

FARMINGTON CITY
PLANNING COMMISSION

March 19, 2026

PLANNING COMMISSION MEETING NOTICE AND AGENDA
Thursday March 19, 2026

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session, training and accessory building height discussion 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 PM on the day listed for meeting.

SUBDIVISION AND PROJECT MASTER PLAN APPLICATIONS – *public hearing*

1. IHC Health Services Inc. – Applicant is requesting consideration of a Project Master Plan (PMP), Development Agreement, and Schematic Site Plan Review for a proposed medical clinic at approximately 1280 West Burke Lane.

CONDITIONAL USE APPLICATION – *public hearing*

2. Jaret Scott – Applicant is requesting a Conditional Use Permit for Automotive and Vehicles Sales located at 1262 W 650 W. This use is proposed in the LM&B (Light Manufacturing and Business) zone.

ZONE TEXT AMENDMENTS – *public hearing (x3)*

3. Farmington City – Applicant is requesting consideration of a Zone Text Amendment to multiple Sections of Title 12 – Subdivision Regulations to clarify the process for consideration of additional lots when using TDRs (Transfer of Development Right lots), to clarify when a plat amendment is necessary, and to correct inconsistencies in code.

4. Farmington City – Applicant is requesting consideration of a Zone Text Amendment to Section 11-32-060: Access to Off Street Parking and Loading Spaces to modify surface material and design requirements for driveways.

5. Farmington City – Applicant is requesting consideration of a Zone Text Amendment to Section 11-17-045: Alternative Lot and Setback Standards, and Additional Lots, to provide an incentive-based system for providing moderate income housing, rather than a mandatory requirement to include moderate income housing within this zoning district. This change will bring this district into compliance with requirements found in State code.

SUMMARY ACTION AND OTHER BUSINESS

1. Applications and Approval of Minutes
    a. Planning Commission Minutes 02.19.2026
    b. Chase Freebairn – Applicant is requesting a Preliminary Plat for The Violet which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way in the GMU (General Mixed Use) zone.

2. City Council Reports, Upcoming Items & Trainings.
    a. City Council Reports from March 03, 06, 07 and 12, 2026
    b. 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 March 13, 2026. Carly Rowe, Planning Secretary.

Farmington City
Planning Commission Staff Report
March 19, 2026

Item 1: Project Master Plan, Development Agreement and Concept Site Plan for a Medical Clinic.

Public Hearing:	Yes
Application No.:	26-7
Property Address:	App. 1280 W. Burke Lane
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	8.47 acres
Number of Lots:	1
Property Owner / Applicant:	Intermountain Health

Request: *The applicant is seeking a approval of a PMP which allows for deviations from design standards in the OMU zoning district.*

Background Information

PROJECT MASTER PLAN AND DEVELOPMENT AGREEMENT

The subject property is governed by the OMU zoning district and the Park Lane Commons Project Master Plan which identifies the property as area I allowing a mix of commercial and medical uses (see excerpt 1.1.1.6 from the Park Lane Commons DA below. Both the existing zoning and agreement allow for the development of a medical facility subject to following the design criteria of the mixed use zoning districts found in FMC 11-18.

Existing Project Master Plan:



Allowed Uses Per Existing Development Agreement:

1.1.1.6. Area I (OMU)

- A mixed use commercial area with medical, office, restaurant, medical, elderly care facilities, life skills and addiction recovery facilities, educational & training facilities, motel, assisted living, retail and other uses allowed by the Ordinance.

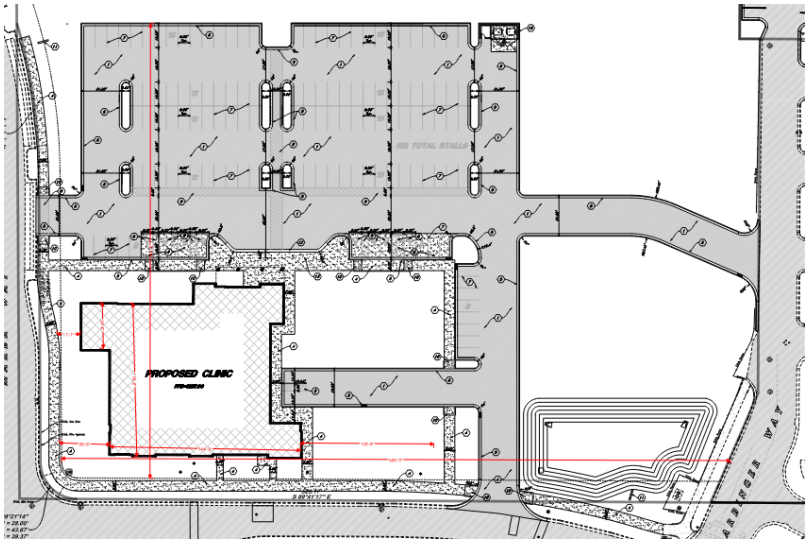
Having established that the proposed use is allowed on this property, the focus of the site specific PMP amendment and Development Agreement is for the consideration of the site layout and building design.

The mixed use zones encompassing Station Park and areas north include strict design criteria for the purpose of allowing "flexibility in design and the uses allowed is provided to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a transit and pedestrian oriented pattern of development."

So while the standards are very specific and strict, Section 140 of the Mixed Use Districts code allows the city to consider deviations from the established standards as a means to consider projects case by case for what is appropriate.

While IH owns more than 8 acres of property, the ordinance allows for the review of only that portion ready for development as a zone lot.

IH has proposed a facility that is sited at the corner of their property/zone lot consistent with the vision and purpose of the mixed use area, but the current design requires a case specific review of the Planning Commission and City Council for the following elements:

- Building Siting
    - 11-18-060: Building Form and Site Envelope Standards requires that a building on a Collector Road such as Burke and Market cover 60%or more of the lot frontage.
        - The proposed building covers only 29% of the frontage along Burke Lane and 35% of the frontage along Maker Way.
        - IH does anticipate a future expansion of the proposed clinic which would bring the frontage total along Burke Lane to 50 % coverage.
        - While the Burke Lane frontage meets the minimum percentage of the building within the Build to Range (RBR) of 75%, the Maker Way Frontage is only 30% within the RBR
        - 

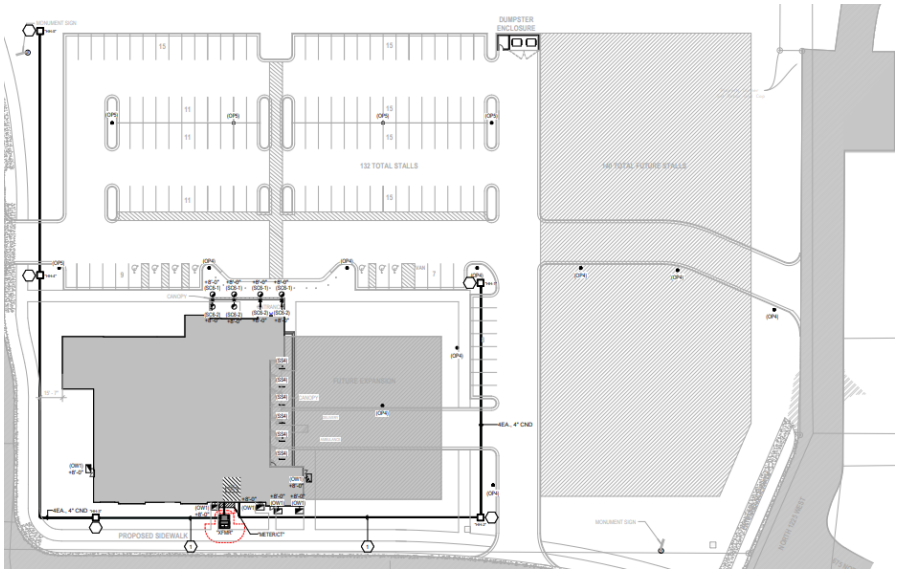
- Architectural Detail
    - 11-18-070 (B)(c)(1) requires among other items that the building have a minimum of 60% of its street facing facades as fenestration (glass) at street level with 30% on upper levels.
        - The south facing façade seen from Burke Lane has 32% fenestration coverage and the west facing façade seen from Maker Way has 50 % coverage.
    - The code also requires that each building with street frontage shall have a primary entrance either facing or clearly visible and accessible from the public street.
        - The main entrance is on the north façade of the building so it is visible from Maker Way and there is a walkway connecting it to the Maker Way sidewalk. The Planning Commission and City Council should decide if this meets the requirement or if they are willing to approve it as designed if it does not.

At this level of review those particular elements are the most notable differences from the code. A development agreement for a Supplemental Project Master Plan has been prepared for the consideration of the Planning Commission and City Council which would allow for the building as designed including the noted deviations.

Staff has included language in the draft agreement to require additional vegetation, specifically trees, along the south façade where there are large segments of the building without fenestration.



Future Expansion Details:



Suggested Motion

Move that the Planning Commission recommend the City Council approve proposed Development Agreement and Project Master Plan for the medical clinic as drafted:

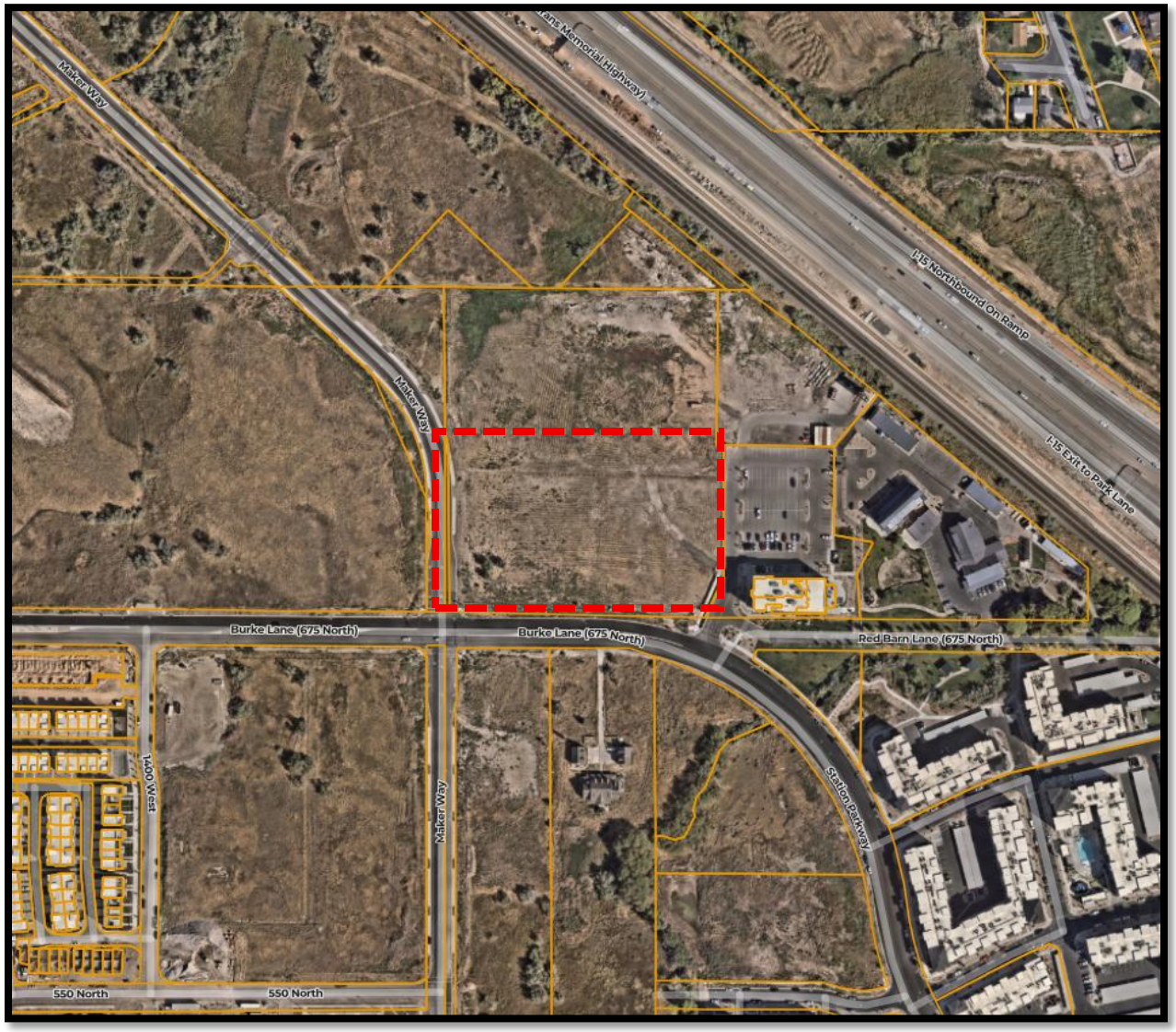
Findings:

1. The proposed use and site plan are consistent with the vision for the area and the direction desired by the existing agreement, the Station Area Master Plan and the General Plan for the City.
2. The long term plan to expand this facility will bring it further into compliance with the strict standards of the ordinance.

