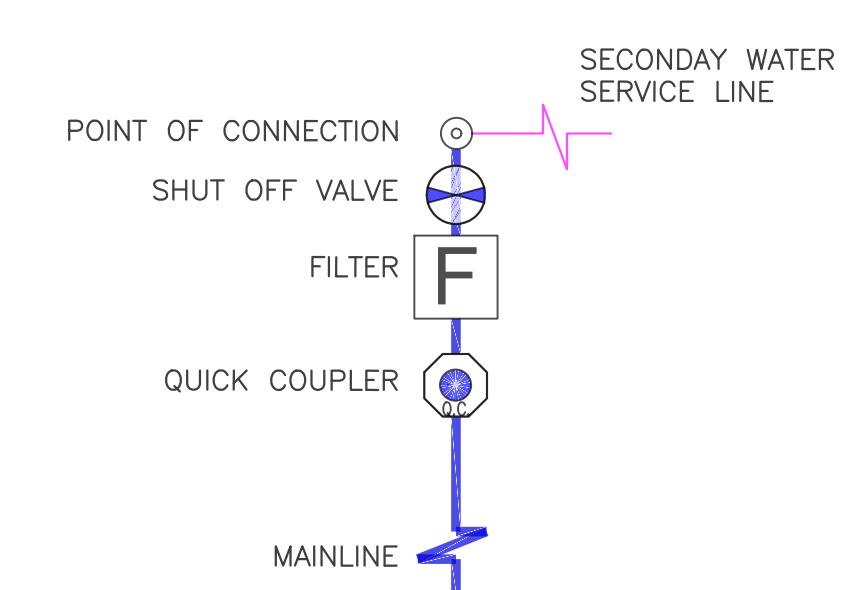
DRIP ZONE LAYOUT

N.T.S.



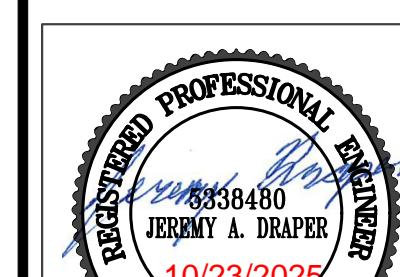
TRENCH SECTION

N.T.S.



POINT OF CONNECTION-SECONDARY

N.T.S.



Project Info.
Engineer: J.DRAPER
Drafter: N. PETERSON
Begin Date: 4/12/18
Name: MOUNTAIN VIEW
AT FARMINGTON
PHASE 2
Number: 6761-01

Sheet 1
1 Sheets



**Farmington City
Planning Commission Staff Report
December 04, 2025**

Item 5: Changes to multiple sections of city code to correct references to the State of Utah Land Use and Development Management Act.

Public Hearing: Yes
Application No.: ZT-27
Applicant: Farmington City

Request: *Planning Staff is looking to update code references based on recent changes made by the State.*

Background

The State Legislature recently adopted SB1008 during a special session which renumbered the Land Use and Development Management Act (LUDMA).

The changes at the State level did not modify policy or law, but Farmington's code has multiple sections which reference applicable statute that need to be updated to reference the current applicable code section.

Suggested Motion

Move that the Planning Commission recommend approval of the enclosed enabling ordinance to the City Council as proposed.

Supplemental Information

- Enabling Ordinance

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF FARMINGTON CITY CODE TO CORRECT REFERENCES TO THE UTAH MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT. (ZT-25-27)

WHEREAS, the State of Utah has relocated the Municipal Land Use, Development, and Management act within state code during a 2025 interim session; and

WHEREAS, in order to appropriately and accurately reference the location of applicable code where previously reference by City Ordinance; and

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

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

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

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

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

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 9th day of December, 2025.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

1-5-030: CIVIL PENALTIES:

The city may establish and impose a civil penalty for various violations of city ordinances to the extent permitted by and in accordance with applicable provisions of state law, including, but not limited to, Utah Code Annotated sections 10-3-703 and 10-3-703.7, as amended, and 10-20-10, as amended. In accordance with such provisions, the city has adopted a civil enforcement program, including civil penalties for code violations, as more particularly set forth in chapter 6 of this title.

3-7-020: DEFINITIONS:

BUSINESS LICENSE OFFICIAL: The city official described in Section [6-1-030](#) of the Farmington Municipal Code.

DISTRICT COURT: A district court of the State of Utah with jurisdiction over Farmington City.

ENFORCEMENT ACTION: A citation, notice or order identifying a condition or action in violation of any provision of the Farmington Municipal Code, which either:

1. Imposes a monetary penalty upon the recipient;
2. Includes the city's intention to abate a nuisance; or
3. Orders the property owner to rehabilitate or demolish a structure pursuant to the Abatement of Dangerous Buildings Code, indicated in section [10-2-100](#) of this code.

ENFORCEMENT OFFICIAL: Any city employee or official authorized by code or by the City Manager to enforce provisions of the Farmington Municipal Code.

LAND USE APPLICATION: Has the same definition as provided in Chapter 10-20-102 of the Utah Code, as amended.

LAND USE REGULATION: Has the same definition as provided in Chapter 10-20-102 of the Utah Code, as amended.

ZONING ADMINISTRATOR: The city official described in Section [11-4-030](#) of the Farmington Municipal Code.

11-3-010: PLANNING COMMISSION:

There is hereby created, pursuant to Utah Code Annotated section 10-20-301 et seq., as amended, a planning commission of the city to recommend and monitor the planning and development of the city, whose primary duty shall be to act as an advisory commission to the city council on all matters pertaining to planning and zoning. The planning commission shall be known and may be referred to as the Farmington City planning commission.