Supplemental Information

1. Vicinity Map
2. Supplemental Development Agreement
3. Project Master Plan including: Site Plan, Landscape Plan, Elevations

Vicinity Map



Burke Lane and Maker Way

After recording, please send to:
Farmington City
Attn: City Recorder
160 S. Main Street
Farmington, Utah 84025

DEVELOPMENT AGREEMENT

This Sub-Development Agreement (this "Agreement") is made and entered into as of the Effective Date (defined below), by and between [IHC Health Services Inc] ("Developer"), and Farmington City, a municipality and political subdivision of the State of Utah (the "City"). City and Developer are jointly referred to as the "Parties" and each individually as a "Party."

RECITALS:

A. Developer owns 8.47 acres of land on the northeast corner of Burke Lane and Maker Way identified as parcel ID #08-060-0054. Of this acreage, Developer is developing approximately 4.5 acres of real property more particularly described on Exhibit A attached hereto (the "Property"), which Property is proposed for the construction of a medical facility (the "Facility").

B. By executing the consent and acknowledgment below, Owner agrees that the Property shall receive the entitlements and be subject to the rights, benefits, and obligations set forth in this Agreement.

C. Developer may seek approval for its development of the Property pursuant to Section 11-18-140 of the Farmington City Code, which requires approval of this Agreement together with the Project Master Plan or Development Plan (defined below) for the Property.

E. By this Agreement, the City and Developer confirm the Property's vested entitlements for development of the Project (defined below). The City has determined that entering into this Agreement furthers the purposes Title 10, Chapter 9a of the Utah Code, the Utah Municipal Land Use, Development, and Management Act; the City's General Plan; and the City's land use ordinances. As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project (defined below) in accordance with the terms and provisions of this Agreement and the Development Plan. This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-102(2).

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

1. **Recitals; Definitions.**

1.1. **Recitals**. The Recitals set forth above are incorporated herein by this reference.

1.2. **Defined Terms**. Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized has the meaning given to it by this Agreement. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the exhibits. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

1.2.1. "Agreement" means this Agreement including all of its exhibits.

1.2.2. "Applicable Law" has the meaning set forth in Subsection 15.1.

1.2.3. "City" means the City of Farmington, and includes, unless otherwise provided, any and all of the City's agencies, departments, officials, employees or agents.

1.2.4. "City Code" means the Farmington City Code in effect as of Effective Date.

1.2.5. "City Council" means the city council of the City.

1.2.6. "Development Plan" means the concept development plan for the Property attached hereto as Exhibit B and constitutes the project master plan contemplated by Sections 11-18-080 and 11-18-140 of the City Code and the vested rights of this agreement.

1.2.7. "Effective Date" has the meaning set forth in the Section 2 below.

1.2.8. "Final Plat" means the recordable map or other graphical representation of land prepared in accordance with Utah Code § 10-9a-603, or any successor provision, and approved by the City, effectuating a subdivision of any portion of the Project.

1.2.9. "Future Law" means the laws, ordinances, policies, standards, guidelines, directives, procedures, and processing fee schedules of the City which may be in effect in the future at any time when a Land Use Application is submitted and which may or may not apply to the Project based upon the terms of this Agreement.

1.2.10. "Land Use Application" means an application required by Title 11 of the City Code that is required to develop land and construct improvements thereon.

1.2.11. "Lot(s)" means a tract of land that is created by and shown on a subdivision plat approved by the City and recorded with the Davis County Recorder's Office.

1.2.12. "Open Space" means areas within the Project that include natural areas, landscaping, trails, or other areas of the Property that are not Lots.

1.2.13. "Private Roads" means the private roads located in the Property.

1.2.14. "Private Road Section" means the cross-section depicted on the Development Plan which establishes the dimensions for the Private Roads.

1.2.15. "Project" means the development to be constructed by Developer on the Property and includes, but is not limited to a Medical Facility, Private Roads, and Open Space.

1.2.16. "System Improvement" means an improvement that is designed to serve areas within the community at large and which may serve the Project as a part of the community at large.

1.2.17. "Term" has the meaning set forth in Subsection 15.2 below.

2. **Effective Date**. This Agreement is effective as of [Date] (the "Effective Date").

3. **Vested Rights and Legislative Powers**.

3.1. **Vested Rights**. As of the Effective Date, Developer has the vested right to proceed with the development of the Property in accordance with this Agreement, including the Development Plan, and Applicable Law. Specifically, Developer is vested with the right to:

3.1.1. Develop and construct the Project in accordance with the Development Plan and this agreement.

3.1.2. Develop the Property in accordance to the permitted uses in the Farmington City OMU zone including but not limited to medical facilities.

3.1.3. Connect to existing public roads and infrastructure as depicted on the Development Plan and approved by the City. The Parties specifically intend that this Agreement grants to Developer, and its permitted assigns, "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509. To the maximum extent permissible under the laws of Utah and at equity, the City and Developer intend that this Agreement be construed to grant Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the Effective Date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and are in addition to those rights that exist under statute, common law, and at equity.

3.2. **Applicable Law**. The City's Future Laws with respect to the Project or the Property shall not apply except as follows:

3.2.1. Developer Agreement. Future Laws that Developer agrees in writing to the application thereof to the Project;

3.2.2. Compliance with State and Federal Laws. Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project and do not effect a taking of the right to develop the uses and the densities described in this Agreement;

3.2.3. Safety Code Updates. Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety, or welfare, and that do not require the revision or reconfiguration of the road areas depicted on the Development Plan;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons, and/or entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Land Use Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law; and

3.2.6. Impact Fees. Impact fees or modifications thereto which are lawfully adopted, imposed, and collected on all areas of the City.

4. **Zoning; Connectivity**. Developer shall develop the Property in a manner that is consistent with the uses allowed by this Agreement and conceptually depicted in the Development Plan.

4.1. **Zoning**. The Project will be developed in accordance with (i) this Agreement (ii) the Development Plan, and (iii) the requirements of the Office Mixed Use District (OMU).

4.2. **Layout; Circulation and Connectivity**. Developer is entitled to develop the Project in accordance with the dimensional requirements and development standards allowed by this Agreement and the Development Plan. The City hereby consents to the layout and widths of the Private Roads and Parking Area as generally depicted on the Development Plan. The Private Roads and Parking Area are for the sole use of the owners, guests, invitees, lessees, or permittees of the Medical Facility within the Project. Developer may seek to amend the Development Plan pursuant to Section 11-18-140.H of the City Code.

4.3. **Deviations**. Developer shall be allowed to construct a building and develop the Property with deviations from standards found in applicable code specifically as outlined herein:

4.3.1. Fenestration. Developer shall be allowed to build a building which has less than the required 60% fenestration required by code but a minimum of 30% fenestration on the south façade and 50% fenestration on the west façade at street level shall be required. This reduction shall be permitted for the initial building identified in the Development plan and future additions.

4.3.2. Building Siting. Developer shall be permitted to develop the site in a manner that is consistent with the Development Plan but where the 60% coverage requirement for building siting found in Farmington City Code 11-18-060 is reduced to allow for a minimum coverage of 25% along Burke Lane and 30% along Maker Way.

4.3.3. Primary Entrance. City finds that the Building Entrance as designed meets the requirements of Farmington City Code 11-18-070.

5. **Developer Obligations**.

5.1. **Improvements**.

5.1.1. Private Improvements. Developer shall be responsible for constructing and maintaining all Private Improvements within the Project in accordance with the Development Plan. The Private Improvements including but not limited to Private Roads, Parking Areas, Buildings, Walkways, and Landscaping, will be privately owned and maintained by Developer.

5.1.2. Sidewalks. Developer shall construct and maintain the Burke Lane and Maker Way sidewalk improvements as shown in the Development Plan. Sidewalks shall be 8 feet in width with an 8 foot wide parkstrip separating the sidewalk from the property line or public street curb improvements This 16 foot area shall be subject to public utility easements and public access easement.

5.1.3. Project Improvements. Developer shall be responsible for constructing and installing the culinary water, secondary water, sewer, stormwater management facilities, and storm drain distributions lines within the Project that are necessary to connect to existing public infrastructure (collectively, the "Project Improvements"). The Project Improvements shall be dedicated to the City, local district(s), or service provider(s), as applicable.

5.2. **Landscaping**

5.2.1. Site Landscaping. The site shall be landscaped in accordance with the City's waterwise landscape standards and as generally shown in the Development Plan. Developer shall be required to install and maintain all street trees between the sidewalk and curb as required by Farmington City Ordinance. In addition to street,

landscaping including trees and depicted in the Development Plan shall be installed with the addition of trees between the sidewalk and the building on the south side of the building where there are gaps in fenestration which exceed 10 feet in width.

5.3. **Maintenance.** Developer shall maintain cleanliness of the Property including general upkeep of the building a landscaping. This section shall survive termination of this Agreement.

6. **City's Obligations**.

6.1. **Conditions of Approval**. The City shall (a) promptly review, consider and execute all consents, submittals or other documents as may be required in connection with any Land Use Application, or other required governmental approvals; (b) promptly meet and consider such actions as required by Title 10, Chapter 9a of the Utah Code, the Utah Municipal Land Use, Development, and Management Act, and applicable City ordinances to provide all appropriate consents, approvals, and opinions as requested by Developer from time to time. The City shall cooperate with Developer and contractors working on the Project in their endeavors to obtain any other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Property or portions thereof (such as, by way of example, public utilities or utility districts or agencies) and, at the request of Developer, in the execution of such permit applications and agreements as may be required to be entered into with such other agencies, which request shall not be unreasonably denied.

6.2. **Dedication of Right of Way or Easements**. Developer shall be required to dedicate property and the City shall accept Developer's dedication of any right-of-way to ensure the property line goes to the back of curb for existing street improvements. Developer shall also be required to dedicate Public Utility and Access Easements related to Burke Lane or Maker Way for the purpose of facilitating space for utilities needed to service the Property and nearby properties as well as grant permission for the use of sidewalk adjacent to the street improvements as shown in the included Development Plan, so long as it is constructed to the City's standards and specifications. Acceptance of dedication associated with this development shall conform to all standard City practices, including applicable warranty periods and bond retention.

6.3. **System Improvements**. The City shall not require Developer to construct or upsize any System Improvement, unless the City and Developer execute a reimbursement agreement on terms acceptable to Developer.

7. **Future Approvals.** Developer is required to submit Land Use Applications through the regular land development process and such Land Use Applications shall be reviewed by the City's staff. The City's staff shall approve a Land Use Application if the Land Use Applications complies with this Agreement and the applicable provisions of the City Code. All future Land Use Application approvals will be reviewed in accordance with the vested rights referenced in Section 3.1 of the Agreement.

8. **Wetlands**. Developer shall preserve and not develop upon any wetlands within the Project unless any such development complies with the wetland requirements of the U.S. Army Corps of Engineers or other applicable governmental agency.

9. **Assignment.** Notwithstanding anything to the contrary in this Agreement, the rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer without the consent of the City, where such assignment is to an affiliate, or to an entity controlled or owned by Developer. All other assignments shall require the consent of the City as provided herein.

9.1. **Notice**. Developer shall give notice in accordance with Section 13 of this Agreement to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section 10. Such notice shall include providing the City with all necessary contact information for the proposed assignee.

9.2. **Partial Assignment**. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

9.3. **Grounds for Denying Assignment**. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

9.4. **Assignee Bound by this Agreement**. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

10. **Integration.** This Development Agreement, along with the Master Development Agreement, contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature between the Parties and may only be modified by a subsequent writing duly executed by the Parties hereto.

11. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

12. **Legal Rights.** The Developer is represented by counsel and has had an opportunity to receive advice from counsel on this matter. The Developer agrees that any obligation entered into

in this Development Agreement that may be construed as a restriction of the Developer's rights under clearly established state law, then its inclusion in this written agreement constitutes adequate disclosure under section 10-9a-532(2)(c)(i) of the Utah Code. The Developer agrees that it will not attempt to void any obligation identified in this Development Agreement under section 10-9a-532(2)(c)(ii), and agrees to waive any objection to a condition of this Development Agreement pursuant to that subsection of Utah law.

13. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be (a) served personally upon the party for whom intended, (b) sent by nationally recognized express delivery service, or (c) or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below. Additionally, any such notices, requests and demands may be sent by electronic mail, so long as such notice is also delivered by one of the methods describe above.