11-4-050: DUTIES OF THE ZONING ADMINISTRATOR:

The zoning administrator shall represent Farmington City in carrying out the stated purposes of this title and in so doing shall also cause that all required permits be obtained as required herein. (Ord. 1991-26, 7-17-1991)

A. Variances: Pursuant to Utah Code Annotated section 10-20, as amended, the zoning administrator shall have the power to decide routine and uncontested matters of the Administrative Hearing Officer pursuant to its established guidelines as outlined in chapter 5 of this title. All variances granted by the zoning administrator shall be reviewed and approved by the city manager prior to issuance. (Ord. 1991-26, 7-17-1991; amd. 2016 Code)

B. Building Permits: The zoning administrator shall review all building permit applications to determine compliance with this title. All applications for building permits shall be accompanied by a plot plan in duplicate. Such plot plan shall be drawn to scale and shall show the actual dimensions of the lot to be built on, any existing buildings or structures, and the buildings or structures to be erected. The plan should also show the location of driveways into the property, off street parking facilities, abutting streets (including right of way width) and such other information as may be necessary to accurately locate the lot, to provide for the enforcement of this title and to comply with the site development standards of this title.

C. Certificate Of Occupancy:

1. No land shall be changed in use or occupancy and no building shall be changed in use or structurally altered until a certificate of occupancy shall have been issued by both the zoning administrator and the building official.

2. No certificate of occupancy shall be issued unless the contemplated use of the land and/or buildings for which said certificate is requested is in full compliance with the requirements of this title and applicable building codes.

3. A certificate of occupancy shall be required for the purpose of maintaining, renewing, changing or extending a nonconforming use.

4. No person shall live in an accessory building unless that person has a valid certificate of occupancy for such building. The certificate of occupancy may only be issued if the accessory building is safe for human occupancy and if the main building or use is incomplete but is reasonably expected to be completed within one month from the date of issuance. Such a certificate of occupancy may be issued for a maximum time period of thirty (30) days. Violation of this subsection is a class C misdemeanor. For purposes of this section only, "live in" means to dwell in or use as a home, sleeping place or shelter for human beings.

D. Home Occupation Permit: All applications for a home occupation permit shall be submitted to the zoning administrator and shall include all information as required in chapter 35 of this title. The zoning administrator shall review all applications for compliance with the home occupation standards of this title and may either approve or deny such applications.

E. Sign Permits: As provided in the sign ordinance of Farmington City, the zoning administrator shall be responsible for issuance of permits for signs, and for the enforcement of the sign regulations.

F. Administrative Determination For Uses Not Listed: Determination as to the classification of uses not specifically listed in chapters 10 through 26 of this title may be made by the zoning administrator:

1. An application requesting such determination shall be filed with the zoning administrator. The application shall include a detailed description of the use and other such information as may be required.

2. The zoning administrator shall make such investigations as are deemed necessary to compare the nature and characteristics of the proposed use with those of uses specifically listed in this title and shall make a determination of its classification based on his investigations. The determination shall state the zone classification(s) in which the use will be allowed and whether the use will be a permitted use or a conditional use in the zone(s).

3. The determination and all information pertaining to it shall be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the planning and zoning department.

G. Appeals From Decisions Of The Zoning Administrator: Any appeal of an action or decision of the zoning administrator shall be made to the board of adjustment as outlined in section [11-5-060](#) of this title.

11-5-010: DESIGNATION OF LAND USE APPEAL AUTHORITY:

Except as otherwise provided in this title, the administrative hearing officer appointed pursuant to section [3-7-030](#) of this code is the land use appeal authority, as required by Utah Code Annotated section 10-20-11 et seq., as amended. Appeals shall proceed as provided in chapter [3-7](#) of this code.

11-5-080: VARIANCES:

A. Authorized: The administrative hearing officer may authorize upon appeal, variance from the provisions of this title where it can be shown that due to special circumstances the literal enforcement of this title would result in undue hardship to the property owner. In granting a variance, the administrative hearing officer may affix any conditions it feels are necessary to carry out the intent of this title.

B. Variance Criteria: Unless otherwise provided in this title, the administrative hearing officer may grant a variance from the requirements of any provision of this title to the extent that such a

grant shall be consistent with the limitations and requirements of section 10-20-11 of the Utah Code, as amended.

C. Hardship, as used herein, shall be distinguished from a mere inconvenience to the property owner or a desire to reduce financial costs. Personal, family or financial difficulties, loss of prospective profits or neighboring violations of the zoning code are not hardships justifying a variance.

D. Special circumstances that warrant a variance shall apply to a specific parcel of property and include such things as exceptional narrowness, shallowness or shape of the property; exceptional topographic conditions; or other extraordinary and exceptional situations or conditions.

E. Each case shall be considered only on its individual merits; a previous variance or examples of noncompliance by other properties shall not be deemed to set a precedent or require the granting of a variance in the case before the administrative hearing officer.

11-6-010: AMENDMENTS PERMITTED:

The city council may from time to time amend any of the provisions of the Farmington City zoning ordinance or the official zoning map of the city in accordance with the procedures set forth herein, including amendments to the number, shape, boundaries or area of any zoning district; any regulation of or within the zoning district; or any other provision of this title. The provisions set forth herein shall not apply to amendments to the city general plan, which procedure is more specifically provided for elsewhere in this title, nor temporary regulations which may be enacted without public hearing in accordance with Utah Code Annotated section 10-20-504, as amended.

11-6-020: PROCEDURE FOR PROPOSED AMENDMENTS:

A. Interested Parties: Proposed amendments to this title or zoning map may be initiated by the city council, planning commission, zoning administrator or any other interested party.