To Developer:
IHC Health Services Inc.
CONTACT INFO:

and

To the City:
Farmington City
Attn: City Attorney
160 S. Main Street
Farmington, Utah 84025
Email: proberts@farmington.utah.gov

With a copy to:
Farmington City Manager
160 S. Main Street
Farmington, Utah 84025
Email:bmellor@farmington.utah.gov

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

14. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. Any amendment must be recorded in the Davis County Recorder's Office to be effective.

15. **General Terms and Conditions.**

15.1. **Applicable Law**. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the rules, regulations, official policies, standards, and specifications applicable to the development of the Project in effect on the Effective Date (the "Applicable Law"), including the applicable City Code, resolutions, state law, and federal law.

15.2. **Termination of Agreement**. The term of this Agreement shall commence on the Effective Date of this Agreement and shall continue in full force and effect until the earlier of the following events: (i) certificates of occupancy have been issued for all Dwelling Units to be constructed in the Project, or (ii) ten (10) years from the date on which this Agreement is recorded with the Davis County Recorder's Office; provided, however, that if Developer is not in breach of any material provisions of this Agreement when said 10-year period expires, and any portions of the Project have not been completely built-out, then this Agreement shall automatically be extended for an additional period of five (5) years (as applicable, the "Term").

15.3. **Run with the Land**. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights, and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. Nothing in this Agreement shall apply to residents or property owners who purchase or occupy developed Lots or Dwelling Units within the Project, it being the intent of this Agreement that it governs the development of the Project, not the use by subsequent owners or residents.

15.4. **Default & Remedies**. If either Developer or the City fails to perform their respective obligations under the terms of this Agreement (as applicable, the "Defaulting Party"), the non-defaulting party shall provide written notice to the Defaulting Party specifically identifying the claimed event of default and the applicable provisions of this Agreement claimed to be in default. The Defaulting Party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The Parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the Parties shall have the rights and remedies available at law and in equity, including injunctive relief or specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. If the City elects to consider terminating this Agreement due to an uncured default by Developer, then the City shall give to Developer written notice of the City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to, or at the time of, said public meeting. If the City's legislative body determines that a material uncured Default has occurred and is continuing, the City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

15.5. **Non-liability of City Officials or Employees**. No officer, representative, agent, or employee of the City shall be personally liable to Developer or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount which may become due, Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

15.6. **Referendum or Challenge**. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements and a rezone of the Property. If a referendum or challenge relates to the City Council's approval of this Agreement and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code Ann. § 20A-7-601, then Developer may deliver a notice of rescission to the City to terminate this Agreement. Upon Developer's delivery of a notice of rescission pursuant to this Subsection 15.6, this Agreement shall automatically terminate whereupon the Parties shall have no further rights or obligations under this Agreement. If the referendum or a legal challenge is successful in overturning the approval of this Agreement, then either party may terminate this Agreement by delivery of notice of recission, whereupon this Agreement shall automatically terminate, and the Parties shall have no further rights or obligations under this Agreement.

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

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

15.9. **Performance**. Each Party, person, and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt, or inconvenience any other Party, person, and/or entity governed by this Agreement, the development of any portion of the Property, or the issuance of final plats, certificates of occupancy, or other approvals associated therewith. This section shall not be construed to require a Party or its representatives to provide an approval contrary to Applicable Law, regulations, or this Agreement.

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

15.11. **Third Party Rights**. The Parties to this Agreement are Developer and the City. There are no intended third-party beneficiaries of this Agreement. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property.

15.12. **Further Documentation**. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering, and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

15.13. **Force Majeure**. Any prevention, delay, or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars or civil commotions; pandemics; fires or other casualties; or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay, or stoppage.

15.14. **Relationship of Parties**. This Agreement does not create any joint venture, partnership, undertaking, business arrangement, or fiduciary relationship between the City and Developer.

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

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

DEVELOPER:

[IHC Health Services Inc.]

By: _____
Name:
Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2026, personally appeared before me _____, the Manager of [IHC Health Services Inc.], a Utah limited liability company**,** whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

FARMINGTON CITY

By: _____
Name: _____
Its: _____

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2026, personally appeared before me _____, the authorized signer of Farmington City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Farmington City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul Roberts
City Attorney

EXHIBIT A

Description of the Property

Davis County Parcel ID # 08-060-0054

Legal Description:

A PART OF THE SE 1/4 OF SEC 14-T3N-R1W, SLB&M; BEG AT A PT 468.46 FT S 00^00'21" E ALG THE SEC LINE & 822.58 FT N 89^56'57" W FR THE E 1/4 COR OF SD SEC 14; & RUN TH S 00^19'24" W 316.90 FT; TH S 89^41'17" E 15.50 FT TO THE NW COR OF CONDO PLAT OF ARBINGER RECORDED 01/26/2021 AS E# 3340631; TH TWO (2) COURSES ALG THE W BNDRY OF SD CONDO PLAT AS FOLLOWS: (1) S 00^18'43" W 267.72 FT; & (2) S 23^29'51" W 89.86 FT TO THE N R/W LINE OF BURKE LANE; TH N 89^41'17" W 523.17 FT ALG SD R/W LINE; TH N 00^20'03" W 667.37 FT; TH S 89^40'36" E 550.64 FT TO THE POB.

CONT. 8.468 ACRES

Visual:



EXHIBIT B

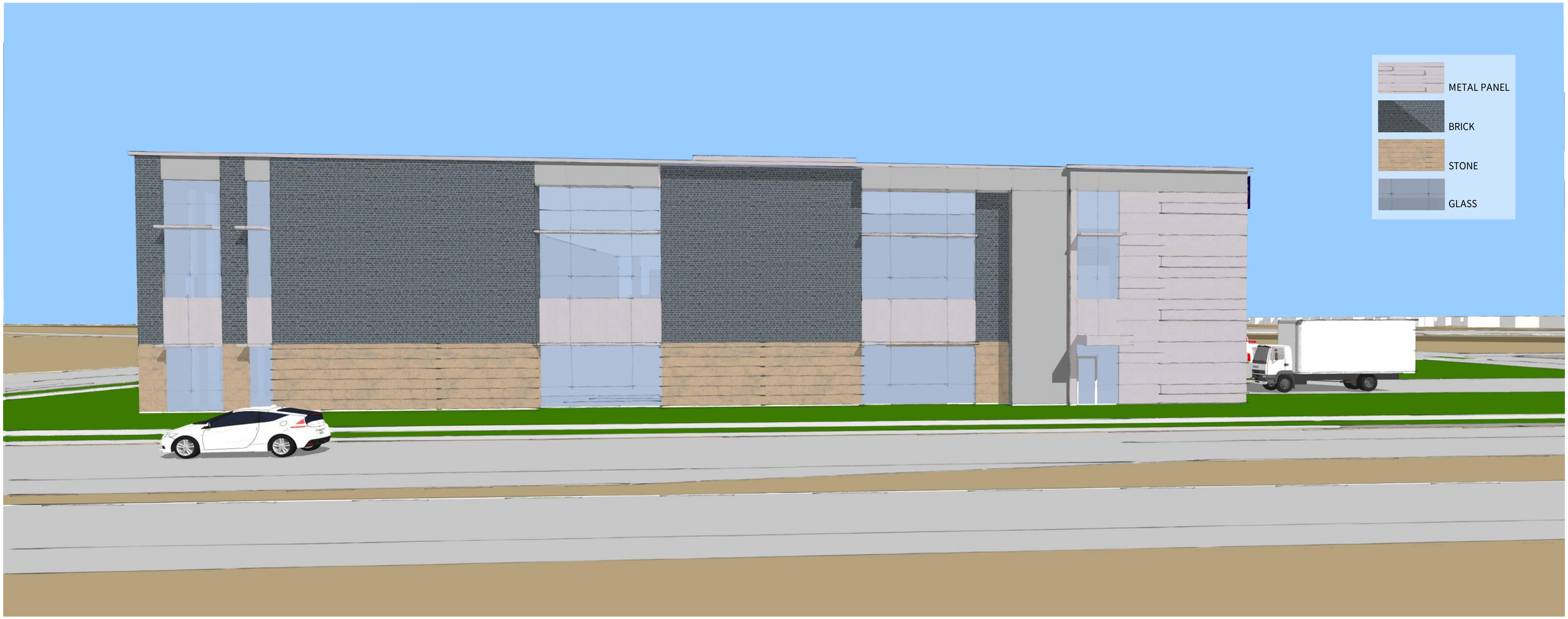
Development Plan


Intermountain Health
METAL PANEL
BRICK
STONE
GLASS


METAL PANEL
BRICK
STONE
GLASS


METAL PANEL
BRICK
STONE
GLASS
AMBULANCIA


Intermountain Health
METAL PANEL
BRICK
STONE
GLASS


METAL PANEL
BRICK
STONE
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Intermountain Health
METAL PANEL
BRICK
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GLASS


METAL PANEL
BRICK
STONE
GLASS


Intermountain Health
METAL PANEL
BRICK
STONE
GLASS

POTENTIAL DEVELOPMENT AREA

MAKER WAY

FARMINGTON CLINIC

BURKE LANE

NORTH 1225 WEST

675 NORTH

INTERMOUNTAIN FARMINGTON CLINIC

FARMINGTON, UT

SCHEMATIC DESIGN

LANDSCAPE PLAN

L-L101

10/2/2025 11:59:55 AM

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 25270.00
CLIENT NUMBER: 10020544
DATE: MARCH 4, 2026

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design

1058 east 2100 south
Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3046
www.arcsitiodesign.com

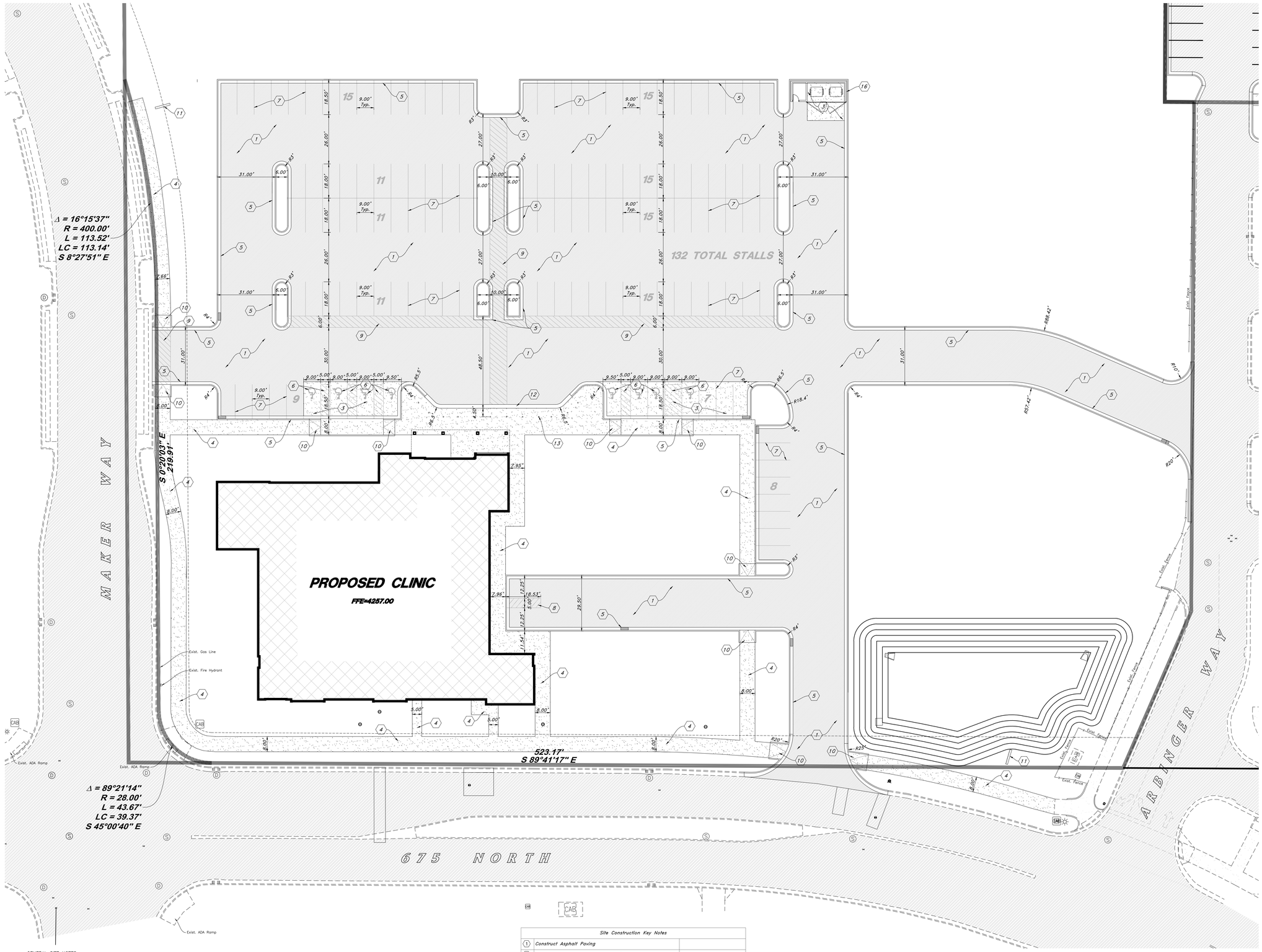
NORTH

0 8 16 32

SCALE: 1/16" = 1'-0"