B. Application: Proposed amendments submitted by interested parties as provided herein, other than the city council, planning commission or zoning administrator, shall be submitted to the city planner for consideration by the planning commission in the form of an application containing, at a minimum, the following information:

1. The name and address of applicant and the name and address of every person or company that the applicant represents;
2. The requested amendment and the reasons therefor;
3. If the proposed amendment requires a change in the zoning map, the application shall include an accurate property map showing all areas which would be affected by the proposed

amendment, all abutting properties and the present and proposed zoning classifications; and an accurate legal description of the area to be rezoned and approximate common address; and

4. If the proposed amendment would require a change in the text of the ordinance, the application shall include the chapter and section, and a draft of the proposed wording that is desired.

C. City Planner Review: The city planner shall review the application to verify that all of the information required by this chapter and other applicable ordinances, rules and regulations, are included.

D. Planning Commission Review: All proposed amendments must be first submitted to the planning commission for review and recommendations. Notice and public hearing requirements shall be as provided in Utah Code Annotated sections 10-20-2, 10-20-502 and 10-20-503. The planning commission shall study and examine each application and proposed amendment. The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title. After study and analysis, the planning commission shall prepare written recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

E. City Council Review: Except as provided herein, the city council shall review the proposed amendment to this title or zoning map and shall schedule and hold a public meeting on the proposed amendment in accordance with Utah Code Annotated sections 10-20-502 and 10-20-503. The city council shall provide notice of the public meeting in accordance with Utah Code Annotated section 10-20-2. After the public meeting, the city council may make any modifications to the proposed amendment to this title or zoning map that it considers appropriate and in accord with the city general plan and may thereafter adopt the amendment as proposed, modify the amendment and adopt or reject the modified amendment, or reject the proposed amendment.

11-27B-030: STEP 1 - GENERAL DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT AND AP-DISTRICT APPLICATION:

A. A General Development Plan (GDP) and Development Agreement (DA) must accompany an application for an AP-District rezone request and shall be submitted by the property owner or an authorized representative.

1. All GDPs shall be prepared by a licensed/certified professional, such as an architect, landscape architect, planner, engineer, surveyor, etc. The requirements for a complete site plan review application are:

a. Conceptual Site Plan, including a current survey and legal description, vehicular and pedestrian circulation, proposed building placement (if any), setbacks, streetscape, parking, fire

protection, sensitive and/or agriculture lands, fencing, and signage locations, plus any other information required for conceptual site plan review;

- b. Conceptual Landscape Plan, including open space; and
- c. Conceptual Building Plan(s), if any, including elevations, height, materials, and proposed colors.

2. The DA shall include and memorialize any alternative development standard and/or use not set forth in the underlying zone or shown on the GDP. The GDP must be an exhibit to the DA.

B. Upon receipt of a complete application to the Community Development Department, the application shall be reviewed by the Development Review Committee (DRC). The DRC shall provide written comments to the applicant regarding the proposed General Development Plan within fourteen (14) business days of receipt. The applicant may request a meeting with the DRC and/or City Staff to discuss the comments. Upon receipt of a written response to the comments and any revised submittal, the DRC shall review the resubmittal and make a recommendation on the application to the Planning Commission. Once a recommendation has been made by the DRC, the Community Development Department shall schedule a public hearing before the Planning Commission and provide written notice to property owners within three hundred feet (300') of the boundary of the proposed project, in accordance with Utah State Code 10-20-502.

C. The Community Development Department shall provide to the Planning Commission copies of all pertinent documents, plans, and maps related to the project, including the GDP and DA.

D. After conclusion of the public hearing the Planning Commission may recommend to the City Council approval or denial of the rezone request, GDP, and DA. In considering whether to approve the Application, the Planning Commission may, among other things, take into consideration some or all of the criteria set forth below in subsection E. 1-6.

E. Upon receipt of the application, the City Council may accept, deny, or modify the rezone request and proposed GDP and DA. If approved, the City Council shall add the area encompassed by the GDP and establish an AP District as a suffix to an underlying zone by ordinance, provided that it finds that the facts submitted with the application(s) and presented at the public meetings establish that:

1. The development is compatible with and will enhance the community as a whole as well as the immediately surrounding neighborhoods and existing property uses. To the extent that there is a commercial component, the applicant adequately demonstrates sustainable financial viability and provides adequate assurance of sustainability.
2. That the uses proposed will not be detrimental to present and anticipated surrounding uses as determined by the City.
3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload, compromise the safety of, or

diminish the existing residential or other nature of the street network outside the AP District in a detrimental or adverse way.

4. Any exception from standard ordinance requirements is documented as required herein, warranted by the design and amenities incorporated into the final plan and enhances the purposes of the underlying zone and community as a whole.
5. The AP District is in conformance with the City General Land Use plan.
6. Existing or proposed utility services are adequate for the uses proposed.

F. Phased development plans shall include Schematic Subdivision plans, if applicable, which shall be shown as part of the GDP.

G. Unless there is substantial action leading toward Step 2 of an AP District within a period of six (6) months from the date of approval, as determined by the City Council, such approval shall expire, unless, after reconsideration of the progress of the project, an extension is approved.

11-38-030: PENALTY PROVISIONS:

Any person, firm or corporation, association, partnership or governmental instrumentality, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this title, or failing or refusing to do some act required under this title, shall be guilty of a class C misdemeanor as provided in Utah Code Annotated section 10-20-10.

12-1-070: APPEALS FROM SUBDIVISION IMPROVEMENT PLAN DECISIONS:

A. Appeals from review comments made related to subdivision improvement plans during the review cycle described in Section [12-6-130](#) of this Title may be made by filing a written notice of appeal to the City Recorder within fifteen (15) days of denial of the final plat by the City Engineer.