REV	DATE	DESCRIPTION

File : E:\25084_IH Farmington Clinic\Cadd\L-Landscape.dwg Mar 04, 2026 - 3:54pm



Scale: 1" = 20'

Graphic Scale

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	W
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	- x - x -
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finished Floor	FF
Top of Curb	TC
Top of Wall	TW
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finished Grade	FG
Fire Department Connection	FDC
Finished Contour	90
Exist. Contour	90
Finished Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Spill Curb & Gutter	
Demo Tree	

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Site Construction Key Notes

1	Construct Asphalt Paving	
2	Construct Concrete Pavement, T=4"	
3	Construct Concrete Pavement, T=6"	
4	Construct Sidewalk	
5	Construct Curb & Gutter	
6	Construct ADA Striping	
7	Construct Striping	
8	Construct "No Parking" Striping	
9	Construct Crosswalk Striping	
10	Construct ADA Ramp	
11	Construct Monument Sign	See Arch. Plans
12	Construct Zero Faced Curb	
15	Construct Bollards, Typical (12)	See Arch. Plans
16	Dumpster Enclosure	See Arch. Plans

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20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 22310.00
CLIENT NUMBER: 00000
DATE: 2024 01 17

GREAT BASIN ENGINEERING
5746 South 1475 East - Suite 200
Ogden, Utah 84403 - 801.394.4515
Fax 801.394.7538
www.greatbasinengineering.com

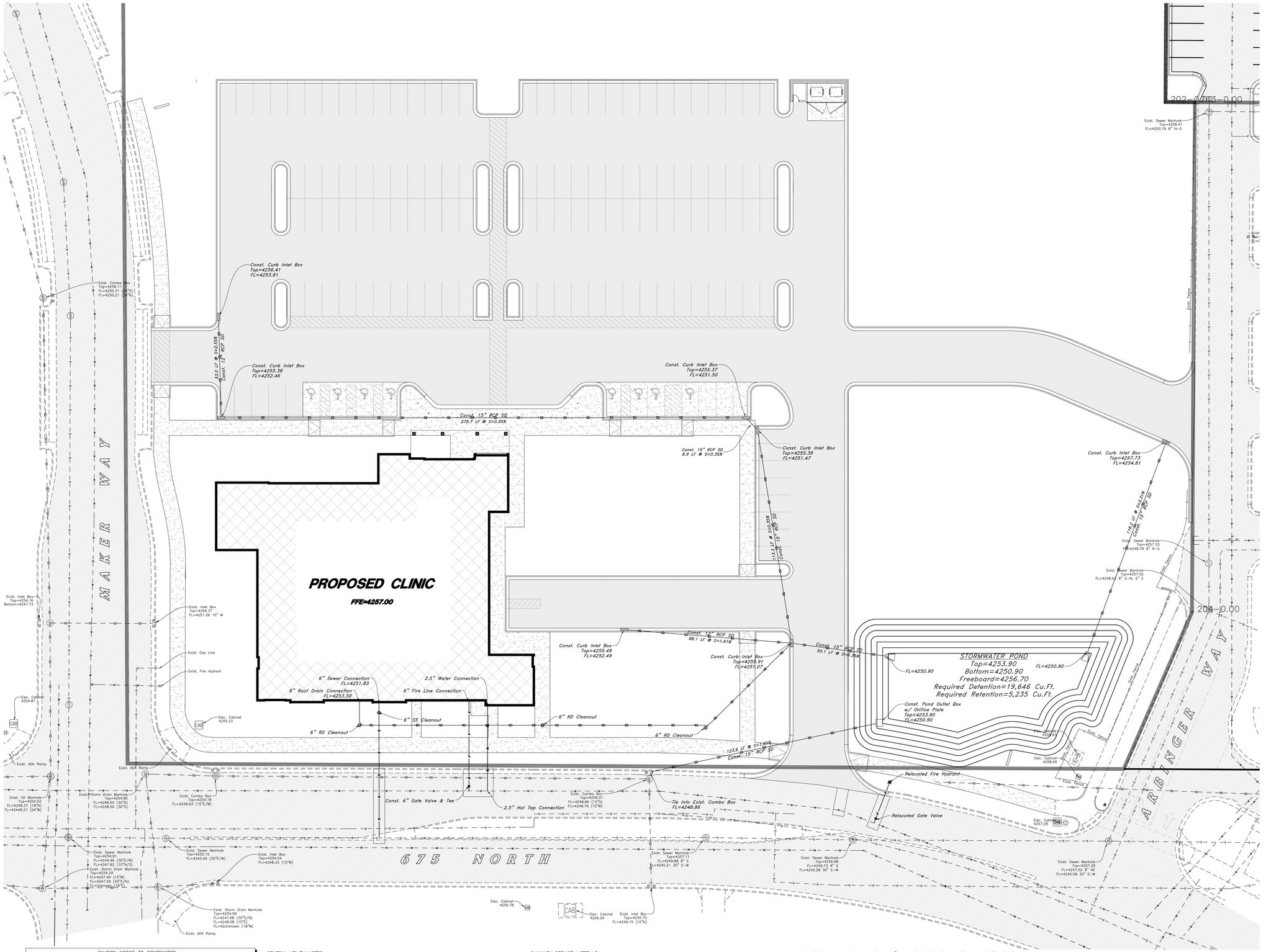
REV	DATE	DESCRIPTION

INTERMOUNTAIN FARMINGTON CLINIC

679 NORTH ARBINGER WAY
FARMINGTON, UTAH
PRELIMINARY PERMIT SET

SITE PLAN

CS100



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	D
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	- x - x -
Flowline of ditch	
Overhead Power line	- OHP -
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finished Floor	FF
Top of Curb	TC
Top of Wall	TW
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finished Grade	FG
Fire Department Connection	FDC
Finished Contour	90
Exist. Contour	90
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Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Spill Curb & Gutter	
Demo Tree	

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 340B).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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SALT LAKE CITY, UT 84102
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ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 22310.00
CLIENT NUMBER: 00000
DATE: 2024 01 17

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5746 South 1475 East | Ogden, Utah 84403
(O) 801.394.4515 | (F) 801.394.4516
Civil | Water | Sewer | Fax 801.394.4516
www.greatbasinengineering.com

REV	DATE	DESCRIPTION

INTERMOUNTAIN FARMINGTON CLINIC

679 NORTH ARBINGER WAY
FARMINGTON, UTAH
PRELIMINARY PERMIT SET

UTILITY PLAN

CU300

Farmington City
Planning Commission Staff Report
March 19, 2026

Item 2: Conditional Use – Vehicle Sales

Public Hearing:	Yes
Application No.:	26-03
Property Address:	1262 South 650 West
General Plan Designation:	M/LI (Light Manufacturing/Light Industrial)
Zoning Designation:	LM&B (Light Manufacturing and Business)
Area:	0.2 ac
Property Owner:	Association of Unit Owners of Farmington Bay Warehouse Condominiums
Applicant:	Mike King and Jared Scott

Request*: The applicants are seeking approval for a conditional use to operate an appointment-only vehicle sales business as part of an existing commercial business in the LM&B zone.*

Background Information

The requested conditional use would be accessory to an already operating commercial business at this location. The primary purpose of the use on-site is to store vehicles for sale. Sales are to take place online and by appointment, leaving the existing parking spaces available for customer access and circulation. The vehicle sales area would be fenced and not intended as a display lot. Unless otherwise stated herein, the use should comply with all requirements of the LM&B zone (FMC 11-26), including opaque fencing to screen the storage area. The following is a statement from the applicant regarding the intended purpose:

I am requesting approval to operate a small, appointment-only motor vehicle sales business within an existing LM&B-zoned commercial unit.
This business will operate at a very low level of activity and is not intended to function as a traditional auto dealership or retail car lot. The proposed use is designed to minimize traffic, visual impact, and disruption to surrounding businesses while remaining compatible with the intent of the LM&B zoning district. All cars will be parked behind a pre-existing fence.

Standards for conditional uses are outlined in 11-8-050, which reads as follows:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;

B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;

C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;

D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and

F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, 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. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
2. If it will unreasonably interfere with the lawful use of surrounding property; or
3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

Suggested Motion

Move that the Planning Commission approve the conditional use for vehicle sales at the subject location, subject to all applicable Farmington City development standards and ordinances, and the condition that an updated property owner affidavit be submitted representing the HOA ownership and application awareness prior to business license approval.

Findings:

1. The project is located on a parcel of sufficient size to accommodate the use.
2. The proposal as shown complies with all requirements of Conditional Use standards (11-8-050).

Supplemental Information

1. Site plan with notes from applicant
2. Vicinity Map





FARMINGTON
1847
MORE TIME FOR LIVING

VICINITY MAP

Vehicle Sales Conditional Use

Date: 1/11/2024

0 75 150 225 300
Feet
Meters
0 10 20 30 40

N
W FC E
S

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.

Farmington City
Planning Commission Staff Report
March 19, 2026

Item 3: Zone Text Amendment – Clarifications within the Subdivision Ordinance

Public Hearing: Yes
Application No.: 26-8
Applicant: Farmington City - Staff

Request*: City staff is looking to resolve inconsistencies within the city code and to clarify the existing subdivision process for certain application types.*

Background Information

In working with different property owners recently, there has some confusion as to whether or not a subdivision plat is required with a lot split. To remove any uncertainty, staff is proposing amending the text of the Subdivision Ordinance to ensure the process is clear and correct. While looking through the code, a few inconsistencies have been addressed as well.

Suggested Motion

Move that the Planning Commission recommend approval of the included zone text amendment.

Findings:

1. The proposed text changes would clarify when a plat amendment is necessary, what type of subdivision a TDR falls under, and cleans up inconsistencies with other sections of city code.

Supplemental Information

1. Enabling Ordinance with Proposed Text Change

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 12, SUBDIVISIONS TO CORRECT INCONSISTANCIES AND PROVIDE CLARIFICATION TO THE CODE. (26-4)

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 reviewed the proposed amendments and deems them 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 7th day of April, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A:

11-30-060 (G)(5) and 11-32-060 (A)(4)
Section 11-32-060 (A)(4) is the general requirement for all driveways which simply states *'Driveways shall not exceed a slope of fourteen percent (14%).'*

Section 11-30-060 (G)(5) which applies to foothill development gives further reasoning behind the requirement. It states *'Points of access shall be provided to all developed and nondeveloped areas for emergency firefighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street.'*

12-1-040: DEFINITIONS:
CONVENTIONAL SUBDIVISION: Any exclusively residential subdivision of property for single family, two-family, or townhome development which meets all development standards adopted by ordinances and all minimum lot size and frontage requirements identified by the applicable zoning district. Subdivisions which include variation in lot sizes but which follow established standards and do not increase density. Subdivisions which meet moderate income housing requirements for additional lots by setting aside units for moderate income housing via deed restriction also qualify as conventional subdivisions.
NON-CONVENTIONAL SUBDIVISION: Any subdivision which is not a conventional subdivision, including but not limited to one or more of the following processes or considerations:

A. Planned Unit Development (PUD);
B. Conservation Subdivision:
C. Subdivisions which deviates from development standards for public improvements;
D. Subdivisions seeking ~~moderate income housing~~ bonus density or additional lots through means other than setting aside units for moderate income housing via deed restriction. Seeking additional lots in exchange for a TDR where permitted is an example of a non-conventional subdivision;
E. Subdivisions which includes commercial, industrial, or multifamily development;
F. Any subdivision requiring a project master plan (PMP) or similar approval memorialized by a development agreement.