B. Upon receiving the appeal, the City Engineer and the appellant shall, unless otherwise agreed by the City and appellant, designate a licensed engineer to serve on a three (3) member panel described in Utah Code Ann § 10-20-911(5)(d). Neither engineer designated may have an interest in the application subject to appeal. Any engineer employed by or working at a firm retained by the city or appellant to review, modify or draft plans is considered to have an interest in the application and are not eligible to serve.

C. The two (2) designated engineers shall confer and designate one additional licensed engineer.

D. The land use applicant is responsible for payment of fifty percent (50%) of the cost of the panel and an appeal fee designated on the City's consolidated fee schedule.

E. The panel shall hear arguments and exhibits provided by the parties and render a written decision supported by applicable codes and the City's adopted construction standards and

specifications. The panel may not overrule the City's adopted construction standards and specifications unless a state law expressly overrides a provision of those standards.

The panel's decision may be reviewed by a district court by either party, by filing a petition for review within thirty (30) days after the date on which the decision is final.

12-3-030: PROCESS:

The process for review and approval of a conventional subdivision shall follow section 10-20-804.1 and 804.2 of the Utah State Code, as amended. The specific requirements for applications for preliminary and final plat applications are as established in sections 12-7-065 and 12-5-130 of this Title.

12-3-065: REVIEW OF PRELIMINARY PLAT:

The planning department will determine if the appropriate plan is submitted, if the application is complete and if all the fees have been paid. If all requirements are met, a letter of acknowledgment will be provided by the planning department, and the planning department shall distribute plans for comment to all appropriate public and private entities. An application has not been accepted by the city until the city issues a letter of acknowledgment. After fifteen (15) business days from the date of the letter of acknowledgment, each of the public agencies and utilities will provide their review comments to the subdivider indicating whether the plans are acceptable or need to be revised, and may forward to the subdivider a written report of its findings and recommendations. These agencies shall include, but are not necessarily limited to, water and sewer improvement districts, the public works department, the city engineer and the fire department. The planning department will also provide the city manager with one full set of plans for comment and review. The subdivider shall be required to address each comment made by a reviewing entity, either modifying the plans or indicating their objection to the review comment, citing code authority for their objection. Failure to address each comment shall be grounds for rejection of the re-submission, and a subsequent review cycle may not begin until those comments are addressed. The process of accepting an application and completing a review may occur as many as four (4) times, after which the applicant shall be entitled to remedies as specified in Utah Code 10-20-806 incorporated herein.

12-4-150: FINAL PLAT; PURPOSE:

The purpose of the final plat is to require formal approval by city staff before a major subdivision plat is recorded. The final plat and all information and procedures relating thereto shall in all respects comply with the provisions of this title. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure. Pursuant to Utah Code Annotated section 10-20-804, as amended, the Land Use Authority shall sign final subdivision plats. The Land Use Authority shall not sign

any final plat until such plat has been approved in accordance with the provisions set forth herein.

12-5-120: FINAL PLAT APPLICATION REQUIREMENTS:

The following items shall be submitted for review and consideration of the Final Plat, unless waived in writing by the city engineer:

A. Format And General Items:

1. A title block which contains the following:

- a. Name of the subdivision.
- b. Type of development (residential, commercial, PUD, PRD, etc.).
- c. Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
- d. A legal description of the subdivision boundaries that include the quarter-quarter section, section, township, range, principal median and the County of its location.
- e. The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- f. Signature blocks prepared for the dated signatures for the following:

- (1) City Council;
- (2) City Recorder;
- (3) City Engineer;
- (4) City Attorney;
- (5) Planning Commission;
- (6) Respective irrigation water district;
- (7) Central Davis Sewer District;
- (8) Affected gas pipeline company (if applicable).

2. Graphic and written scale at no more than one (1) inch equals one hundred feet (100') or as recommended by City Engineer.

3. The basis of bearings used and a north point.
4. Township and Range, section lines, and other monuments.

5. Vicinity map on the first sheet locating the subdivision showing prominent landmarks.
6. The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure.
7. If the subdivision is adjacent to a waterway or any other area which is subject to flooding, the plat shall show the line of high water with a continuous line and shall also show with a fine continuous line, any lots subject to inundation by a 100-year flood.
8. Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
9. Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten foot (10') public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right of way.
10. All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc shall be given.
11. Indication of lot areas (square feet).
12. Lots consecutively numbered or lettered in alphabetical order.
13. Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from Farmington City Planning Department.
14. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.
15. Location and names of adjacent properties/property owners and platted subdivisions.
16. Location of zoning boundary lines within and adjacent to the proposed subdivision.
17. Location of all existing homes or buildings within the proposed subdivision that are to remain.
18. All existing monuments found during the course of the survey (including a physical description such as "brass cap").
19. All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Farmington City Design Standards and Public Improvements Specifications including brass pins in the BOC for all front property lines.
20. A detail diagram showing typical setbacks for a corner and interior lot and a typical thirty five feet (35') clear view area (sight triangle) on the corner lot.

B. Required Notes On The Final Plat:

1. A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
2. A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.
3. A notation of any limited access restrictions on the lots that are affected.
4. If a detention pond is required, note the capacity of the pond on the final plat.
5. If there is no detention pond on the plat, provide a note explaining how detention is handled.
6. If surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area: "Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Farmington City Council and City Engineer".
7. If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat: "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."
8. If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround: "temporary asphalt turnaround with appropriate road base, and no above ground utilities allowed in the turnaround area. A letter will be provided to the Building Division prior to issuance of a building permit for the affected lot stating that the homeowner/lot buyer is aware of the temporary turnaround on their property and that it is to remain unaltered and no parking allowed until the City approves removal of the turnaround."
9. For PRD and PUD subdivisions, note any exceptions to minimum home size requirements, setbacks, and note that all homes are required to meet the architectural requirements contained in the Development Code including product mix on home elevations.
10. For subdivisions with trails, a note stating that the trail location(s) must be staked and reviewed by the Parks and Planning Divisions prior to installation.
11. For subdivisions with common area where an HOA is involved, add the following note in the owner's dedication area of the title block: "Pursuant to Utah Code 10-20-809 the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address)."

12. A note shall be placed on the final plat indicating that a soil report has been prepared and submitted to the city for the proposed subdivision.

13. A note stating that only one culinary water meter or 1 secondary water meter shall be allowed in a driveway.

14. All culinary water meters located in driveways shall have a thirty inch (30") meter box with a traffic rated lid.

15. Wells (show and label whether the well is to remain or be abandoned - if the well is to be abandoned, add a note on the plans stating "existing well to be abandoned and capped by a certified well driller and documentation provided to Farmington City").

C. Construction Drawings:

1. Final construction/plan and profile drawings of all required public improvements consistent with Farmington City Design Standards and Public Improvement Specifications. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. Construction drawings shall include:

a. Each sheet shall contain a signature box for the city engineer.

b. An overall public improvement plan or index sheet that includes a summary of all improvement and utility information (this sheet is used by City Staff to prepare the bond for public improvements).

c. Location, pipe type (pipe type may be noted in a utility legend), and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines).

d. Location, depth, pipe type (pipe type may be noted in a utility legend), and slope of all drainage, and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.

e. A note stating that all mechanical joints require a mega lug or other approved equal joint restraint.

f. Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals).

g. On each corner lot, add a label stating "front" to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

h. Details of detention basin(s) including:

(1) Piping and orifices.

- (2) A note stating that the bottom of the basin will be sloped towards the outlet.
- (3) Cross section of detention pond.
- (4) One hundred (100) year water level.
- (5) Capacity of detention pond in cubic feet.
- (6) Minimum one foot (1') freeboard.
- (7) Three to one (3:1) slopes or flatter.
- (8) Grass covering and underground sprinkler system or approved xeriscaping.

- i. If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
- j. Cross sections of all roads including pavement design, base and sub base amounts and location of utilities within the street right of way (please note that base and sub base should be shown and labeled extending one foot (1') beyond the back of curb).
- k. All roads must have a minimum standard of 3 inches of asphalt with twelve inches (12") or road base, unless the soils report requires a higher level of strength ratio. A note stating all concrete shall have fiber.
- l. Sidewalk shall be installed along the entire frontage of the property. The developer must provide sidewalk access to adjacent amenities when required by the City Engineer. This may require the installation of sidewalk off site.
- m. Location of proposed underground power, domes and transformers.
- n. Location of existing power infrastructure and ownership.
- o. Location, type, and height of existing fencing and new fencing, berming or other buffering to be installed as part of the development.
- p. Street signs and traffic control signs.
- q. Show existing and proposed streetlights. Proposed streetlights are to be shown in the park strip. Street lights shall be installed at intersections and spaced at three hundred fifty feet (350'). Streetlights are to be installed per city standards.
- r. Location of USPS gang box/mailbox locations (applicant must meet with a Post Office representative to determine locations).
- s. All other specifications, details, and references required by the Design Standards and Public improvements Specifications and Standard Drawings.

- 2. Construction drawings are to include the following notes:

- a. A note stating the developer will install all streetlights unless otherwise directed by the City Engineer.
- b. A note stating that all construction is to be done as per the latest edition of the Farmington City Design Standards and Public Improvements Specifications.
- c. A note stating that all fire hydrants are to be Clow.
- d. A note that valves are to be Mueller or Clow.
- e. A note stating that all water meters in driveways shall be installed with a thirty inch (30") meter box with a traffic rated lid.

3. Landscaping plan for all park, open space, and common ownership areas including:
 - a. A table indicating the percent of the site to be landscaped.
 - b. Planting areas with a list of the name, number and size of plants designated for each area.
 - c. Location, name and size of all existing and proposed trees and shrubs.
 - d. Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.
 - e. Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points thirty feet (30') in each direction from the intersection of the two street property lines) and an indication that no landscaping or other obstruction in excess of three feet (3') above top back of curb shall be allowed in the clear view area unless otherwise approved by the City Transportation Engineer. Trees must be planted outside of the sight triangle with branches trimmed to ten feet (10') above the top back of curb.

D. Other Required Items:

1. Long Term Stormwater Maintenance Plan and Agreement for all privately owned stormwater infrastructure.
2. Letters from the Utah Department of Environmental Quality regarding any proposed exceptions to requirements of R309-500 through 550.

E. Required Items Prior To Recording Of Plat:

1. Bonded for the project. Bond amounts are provided by Farmington City Engineering.
2. A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.
3. Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.

4. If the property has been in greenbelt, verification from the title company that all roll-back taxes have been paid.
5. A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.
6. Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each.
7. Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds. Farmington City requires a minimum of twenty feet (20') on through property easements
8. A copy of any necessary deeds or boundary line agreements necessary for recording of the Final Plat.
9. Any required UDOT approvals for access, etc.
10. An electronic (computer disc or email) copy of the proposed Final Plat and Construction Drawings in a format acceptable to the City Engineer (PDF, DGN or DXF).
11. During the DRC review process, the proposed property lines along existing streets must be staked for review by staff.
12. Prior to the pre-construction meeting, the developer will provide six (6) copies of the approved set of drawings, obtained a SWPPP, bonded for the project and or obtained an excavation permit. When changes need to be made to a check set, revise the affected sheets only. All these must be completed prior to the preconstruction meeting being scheduled.