12-5-030: LOTS:
J. Flag Lots: Flag lots may be approved by the planning commission and the city council and are prohibited except to reasonably utilize an irregularly shaped parcel, to reasonably utilize land with severe topography, to provide for the protection of significant natural or environmentally sensitive areas, or to allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

1. General Requirements: The creation of a flag lot is a subdivision, therefore all applicable subdivision ordinances, standards and regulations apply. Flag lots are for single-family residential dwellings only and are prohibited if the proposed flag lot will increase the number of access points onto a major thoroughfare.
2. Design Requirements: The design requirements for a flag lot are as follows:
   a. A flag lot shall be comprised of a stem portion and a flag portion.

b. The stem portion must be contiguous to a dedicated public street.

c. All buildings can be placed on the flag portion only.

d. The front yard shall be considered one of the two (2) sides of the flag portion that adjoins the stem and all buildings must face the front yard.

e. A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located. This includes setbacks, building height, accessory buildings, minimum lot size, etc.

f. Minimum lot size calculations exclude the stem and only take the flag portion of the lot into consideration.

g. The stem shall be at least twenty eight feet (28') wide and no longer than one hundred fifty feet (150') long.

h. The stem shall service one lot only.

i. No more than two (2) flag lots shall be allowed in a subdivision.

j. For back to back flag lots, a reduction of each stem to twenty feet (20') wide is permitted where the stems abut one another.

k. The access drive shall be at least twenty feet (20') wide and no greater than a ~~fifteen~~ fourteen percent (14~~5~~%) grade. The drive shall be paved with a hard surface, such as asphalt or concrete, and conform to all applicable fire code regulations, including access to fire hydrants, emergency access and turnarounds.

l. The access drive must have a minimum of four feet (4') wide landscaped yard along both sides.

m. All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the city.

12-7-010: PURPOSE:

This chapter is intended to outline the process by which the consolidation of lots or adjustments of boundaries between lots within the city is permitted. This chapter also clarifies when a Plat Amendment is necessary.

12-7-020: WHEN PERMITTED:

A. Lot Consolidation: Two (2) abutting lots located within the same platted subdivision may be consolidated into a single lot if they share a common boundary and a common owner. Likewise, two (2) abutting metes and bounds parcels may be consolidated into a single lot if they share a common boundary and a common owner. The zoning administrator shall act as the Land Use Authority when considering a Lot Consolidation.

B. Boundary Adjustment: Two (2) abutting lots or parcels within the city may have their boundary adjusted if they share a common boundary and consent of both property owners is established by the applicant. The zoning administrator shall act as the Land Use Authority when considering a Boundary Adjustment. As it relates to platted lots, this process does not modify the recorded boundary as it relates to a building permit.

C. Plat Amendment: The subdivision of 1 or more lots in a platted subdivision or ~~T~~the shared common boundary between two (2) or more abutting lots on one or more recorded plats may be adjusted on the records of the county.

Land use approvals established in section 12-7-090 are required for all plat amendments. A Plat amendment may involve lots in adjacent subdivisions, or parcels outside of a platted subdivision as part of the amendment.

12-7-030: PROPERTY BOUNDARY UNAFFECTED:

A. Unless otherwise provided by Utah or Davis County law, lot consolidation and boundary adjustments under this chapter that are made to platted lots shall not have the effect of adjusting any property boundary in the records of the county.

B. The application shall provide a notice to an applicant that property boundaries for platted lots are not affected by lot consolidation or boundary adjustments, which may impact the owner's ability to construct improvements on the adjusted lots.

12-3-080: SUBDIVISIONS BY METES AND BOUNDS:

A. Purpose: The intent of this section is to allow the division of ~~lots~~ property located in agricultural and residential zones into two (2) lots through the recording of approved deeds in restricted situations rather than requiring the recording of a subdivision plat.

B. Metes And Bounds Subdivisions; When Permitted: An owner or developer of property consisting of a single parcel of land of record ~~or lot~~ located within any ~~zone~~agricultural or residential zone may subdivide th~~at~~ parcel of land ~~or lot~~ into not more than two (2) lots for residential dwellings or accessory buildings related to the primary use by recording deeds containing metes and bounds descriptions of the lots without the necessity of recording a plat; provided, that:

1. The area to be divided is immediately adjacent to existing streets and utilities and does not involve the extension of any such streets or utilities;

2. The area to be divided is not traversed by the mapped lines of a proposed street as shown in the comprehensive general plan and does not require the dedication of any land for street or other public purposes;

3. The proposed lots conform to the city's zoning regulations and comprehensive general plan for the area;

4. No remnant parcels are created which, due to size, configuration or location, cannot be developed under the provisions of the Farmington City zoning ordinance;

5. No land immediately adjacent to the parcel of land or lot has been divided by the recording of metes and bounds deeds within five (5) years of the date of the application; and

6. The division of the property is approved by the city as set forth in this chapter.

C. Application: An owner or subdivider wishing to divide a single parcel of land of record~~or lot~~ within an agricultural or residential zone within the city into not more than two (2) lots shall submit an application to the city planner on a form approved by the city. The application shall detail the proposed boundaries of the property to be divided with a legal description prepared by a licensed surveyor. The application shall also be accompanied by any necessary plans for the installation of required public improvements and accompanying bond agreements. At the time the application is submitted, the applicant shall also pay the required application fee, as set forth in the city's consolidated fee schedule.

D. City Planner Review: The city planner shall review the application with applicable city departments to assure compliance with city ordinances and shall determine if the application should be submitted to the providers of any utility service for comment.

E. Requirements:

1. Improvements: As a condition of approval of a metes and bounds subdivision, the applicant may be required to install or provide the following improvements, unless specifically waived in writing by the city engineer:

a. Boundary monuments, established in accordance with standards set forth by the Davis County surveyor and Utah Code Annotated title 17, chapter 23;

b. Curb and gutter;

c. Sidewalk;

d. Asphalt or concrete paving of rights of way;

e. Appropriate storm drainage facilities; and

f. Public utility easements.

2. Installation: All required public improvements shall be installed in accordance with the provisions of chapter 8 of this title and the city construction standards and specifications.

3. Security: The installation of any required public improvements shall be secured as provided in section 12-6-160 Chapter 6 of this title.

F. Statement Of Approval: Upon approval of an application under this chapter and the performance of all required conditions by the applicant, the applicant shall submit to the city such proposed deeds as the applicant intends to record to accomplish the division of the property provided for under this chapter, along with one reproducible copy and two (2) prints of the record of survey map filed in accordance with Utah Code Annotated title 17, chapter 23. The city shall review such deeds to assure that they conform to the representations made in the application. Upon approval, the city planner shall sign a statement to be attached to the deeds reflecting the city's approval of the division of the property into two (2) lots.

G. DADU Parcel - An existing lot which described by Metes and Bounds which is not part of a platted subdivision may be subdivided by metes and bounds for the purpose of creating a DADU parcel as defined in Section 11-2-020 . The Planning Commission shall act as the land use authority when considering subdivision of a parcel by metes and bounds for the creation of a DADU Parcel.

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~~ Chatper 10-20~~-~~ Part 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 Staff Report
March 19, 2026

Item 4: Zone Text Amendment – Driveway Surface Requirements

Public Hearing: Yes
Application No.: 26-5
Applicant: Farmington City Staff

Request*: City staff is recommending a zone text amendment to regulate driveway surfaces in order to prevent tracking of dirt into streets.*

Background Information

In the case of single-family residential development, Farmington City has not had a specific requirement for what material is used for a driveway. Typically, concrete is used, sometimes asphalt, but on occasion particularly when used as an additional driveway or access to agricultural buildings road base or gravel is used. Staff has also run into situations where with the construction of a new home the building is ready for occupancy but the driveway pour is a-ways out.

In all instances, staff believes that use of a variety of materials has a place, but wants to ensure that we have the means to enforce installation or upkeep of materials that will not cause vehicles to track mud and dirt into city streets. In addition to the annoyance and visual impact of a dirty street, materials eventually get washed into the storm drain system and cause additional problems and/or maintenance.

Suggested Motion
Move that the Planning Commission recommend approval of the included zone text amendment.

Findings:

1. The proposed text amendment will help to keep the city's streets and storm drain system clean and in better operating condition.

Supplemental Information

1. Enabling Ordinance with proposed zone text language

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING SECTION 11-32-060, ACCESS TO OFF STREET PARKING AND LOADING SPACES, OF TITLE 11, ZONING REGULATIONS TO ESTABLISH STANDARDS FOR CONSTRUCTION AND MAINTAINENCE OF DRIVEWAYS. (26-6)

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 reviewed the proposed change to the text of the City's ordinances 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 7th day of April, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A:

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

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

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

2. Not more than one driveway for each separate street frontage shall be permitted on lots occupied by a one-family or two-family dwelling, except under the following circumstances:

a. On lots with at least the minimum width required in the zone, one additional driveway may be permitted providing that the sum of the width of both driveways does not exceed the maximum widths specified in subsection A1 of this section;

b. For lots having at least fifty feet (50') of width in excess of the minimum required width, one additional driveway, not exceeding sixteen feet (16') in width, may be permitted.

3. A maximum of one driveway for each one hundred feet (100') of public street frontage shall be allowed for commercial and industrial uses. Said driveways shall be not more than thirty six feet (36') in width. Minimum widths of driveways shall be not less than sixteen feet (16') for one-way traffic or twenty four feet (24') for two-way traffic. Planter strips designed to separate one-way entering and exiting traffic, which are not less than four feet (4') or more than twelve feet (12') in width, shall not be included in computing the total width of driveways and do not constitute a separation of driveways as regulated by subsection B of this section.

4. Driveways shall not exceed a slope of fourteen percent (14%).

5. Driveways shall be constructed using pavement, concrete, pavers, or be built and maintained using a material which will prevents the tracking of silts and other potential pollutants into the street and/or stormwater conveyance system.

6. Driveways shall be designed so as not to convey storm water runoff directly onto adjacent properties.

7~~5~~. Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

B. Driveway Spacing:

1. Individual driveways or circular driveways on residential lots shall be spaced not less than forty feet (40') apart on the same lot and shall be not less than six feet (6') from side property lines unless otherwise approved by the zoning administrator.

2. Individual driveways on commercial or industrial developments shall be spaced not less than forty feet (40') apart on the same lot and shall be not less than fifteen feet (15') from side property lines except under the following circumstances:

a. A common driveway serves adjacent land uses;

b. Driveways cannot meet separation standards due to narrow lot frontage;

c. Driveways cannot meet separation standards due to location of existing driveways on adjacent lots; or

d. A professional traffic engineer, after preparing a traffic study, recommends that driveways be located closer to interior lot lines in order to maintain a safe distance from street intersections.

C. Distance From Intersections: No residential driveway shall be located closer than thirty feet (30') to the intersection of two (2) streets. This measurement shall be made from the intersection of the right of way lines of such streets. For commercial uses, industrial uses and apartments with seventeen (17) or more parking spaces, the driveway shall be no closer than forty feet (40') to the intersection of two (2) streets.

Farmington City
Planning Commission Staff Report
March 19, 2026

Item 5: Zone Text Amendment – OTR Lot Size Flexibility and Additional Lot Incentives.

Public Hearing: Yes
Application No.: 26-5
Applicant: Farmington City Staff

Request*: City staff is recommending a zone text amendment to the OTR zoning district to ensure moderate income housing is properly incentivized.*

Background Information

Currently properties in the city's residential and agricultural zoning districts allow for flexibility in lot size as it relates to single family lots and development. This allows for development to keep a density proven through use of a yield plan while offering some flexibility in lot size.

The OTR district covers the oldest developed portions of the city. It is the location where due to over 170 years of construction and development the most flexibility is needed. To some extent the OTR district allows for this when considering how to place buildings on a lot, it does not however allow for flexibility granted to other residential areas noted above.

As currently codified, the OTR zone only allows for flexibility in lot size of a benefit such as moderate-income housing is provided. While there is currently some open-ended language granting legislative authority to offer additional lots if a developer provides a public benefit, the proposed language outlines a clear incentive for a developer who provides moderate income housing or open space by permitting smaller lots.

Suggested Motion
Move that the Planning Commission recommend approval of the zone text amendment as included with this report.

Findings:

1. The amendment creates parity in the OTR district with other residential zones.
2. The amendment brings the city's codes into compliance with requirements from the State of Utah that moderate income housing be incentivized, not mandatory.

Supplemental Information

1. Enabling Ordinance with proposed zone text language

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 -

AN ORDINANCE AMENDING SECTION 11-17-045: ALTERNATIVE LOT AND SETBACK STANDARDS, AND ADDITIONAL LOTS, OF TITLE 11, PLANNING AND ZONING TO OFFER FLEXIBILITY IN LOT SIZES AND TO CREATE AN INCENTIVE FOR MODERATE INCOME HOUSING. (26-5)

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 reviewed the proposed amendment 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 7th day of April, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A:

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

A. Alternative Standards: Following the subdivision yield plan defined in Chapter 11-2 and using the minimum standards of subsection 11-17-040A to establish a maximum number of lots, a subdivider may alter the lot area, and width~~, and side and side corner setbacks of lots for main buildings within a subdivision using standards for the LR zone delineated in subsection 11-12-090, if the subdivider, at the sole discretion of, and by agreement with the City, implements one of the following public benefits:~~ where no lot is smaller than 5,500 sq. ft. in size or 50 feet in width.