12-5-130: EVALUATION OF FINAL PLAT:

- A. Planning Department: The planning department will determine if the final plat submission is complete and if all the fees have been paid. If all requirements are met and all fees have been, and the planning department shall distribute plans, for comment to all appropriate public and private entities.
- B. Reviewing Entities: Reviewing entities shall review plans within twenty (20) business days of distribution. After reviewing the plans, each of the public agencies and utilities will provide the their review comments to the subdivider indicating whether the plans are acceptable or need to be revised, and may forward to the subdivider a written report of its findings and recommendations. These agencies shall include, but are not necessarily limited to, water and sewer improvement districts, the public works department, the city engineer and the fire department.
- C. Additional Reviews: In cases where subdivider's submission or plat is incomplete, incorrect or otherwise fails to comply with Farmington City ordinances and/or development

standards as determined by the city and where such failure makes additional or repeat reviews on the part of the city engineer and/or other consultants to the city necessary, subdivider shall be required to resubmit the plans to those reviewing entities that will be affected by changes. The subdivider shall be required to address each comment made by a reviewing entity, either modifying the plans or indicating their objection to the review comment, citing code authority for their objection. Failure to address each comment shall be grounds for rejection of the re-submission, and a subsequent review cycle may not begin until those comments are addressed. Reviewing entities shall be allowed an additional twenty (20) business days to review after each complete submittal or complete resubmittal. After reviewing the plans, each of the public agencies and utilities will provide their comments to the subdivider indicating whether the plans are acceptable or need to be revised. This process shall continue for as many as four (4) review cycles or until all reviewing entities have accepted the plans. Approval by all reviewing entities shall be cause for the city engineer to give final approval of a final plat application. If a developer does not address all comments identified in acknowledgment letters from reviewers by the fourth Final Plat review cycle, the application shall be denied, after which the applicant shall be entitled to the remedies as specified in 10-20-806 incorporated herein.

12-7-090: PLAT AMENDMENTS:

Process: Applications for an amendment to a Subdivision Plat under Part B of this Section shall be considered as outlined by Utah State Code Sections 10-20-8, and are subject to the following land use authority designations:

- A. Administrative Review: The zoning administrator shall act as the Land Use Authority for applications seeking only to consolidate lots or adjust common lot boundaries.
- B. Planning Commission Review: The Planning Commission shall act as the Land Use Authority for applications that include the creation of a new lot, if the lot meets current standards identified in the ordinance or a previously approved agreement, but in which no change is proposed to a common area, existing easement, or right-of-way, whether public or private.
- C. Council Review: The City Council shall act as the Land Use Authority for applications that include any proposed modifications to a common area, existing easement, or right-of-way, whether public or private. The City Council shall also review applications that involve the creation of lots with standards which vary from prior agreements or current land use regulations.

**FARMINGTON CITY
PLANNING COMMISSION**
November 20, 2025

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

Community Development Director **Lyle Gibson** said The Planning Commission and City Council both previously approved a Development Agreement for The Charlotte off Maker Way in the mixed-use area north of Shepard Creek. The Development Agreement capped the residential units/townhomes at 92 units, but the developer now needs to rearrange things due to soils and engineering. This happens occasionally that the concept needs to be tweaked due to engineering. The re-engineered preliminary plat won't be going back to the City Council for approval, and it will stay with the Planning Commission. The unit architecture type and number of guest parking stalls won't be changing and the number of units won't increase. Staff felt the changes are consistent with the original agreement. The development includes private streets.

Taylor Alvarez with Cole West said they had to drop a unit because of storm water needs. They are working on getting commercial tenants to sign agreements for this area. There are still 30 guest parking stalls, although they have been oriented differently.

Some commissioners asked about the one point of access and if there would be associated traffic concerns. **Gibson** said there will be a new access from Station Parkway after a current dead-end street becomes a through street.

Regarding Agenda Item #1, off-street parking, **Gibson** said the current ordinance requires two parking spaces per dwelling unit, which drops for multi-family units while also making room for guest parking. Considering residential and guest parking required in multi-family projects, it is 1.85 parking spots per apartment. Closer to transit, it can be dropped even lower. The trend is to reduce and remove parking for a number of reasons. He gave the Commission three options tonight (approve, deny or table), and admitted they may not agree on the outcome.

In general, **Gibson** said adding parking adds to the cost for housing, negatively affecting moderate housing efforts and the number of units that can be constructed. At the end of 2023, the City adopted their moderate-income housing strategy. The State requires at least five strategies, and Farmington has received bonuses for adopting nine. The State Legislature will be morphing these requirements in the future. Currently, the goal states that where a resident is less likely to rely on their own vehicle, the goal is to reduce or eliminate parking in residential areas including major transit corridors and senior living. Mixed use is intended to be intense urban form. The Council recently eliminated winter parking regulations in all mixed-use areas. On-street parking is allowed to count toward a development's parking requirement. With a large amount of tax dollars put into the mixed-use area infrastructure, costs are expected to be recouped with intense future development in the mixed-use areas. Increased parking requirement may limit the amount of development potential.

Gibson said traffic on Maker Way and Innovator is tight on traffic counts. Traffic engineers say efforts should be made to get people out of cars and using alternate modes of transportation instead. Otherwise, the traffic system at large will take a big hit. **Gibson** said Staff is fine as-is, since things can be considered case-by-case through a Development Agreement. They are not necessarily advocating for elimination of parking. People will be healthier if they walk more, and air quality will improve. The City Council will have the final say. More study and research may be needed.