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

1. Alternatives:

a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

(1) Additional lots are those the city approves in exchange for a TDR as set forth in section 11-28-240 of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections 11-12-070A. and B. of this title. A subdivision which includes additional lots approved in exchange for a TDR may include lots as small as 5,500 sq. ft. in size and 50 feet in width.

(2) Additional lots under this section may also be available for subdivisions consisting of ten (10) acres or more, or for subdivisions located in the conservation subdivision overlay zone as set forth in Chapter 12 of the Title "Conservation Subdivision (CS) Overlay Zone And Development Standards"; or

b. Moderate Income Housing: The City may approve a smaller lot size which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing. A subdivision approved using this provision may include lots as small as 5,500 sq. ft. in size and 50 feet in width

(1) Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

(a) A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;

(b) Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or

(c) Some other public benefit; or

(d) A combination of (a), (b), and/or (c) above.

~~1. Provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision (or an alternative proposal acceptable to the City if the subdivision is less than 10 lots) for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household, or pays a fee in lieu thereof for moderate income housing determined in consideration of factors set forth in Chapter 11-28 of this Title; or~~

~~2. Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or~~

~~3. Create open space; or~~

~~4. Establish some other public benefit; or~~

~~5. Provide a combination of 1, 2, 3, and/or 4 above.~~

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

FARMINGTON CITY
PLANNING COMMISSION
February 22, 2026

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

Gibson presented the items and a little background on each item: Lagoon Rezone is another component to what was previously approved for the new administrative building. Fun on the Farm was a previously-seen item as well back in 2025. The applicants have adjusted their plan and would require another approval as time had lapsed. Finally, the summary action item for Bubak Conditional Use is also seeking an extension. He has actively been working on the project with the city.

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

Vice Chair **Joey Hansen** opened the meeting at 7:01 PM.

REZONE APPLICATION – *public hearing*

Item #1: Lagoon Corporation – Applicant is requesting rezone of approximately 1 Acre of property from B (Agriculture-Foothill) to CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 North 200 West.

Gibson presented this item. The applicant is requesting a zone change to Commercial Recreation Transition (CRT). A large section of property was rezoned to the CRT district recently surrounding the applicable site. Lagoon has determined they would like to further expand the parking area associated with their new office building. To do this expansion on property they already own they need to demolish a house (triplex) and rezone an additional 0.6 acres to the CRT district.

The uses listed in that zone are limited, but reference that "any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone". The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The Planning Commission has already seen the site plan for the office and potential parking area expansion.

Vice Chair **Joey Hansen** opened and closed the public comment due to none received at 7:05 pm.

MOTION:
Kevin Sanders made a motion to move that the Planning Commission recommend approval for a zone change from B (Buffer) Commercial Recreation Transition for the Lagoon Administration Building expanded parking area, subject to all applicable Farmington City development standards and ordinances and that all DRC comments are addressed.

Findings:
1. The uses allowed in the requested zone are appropriate for the area and the requested zone matches surrounding zoning and allows for additional parking at Lagoon's office.

Supplemental Information
1. Vicinity Map
2. Rezone exhibit

Scott Behunin seconded the motion, all in favor.

Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Kevin Sanders	**X** Aye _____Nay
Commissioner Spencer Klein	**X** Aye _____Nay

CONDITITONAL USE APPLICATION – *public hearing*

Item #2: Scott and Nancy Prince – Applicant is requesting a renewal of the Conditional Use Permit for a Home Occupation located at 218 W 1000 N., for Fun on the Farm, on 1.67 acres of property in the LR-F (Large Residential – Foothill) zone.

Gibson presented this item. This conditional use was originally seen and approved by the Planning Commission on May 9, 2024. Action had not been taken within a year of that approval, which has now expired. The only difference in this application is that the proposed hay barn was a corral on the original site plan. The applicant has applied for building permits for the hay barn and garage.

The following is a description of the proposal from the original Planning Commission meeting from the applicant titled: "Re-doing the Barn with Living Quarters". It mentioned, among other things, "As for our home business which is and has been running for the last 7 years "Fun on the Farm" is a Day Camp and Farm Experience".

The current barn existed on the same parcel with a single-family home for years—accessory to the use of the land and the main dwelling. However, the barn, now located on a legally created flag-lot in 2020 (Parcel #08-052-0272) separate from a single-family home, is only accessory to the use of the land, but still has the same address as the dwelling at 218 West 1000 North (Parcel #08-052-0273).

The property owner proposes to replace the barn with a single-family dwelling, but designed in such a way where a good portion of the residence may still function as a barn. Fun on the Farm will use the "barn" portion of the home, as well as surrounding land and potential accessory/out buildings on the property. Regarding home occupations, Section 11-35-040 of the Zoning Ordinance provides the following:

11-35-040: CONDITIONAL USES:

A. Permitted Conditional Uses: The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a conditional use permit:
1. Uses where the applicant proposes to use more than twenty five percent (25%) of the dwelling in connection with the business.
2. Any use where outside storage, use of an accessory building or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.

B. Review Standards: In evaluating a home occupation conditional use, the Planning Commission shall apply the review standards contained in chapter 8 of this title and, if applicable, site development standards contained in chapter 7 of this title.

Vice Chair **Joey Hansen** opened and closed the public comment due to none received at 7:09 pm.

MOTION:

Scott Behunin made a motion to move that the Planning Commission approve the conditional use allowing Fun on the Farm to use more than twenty five percent (25%) of the dwelling in connection with the business and outside storage and use of an accessory building(s) subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must a obtain, or make measurable efforts to obtain, a building permit to construct a single-family home on site within one year of approval.
2. The address of the new dwelling must be different than 218 West.
3. The City shall issue a home occupation business license for Fun on the Farm.
4. The applicant shall continue to meet the parking needs of patrons of the business, including providing off-street parking when and where necessary.

Findings:

1. Fun on the Farm has been in operation for the past seven years and has proven itself not to be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
2. Davis County and the State of Utah are experiencing a housing crisis, and the use will provide another dwelling for a Farmington household.
3. The use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.

Supplemental Information

3. Vicinity Map
4. Site Plan
5. Prince Barndominium Schematic Design

Brian Shepard seconded the motion, all in favor.

Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Kevin Sanders	**X** Aye _____Nay
Commissioner Spencer Klein	**X** Aye _____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

a. Planning Commission Minutes 02.05.2026

b. Wyatt Bubak Conditional Use Extension

i. This application was approved in March of 2025, but per the city's ordinance a conditional use permit must show 'substantial action' as defined in the code within a 12-month time frame or the approval is expired. Also, per the code the approval may be extended by the Planning Commission. The applicant has been working through engineering and design details with the city, but needs additional time to implement the use. The original report can be found within the Planning Commission Packet.

MOTION:
Move that the Planning Commission approve a 12-month extension of the conditional use permit for a minor sports training facility at 732 West 500 South for applicant Wyatt Bubak to expire March of 2027.

Finding: Mr. Bubak has been pursuing the implementation of his approved use, but the ability to pull permits has been subject to city coordination and timing which has delayed an earlier start.

Spencer Klein made a motion to approve the **summary action items as presented**.
Kevin Sanders seconded the motion, which was unanimous.

Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Kevin Sanders	**X** Aye _____Nay
Commissioner Spencer Klein	**X** Aye _____Nay

Item #4: City Council Reports, Upcoming Items & Trainings.

a. City Council Report 02.17.2026

i. **Gibson** spoke on this item. The Farmington Reserve was denied; applicant will have to redo the project entirely. There was less turn-out than planning commission for the public comment at Council, but the Council ended up denying after an hour and a half of discussion and a 4-1 vote. **Gibson** also noted how the public hearings are vs what they were. In previous years, both council and commission would hold public hearings but within the last year or so the requirements have lessened and commission handles the public hearings/comments but if the issues are large then the council does hold a public comment too. **Klein** asked about next steps. Per code, the applicant cannot request the same thing within 12-months. So technically he can come back with a new application with a new request but we shall see what happens as the zoning is agriculture and that would be really his only option at this point. The standard in that zone is a 2-acre standard, if you use moderate income housing etc., you can lessen the acreage.

ii. Additionally, the Miller Hollow subdivision was approved. The contractor for the new fire station received approval as well. In addition, **David Barney** from Historic Preservation was presented with a painting by local artist **Ralph Gibbons**, who also serves as the city's code enforcement officer.

b. Other

ADJOURNMENT

Brian Shepard motioned to adjourn at 7:12 PM.

Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Kevin Sanders	**X** Aye _____Nay
Commissioner Spencer Klein	**X** Aye _____Nay

_____

Joey Hansen, Vice Chair

Outlook

Comment on Lagoon's rezone for the city planning commision on 2/19/2026

From Dustyvioletskies <Dustyvioletskies@proton.me>
Date Tue 2/17/2026 9:47 PM
To Carly Rowe <crowe@farmington.utah.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening, Farmington city planners. My name is Koi, and although I do not currently reside in Farmington, I plan to work at Lagoon this summer and public transportation will be my only option to get to work. I am speaking today to voice my concerns about the proposed rezoning of the Lagoon property.

The current proposal does not address adequate transportation options for the new office building. Here are my following concerns

May I ask has the Utah Transit Authority (UTA) been consulted about extending the existing Lagoon Shuttle to serve the new building? Under the assumption that the current employee entrance will be closing, Without an extension, employees who rely on the FrontRunner such as myself will face a lengthy walk through the park via the main guest entrance, which may or may not be open depending on your shift, very possibly walking right past your station to go to the office to clock in, only to go right back. Or you must walk though the overflow guest parking to reach the building, The second of which involve numerous physical obstacles such as barbed wire fences intended to keep unpaying guests out.

The alternative route along Lagoon Drive lacks sidewalks, forcing pedestrians to share the road with high speed cars, talk about a safety hazard.

I understand that the building itself has already received approval and that this rezoning only adds extra parking. However, I respectfully request that the Commission postpone final approval until the UTA confirms that the Lagoon Shuttle can be extended to the new office building, with a dedicated stop opening simultaneously with the building’s occupancy.

Thank you for considering these transportation and safety concerns. I appreciate the Commission’s commitment to ensuring that new development supports both accessibility and public safety for all.

Farmington City
Planning Commission Staff Report
Mach 19, 2026

Summary Action Item 1b: Consideration of a preliminary plat for the Violet

Public Hearing:	No
Application No.:	S-5-25,
Property Address:	Approximately 1520 West 500 North (parcel 08-569-0305)
General Plan Designation:	Office Mixed Use (OMU) & Neighborhood Mixed Use (NMU)
Existing Zone:	GMU (General Mixed Use) with preexisting entitlements from prior agreements
Area:	Approx. 2.5 Acres
Number of Lots:	39 townhomes
Property Owner/Applicant:	Park Lane Commons, LLC / Cole West

TheVIOLET is a 39-townhome project site on the south side of Shepard Creek, east of Maker Way. The new City park is to the west and the adjoining neighbor to the east is the Legacy Assisted Living facility.

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

A couple of parking stalls are provided within the project for guest parking in addition to the on-street parking (3 stalls) available on Maker Way or shoulder parking on the new east-west street (Discovery Drive) on the south side of the project.

The City Council approved the Development Agreement/Project Master Plan and schematic subdivision plan on November 18, 2025. This allowed further flexibility from FMC 11-18-114 (2014), and also supported the use of residential in the GMU zone, where it would not otherwise be allowed. The project is also part of the Park Lane Commons DA (2014) and is subject to the 2014 ordinance, which does not require moderate-income housing. Conditions of approval to alleviate the 24-units-on-a-dead-end-street issue and to provide a public access easement along Shepard Creek for a trail. Both of these conditions have been addressed.

Suggested Motion

Motion to recommend approval of the Development Agreement and Schematic Subdivision plans for TheVIOLET, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings:

1. The Subdivision design align with the North Station Area Master Plan, the General Land Use Plan and original Park Lane Commons master plan from prior agreements.
2. With the proposed changes, the project will enhance safety and access.
3. The preliminary plat is not significantly different than the approved schematic plan.