Commissioner **Kristen Sherlock** said Utah's demographic of a young, family-oriented population is vastly different from other areas in the nation as far as it relates to parking requirements. Townhomes will be occupied by young couples with young kids and at least two large cars like mini vans and SUVs to make room for car seats and boosters. The proposed developments are for two compact cars. This will put stress on on-street parking, and the functionality just doesn't work here in Utah. She said a census demographic search may be needed to pinpoint potential buyers.

Gibson said this could bring into focus the size of required parking and garages, making way for more than just compact cars, however this also has housing cost implications.

Commissioners said the market may influence this, as people won't buy these units if they don't accommodate them and their needs. **Sherlock** said sometimes people are so intent on just getting into a house, that they convince themselves that they will somehow make it work. However, they end up wanting to move soon after purchasing and therefore forfeit any equity.

Some commissioners said the ordinance is okay as is, because homebuyers should purchase based on their needs, which includes parking. It is personal preference. Commissioners should be mindful of people, but they don't have to protect future tenants and participate in their decision-making. Commissioner **Scott Behunin** said the width of garages could be the issue, as there is often not enough clearance for a full-size truck. Also, driveways are so short that cars can't be parked outside the garage either. Commissioner **Joey Hansen** said less governmental oversight and regulations are better.

Gibson said the concerns are legitimate, as he has fielded calls over the years about people fighting over parking. Parking is tight, for example at The Avenues by the Western Sports Park, drivers primarily cause issues when they park illegally. Keeping parking requirements as-is would mean a vote to deny tonight. A tour or more data may be needed before the Commission can make a decision.

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

Vice Chair **Tyler Turner** opened the meeting at 7:02 pm.

ZONE TEXT AMENDMENT – *public hearings x2*

Item #1: Farmington City – Applicant is requesting changes to Title 11, Chapter 32: Off Street Parking, Loading and Access, to modify the number and/or size of parking stalls required with residential development and to update driveway width and access standards.

Community Development Director **Lyle Gibson** presented this item. The Planning Commission has noticed lately that guest parking has been sparse in recently proposed developments, particularly in townhome projects that may or may not have driveways long enough to park cars. Garages may or may not house vehicles, as many residents use garages for storage instead. He said Staff is not keen on requiring more parking in the future; however, it is a legislative policy decision. A potential solution is that for every five units, an additional guest parking stall should be added on site, which is common throughout the Wasatch Front where guest parking is required.

Farmington City's current code has minimum parking requirements for development, including residential developments. The included enabling ordinances addresses a handful of items throughout the City's code. The purpose of the code as stated directly in the ordinance is to "provide regulations for off-street parking and loading, and access to such facilities, sufficient for each type of land use so as to reduce street congestion and traffic hazards and the need to park on public streets."

The issue seemed to come about after reviewing some projects recently where there was concern about sufficient parking. These projects happened to be single-family attached (townhome) developments. The parking ratios included in other projects are indicated below:

the ANA – 70 units, all 2-car garage with usable driveways + 12 guest parking = 4.1 stalls/unit
 the VIOLET – 39 units, 2 car garages with no driveway parking + 2 guest stalls + 3 street parking = 2.1 stalls/unit
 The Avenues – 128 units, 31 usable driveways + 6 guest stalls + 20 street parking = 2.6 stalls/unit

City code currently requires that single-family to four-family structures have 2 parking spaces per dwelling unit. Multi-family buildings such as apartments are required to have 1.6 spaces per unit, plus 0.25 spaces per unit for visitors (for a total of 1.85 spaces per unit). The ordinance states in the mixed-use zoning districts that this requirement can be met using on-street parking adjacent to the project. Further reductions are also possible based on proximity to transit. Each of the previously noted projects meets and exceeds these requirements.

The availability of parking or lack thereof is a common concern in daily life and when considering development. In the United States where mobility is so highly dependent on the use of automobiles, the average person has high expectations of ample, inexpensive convenient parking to all destinations. Despite a need to accommodate cars, Best Planning Practices and trends throughout the nation are moving away from requiring more parking with development of all types. Rather, trends are to reduce or eliminate parking requirements in city codes. There are multiple sources cited in the staff report which discourage increasing parking requirements.

Vice Chair **Tyler Turner** opened the public hearing at 7:05 PM.

Kevin Sanders (500 South across from the cemetery) looks at the parking reduction in high density areas and said those residents will end up parking on the street. He said a good example is Daybreak, where it is difficult to get up and down the street because there are so many cars parked on it. Residents' snowmobiles and four wheelers are parked in their garages, leaving no room for vehicles. He said we can't force people to give up cars to use mass transit, and you can't stop people from visiting.

Vice Chair **Tyler Turner** closed the public hearing at 7:08 PM.

Commissioners went through one by one with thoughts. Commissioner **Brian Shepard** said that he doesn't live there, so he doesn't have a "dog in the fight." Therefore, he would like to table this item for more information and discussion. He had a hard time getting in a complex with his F150 truck behind Cabela's in order to help a friend move.

Commissioner **Spencer Klein** indicated his preference for less regulation and letting the market determine parking. He is also okay with tabling for more information, but noted that there will never be enough parking to reduce complaints.

Commissioner **Kristin Sherlock** said this is one of her biggest concerns. Often, there is not enough space for handymen to come in to provide services. She was for tabling or approval, noting that parking is designed more for compact cars. She is also concerned about snow being pushed into guest parking stalls. Therefore, she would like more research on demographics and how they may influence parking needs. She is worried that in 20 years from now, residents will wonder why the City didn't do something about this and require "true" two-car garages, enough driveway lengths to

enable parking off the street, or room for guests to park. She would like to know the age brackets of who will be living in these units or frequenting these businesses. She is fine with on-street parking for business patrons, as they are regularly coming and going. However, it is different for residents who are staying, and that is who she is concerned about.