Supplemental Information

1. Vicinity Map
2. Preliminary plat



FARMINGTON
1847
MORE TIME FOR LIVING

VICINITY MAP

The Violet

0 75 150 225 300 Feet

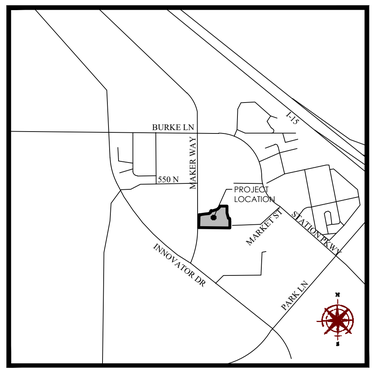
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N W FC E S

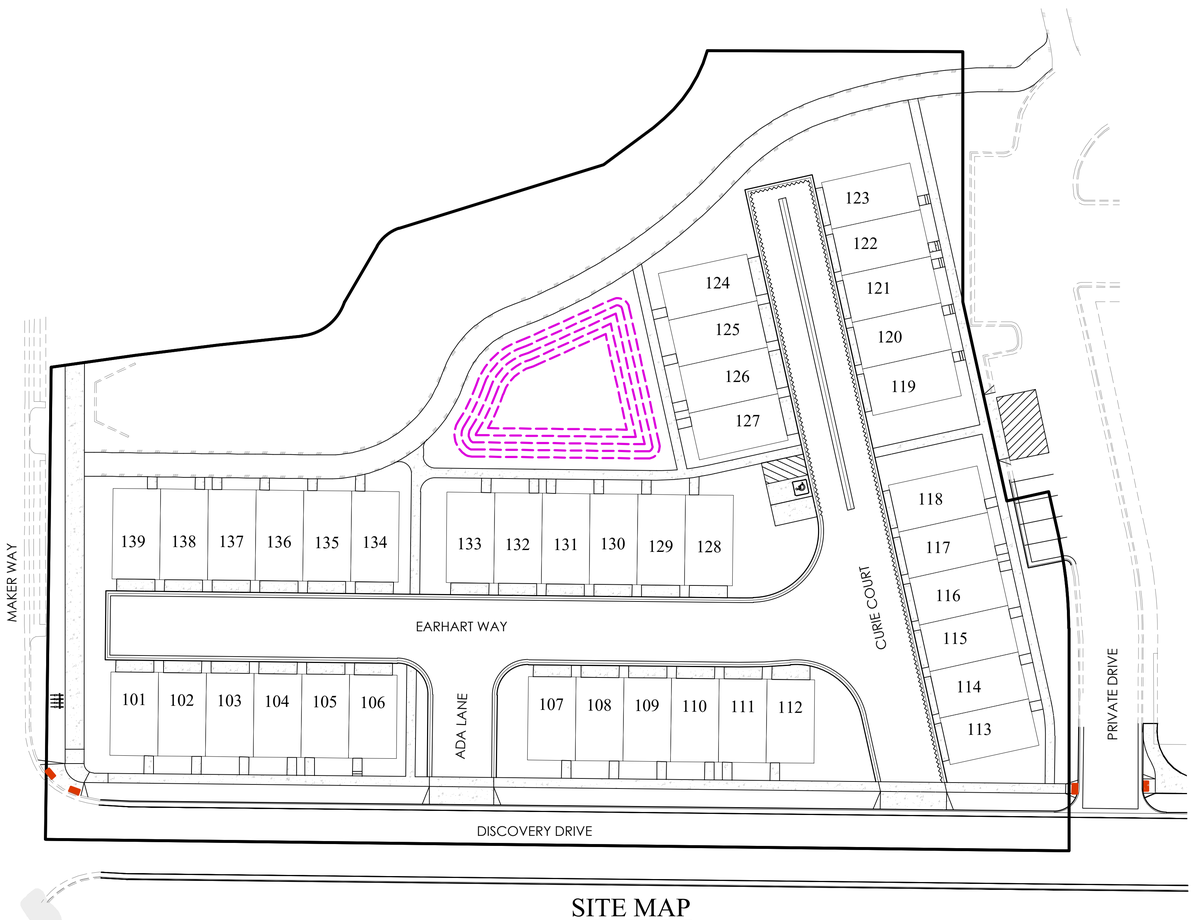
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

THE VIOLET

PREPARED FOR:
COLE WEST
LOCATED IN:
FARMINGTON, DAVIS CO, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C3.0	DEMO PLAN
C3.1	SITE PLAN
C3.2	HARDSCAPE PLAN
C3.3	FIRE APPARATUS PLAN
C3.4	FIRE APPARATUS PLAN
C4.0	WATER PLAN
C4.1	SEWER PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	STORM DRAIN ANALISYS PLAN
C6.0	EROSION CONTROL PLAN
PP01	DISCOVERY DRIVE
PP02	DISCOVERY DRIVE
PP03	CURIE COURT
PP04	EARHART WAY
PP05	ADA LANE
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
D5.0	DETAILS
D6.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

ENGINEER'S SIGNATURE

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO FARMINGTON CITY STANDARD PLANS AND APWA SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: CAROLINA ORTIZ
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
COLE WEST
610 N 800 W
CENTERVILLE, UTAH 84014
(866) 744-2489
CONTACT: CHASE FREEBAIRN

BENCHMARK
EAST QUARTER CORNER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4254.03
DATUM: NAVD88

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

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FOCUS ©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=30' | Drawn: CO
Date: 03/06/2026 | Job #: 24-0306
Sheet: C1.0

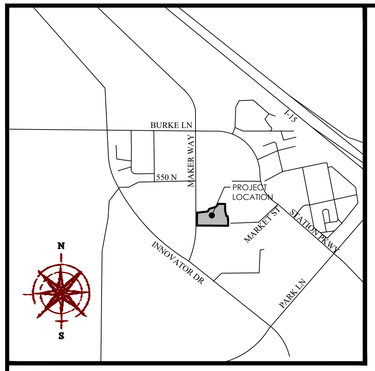
Z:_2024\24-0306 The Amelia\design 24-0306.dwg\sheets\C1.0 COVER SHEET.dwg

THE VIOLET

VACATING AND AMENDING PART OF PARCEL A, PARK LANE COMMONS - PHASE 3

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
MARCH 2026

PRELIMINARY SUBDIVISION PLAT
(NOT TO BE RECORDED)



VICINITY MAP
N.T.S

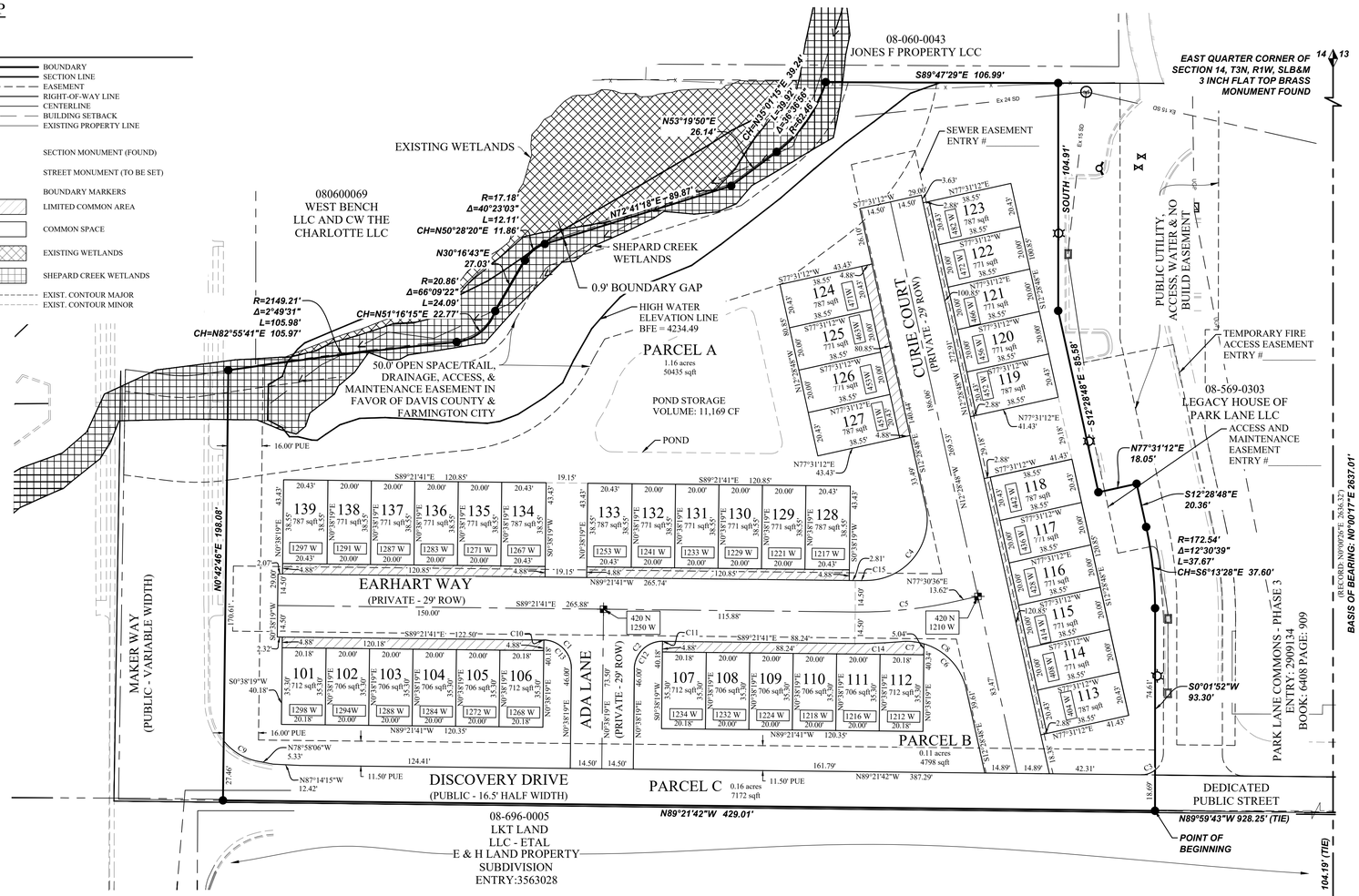


GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- LIMITED COMMON AREA
- COMMON SPACE
- EXISTING WETLANDS
- SHEPARD CREEK WETLANDS
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00	90°00'00"	20.42	N44°21'41"W	18.38
C2	13.00	90°00'00"	20.42	S45°38'19"W	18.38
C3	10.00	38°40'10"	6.75	N71°18'13"E	6.62
C4	28.00	101°23'13"	49.55	N38°12'48"E	43.33
C5	200.00	12°26'30"	43.43	N84°25'04"E	43.34
C6	28.00	61°02'35"	29.83	S43°00'05"E	28.44
C7	28.00	21°35'33"	10.55	S84°19'09"E	10.49
C8	28.00	82°38'08"	40.38	N53°47'52"W	36.97
C9	26.36	44°36'18"	20.52	S60°52'38"E	20.01
C10	13.00	0°46'50"	0.18	S88°58'16"E	0.18
C11	13.00	0°46'50"	0.18	N89°45'06"W	0.18
C12	13.00	89°13'10"	20.24	S45°14'54"W	18.26
C13	13.00	89°13'10"	20.24	S43°58'16"E	18.26
C14	214.33	5°45'15"	21.52	N87°45'42"E	21.52
C15	185.33	1°43'54"	5.60	N89°46'22"E	5.60

NOTES
1. #5 X 24" RE BAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS.
2. PARCELS A AND B HEREBY CONVEYED TO THE HOA AS COMMON SPACE.
3. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT(THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS AND DOCUMENTS CURRENTLY AND LATER RECORDED AGAINST THE PROPERTY. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
4. ALL COMMON AREAS AND PRIVATE ROADWAYS SHALL SERVE AS UTILITY EASEMENTS FOR PRIVATE, SHARED UTILITIES, INCLUDING WATER, SEWER, STORM DRAIN, AND SURFACE DRAINAGE, EFFECTUATED BY THE RECORDING OF THE PLAT AND SHALL BE MAINTAINED BY THE VIOLET OWNERS ASSOCIATION, INC.
5. PURSUANT TO UTAH CODE ANN. § 54-3-27 THE RECORDING OF THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN EFFECTUATED BY THE RECORDING OF THIS PLAT.
6. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATION AS SET FORTH IN THE CC&R'S FOR THE VIOLET OWNERS ASSOCIATION, INC. SAID CC&R'S WERE RECORDED _____, 202_ AS ENTRY NO._____ IN BOOK _____ AT PAGE _____, OF THE OFFICE OF THE COUNTY RECORDER.
7. THE VIOLET OWNERS ASSOCIATION, INC. SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
8. PRIVATE ROADS ARE TO BE USED AS PUBLIC ACCESS AND UTILITY EASEMENTS.
9. SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 0.65 ACRES AND THAT NO MORE THAN 15% OF THE LANDSCAPE AREA IS PLANTED IN TURF AND THE REMAINING LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING. TURF IS NOT PERMITTED IN PARK STRIPS, PARKING BARRIERS, OR AREAS LESS THAN 5 FEET IN WIDTH. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
10. THE TRAIL LOCATION MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISION PRIOR TO INSTALLATION.
11. SOILS REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED DEVELOPMENT.
12. ONLY 1 CULINARY WATER MATER METER SHALL BE ALLOWED IN A DRIVEWAY.
13. PARCEL C HEREBY DEDICATED TO FARMINGTON CITY AS PUBLIC RIGHT OF WAY.