Commissioner **Tony Kalakis** noted that he is for tabling this item, as it needs more research and data. Commissioner **Joey Hansen** also agreed and would vote to table. He believes in less oversight and less regulation. He would like the opportunity for less regulation researched as well. Commissioner **Scott Behunin** is for tabling per regulation and snow removal concerns. He can picture a nightmare that results from cars parked on both sides of the street during a snow storm, which would result in a single lane of travel. Finally, **Turner** is for tabling for more information.

MOTION:

Joey Hansen moved that the that the Planning Commission **table** the issue for further research and discussion.

Kristen Sherlock seconded the motion, which was unanimous.

Vice Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Kristen Sherlock	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Brian Shepard	<input checked="" type="checkbox"/> Aye _____ Nay

Item #2: Farmington City – Applicant is requesting changes to Section 11-3-045: Special Exceptions, to change the requirement for a public hearing in order to allow consideration of a Special Exception by review of the Planning Commission in a public meeting.

City Planner **Shannon Hansell** presented this item. Frequent items the Planning Commission sees are related to driveway width per 11-32-060 A1, and building height as specified in various zoning districts. The special exception chapter requires that all special exceptions shall have public hearings (11-3-045 D2 and D4). In the past nearly 5 years, the Planning Commission has considered 21 applications for special exceptions specifically related to building height and driveway width. Of those applications, nearly every public hearing had zero public comments and every special exception was approved by the Commission.

Public hearings require at least a 10-day notice period where every property owner within 300 feet of the subject property are notified in writing. This notice period often causes delays to projects that are otherwise ready for approval, such as in-progress building permits. Staff is proposing leaving the decision of approval to the Planning Commission, but removing the public hearing. The public hearing aspect is rarely utilized. When the public comments are not related to the following standards, they cannot be considered:

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.*

Vice Chair **Tyler Turner** opened the public hearing at 7:18 PM. No comments were received; closed at 7:18 PM.

Hansen questioned if this was brought up to the Commission per a complaint, and if Staff would bring things before the Commission if it wasn't related to building height or driveway width. **Hansell** said that it under consideration at the request of the commission and the solution is a staff suggestion, as some building permits are delayed per the hearings and notices. This would only affect building height and driveway width exceptions, as they are the most common. Other special exceptions would still require public notice.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend the zone text amendment to 11-3-045, subject to all applicable Farmington City development standards and ordinances.

Finding 1-4:

1. Public hearings for driveway width and building height special exceptions have not been utilized frequently as far back as 2021.
2. Utah's Land Use, Development and Management Act (LUDMA) does not address or include special exceptions, and thus does not require public hearings for such applications.
3. Special exceptions are an administrative decision, meaning that if they follow the ordinance and criteria set forth in 11-3-045 E, approval is necessary.
4. Appeals to Planning Commission decisions may be made according to 11-3-050.

Supplemental Information 1-2:

1. Table demonstrating recent building height and driveway width special exceptions
2. Zone text language

Scott Behunin seconded the motion, which was unanimous.

Vice Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Kristen Sherlock	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Brian Shepard	<input checked="" type="checkbox"/> Aye _____ Nay

OTHER BUSINESS

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

- a. Planning Commission Bylaws
 - **Gibson** presented this item, reflecting language change referring to the ordinance. The ordinance currently states that all special exceptions require a public hearing.
 - The Commission unanimously recommended that the update to the bylaws be forwarded as proposed to the City Council.
 - **Gibson** proposed a regular "summary action" type of agenda item to approve multiple things at once without necessarily needing to discuss each individual item. These would be non-substantive items that don't need heavy discussion for efficiency reasons. The City Council functions this way for non-legislative, administrative items. Commissioners agreed that this sounds reasonable.
- b. City Council Update: **Gibson** said all but one planning items were approved at the last meeting. After substantial discussion, the Council denied the Heritage project's proposed new direction and gave some additional feedback. **Hansell** said the Council also approved the Packer subdivision with no sidewalk as a requirement, opting instead a delayed agreement to collect money in the future should the sidewalk become necessary.
- c. Planning Commission Minutes
 - 11.06.2025 Approval: **Joey Hansen** motioned to approve, seconded by **Klein**, all in favor.
- d. The Planning Commission will meet on December 4, 2025, for the final time this year. **Hansen** has requested that a nice photo be taken of this group.
 - With that, **Gibson** noted that typically at the last meeting, it's tradition to rotate chair/vice chair for the next year. However, it is for the Commission to decide who will take over, vote, etc. That will likely happen at the next meeting.
 - With Sherlock moving into her new City Council position, there will be an opening on the Planning Commission. The City has had four applicants as of this meeting who have applied for a position on the Commission. The City needs at least one full time and one alternate Commissioner. The applicants will interview with Staff and the mayor after the Thanksgiving holiday.
- e. Other

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 7:33 PM.

Vice Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Kristen Sherlock	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Brian Shepard	<input checked="" type="checkbox"/> Aye _____ Nay

Tyler Turner, Vice Chair

The Farmington City Planning Commission meeting schedule for **2026** is listed below.

January 08 & 22

February 05 & 19

March 05 & 19

April 16

May 07 & 21

June 04 & 18

July 16

August 06 & 20

September 03 & 17

October 08 & 22

November 05 & 19

December 10

The meetings will be held at 7:00 p.m. in the City Council Chambers at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Agendas for each meeting will be posted at the City Hall at least 24 hours prior to each meeting.