HOA OWNER'S DEDICATION AND CONSENT TO RECORD

The Violet Owners Association, Inc., a Utah non-profit company, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as theVIOLET, does hereby dedicate for the perpetual use of the public all streets and other common area property as reflected and shown on this plat to be dedicated for public use in accordance with the Utah Community Association Act. HOA Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

DATED this _____ day of _____, 20___.

THE VIOLET OWNERS ASSOCIATION, INC.
a Utah non-profit corporation

By: _____
Print Name: Colin Wright
Title: Manager of CW The Violet, LLC, Declarant

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF DAVIS)

On this _____ day of _____, in the year 2025, before me _____, a notary public, personally appeared Colin Wright, the Manager of CW The Violet, LLC, the Declarant of The Violet Owners Association, Inc., and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing HOA Owner's Dedication and Consent to Record regarding theVIOLET was signed by him on behalf of said CW The Violet, LLC; and acknowledged that he executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

TABULATIONS:

1. TOTAL PLAT ACREAGE:	2.54 ACRES
2. TOTAL LOT ACREAGE:	0.68 ACRES
3. TOTAL ACREAGE IN STREETS:	0.6 ACRES
4. TOTAL ACREAGE IN COMMON SPACES:	1.19 ACRES
5. TOTAL ACREAGE IN LIMITED COMMON AREA:	0.07 ACRES
6. AVERAGE LOT SIZE:	0.02 ACRES
7. NUMBER OF LOTS:	39

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, parcel and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

PROFESSIONAL LAND SURVEYOR
03/04/26
No.12554439
Justin Lundberg
STATE OF UTAH

03/04/26
Date

BOUNDARY DESCRIPTION

A part of Parcel A, PARK LANE COMMONS - PHASE 3, according to the official plat thereof, recorded as Entry #2909134 in Book 6408 at Page 909 in the Davis County Recorder's Office, also being a part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, located in Farmington City, Davis County, Utah, more particularly described as follows:

Beginning at a point located on the southerly boundary line of said Park Lane Commons, said point also being located N0°00'17"E 104.19 feet along the Section line and N89°59'43"W 928.25 feet from the Southeast Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian; running thence along said plat N89°21'42"W 429.01 feet; thence N00°42'46"E 198.08 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 2,149.21 feet (radius bears: S08°29'04"E) a distance of 105.98 feet through a central angle of 02°49'31" Chord: N82°55'41"E 105.97 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.86 feet (radius bears: N05°39'04"W) a distance of 24.09 feet through a central angle of 66°09'22" Chord: N51°16'15"E 22.77 feet; thence N30°16'43"E 27.03 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 17.18 feet (radius bears: S59°43'12"E) a distance of 12.11 feet through a central angle of 40°23'03" Chord: N50°28'20"E 11.86 feet; thence N72°41'18"E 89.87 feet; thence N53°19'50"E 26.14 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 62.46 feet (radius bears: N36°40'17"W) a distance of 39.92 feet through a central angle of 36°36'56" Chord: N35°01'15"E 39.24 feet; thence S89°47'29"E 106.99 feet to the westerly lot line of Lot 303 of aforementioned PARK LANE COMMONS - PHASE 3; thence along said Lot 303 the following six (6) courses: (1) South 104.91 feet; thence (2) S12°28'48"E 85.58 feet; thence (3) N77°31'12"E 18.05 feet; thence (4) S12°28'48"E 20.36 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 172.54 feet (radius bears: S77°31'13"W) a distance of 37.67 feet through a central angle of 12°30'39" Chord: S06°13'28"E 37.60 feet; thence (6) S00°01'52"W 93.30 feet to the point of beginning.

Contains: 2.54 Acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, PARCEL AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

THE VIOLET
VACATING AND AMENDING ALL OF PARCEL A, PARK LANE COMMONS - PHASE 3

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AND RIGHT OF WAY AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARMINGTON CITY.

SIGNED THIS _____ DAY OF _____, 20____

_____ _____

CW THE VIOLET, LLC
A UTAH LIMITED LIABILITY COMPANY
BY: COLIN WRIGHT
ITS: MANAGER

_____ _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

OWNER/DEVELOPER
COLE WEST
610 N 800 W
CENTERVILLE, UTAH 84014
(866) 744-2489
CONTACT: CHASE FREEBAIRN

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

WEBER BASIN WATER CONSERVANCY DISTRICT	CENTRAL DAVIS SEWER DISTRICT	PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL
APPROVED THIS _____ DAY OF _____, A.D., 20____. BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.	APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____ 20____, BY THE FARMINGTON CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.	PRESENTED TO THE FARMINGTON CITY COUNCIL THIS _____ DAY OF _____, 20____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
_____ REPRESENTATIVE	_____ REPRESENTATIVE	_____ CHAIRMAN, PLANNING COMMISSION	_____ FARMINGTON CITY ENGINEER	_____ FARMINGTON CITY ATTORNEY	_____ MAYOR ATTEST_____ CITY RECORDER

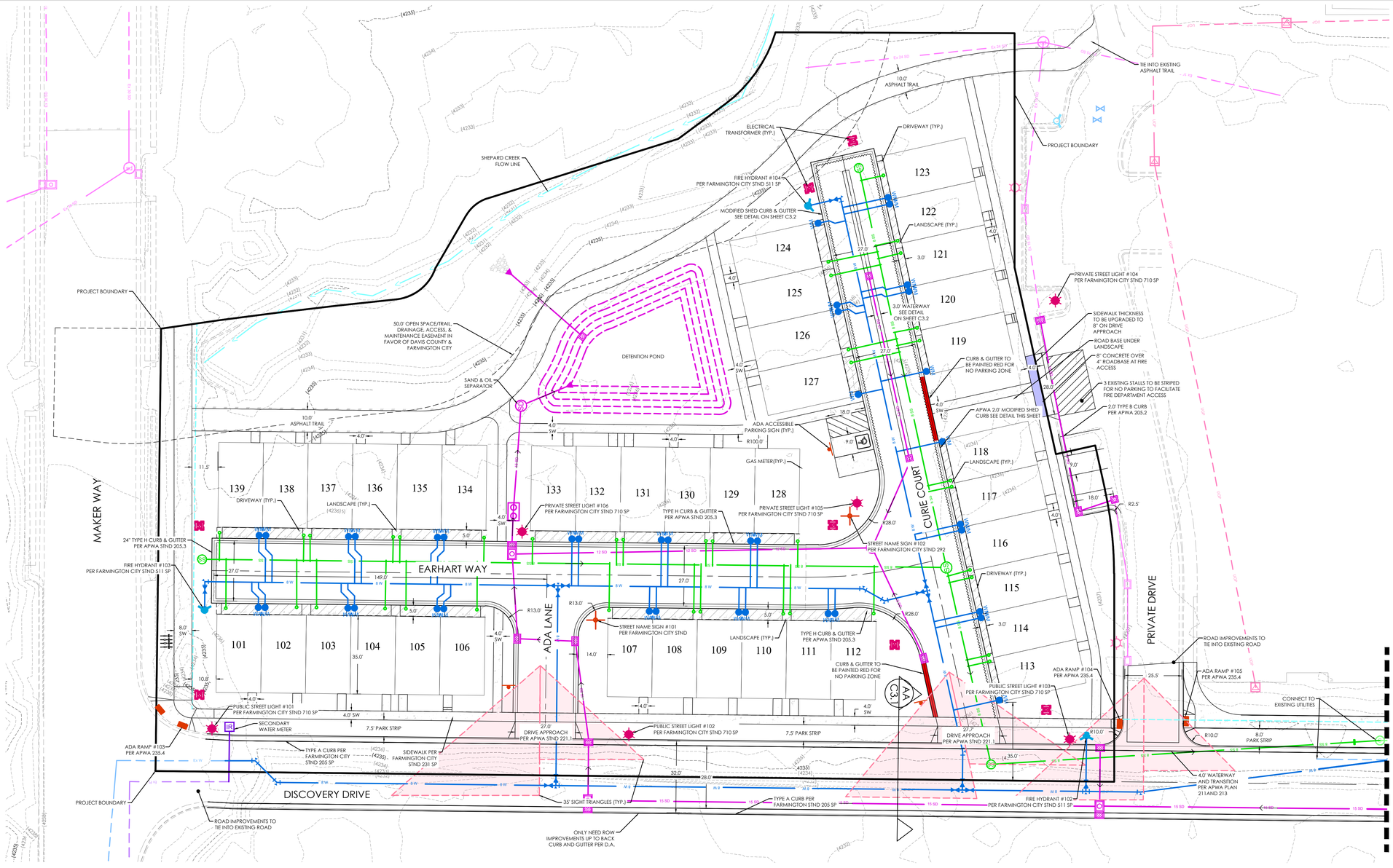
RECORDED # _____

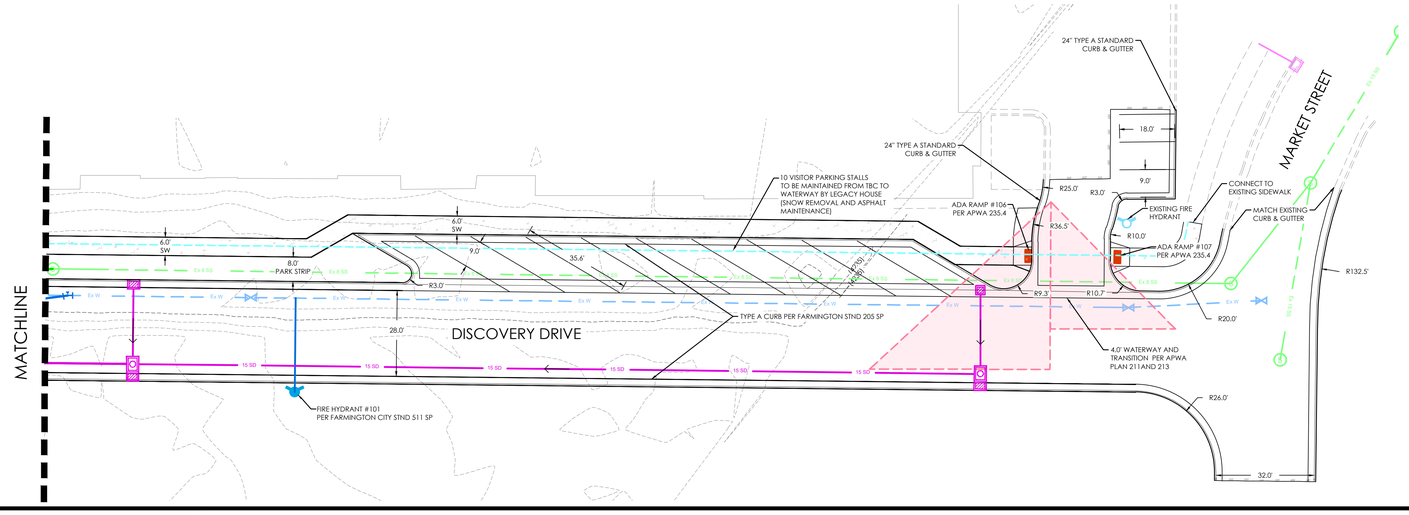
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE COUNTY RECORDER

2024\124-0306 The Amelia\design 24=0306\dwg\sheet\V2.0 PRELIMINARY PLAT.dwg





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METI
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

PROPERTY OVERVIEW:

TOTAL AREA:	2.54 ACRES 110,789 SQFT
TOTAL UNITS:	39 UNITS

TOWNHOME PARKING:

REQUIRED:	1.6 STALLS PER UNIT
PARKING REQUIRED:	63 STALLS
PROVIDED PARKING:	*78 STALLS*

VISITOR PARKING:

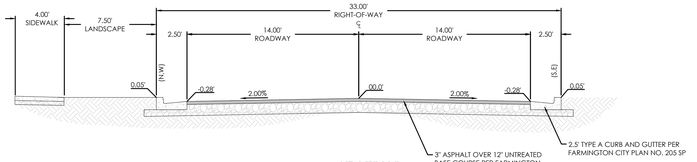
REQUIRED:	0.25 STALLS PER UNIT 10 STALLS
ADA ACCESSIBLE:	1 STALL
PROVIDED VISITOR STALLS:	*16 STALLS*

TOTAL PARKING PROVIDED: 94 STALLS

SIDEWALK SECTION AT FIRE ACCESS

NTS

ENGINEER'S SIGNATURE



AA SECTION

N.T.S.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH

SITE PLAN

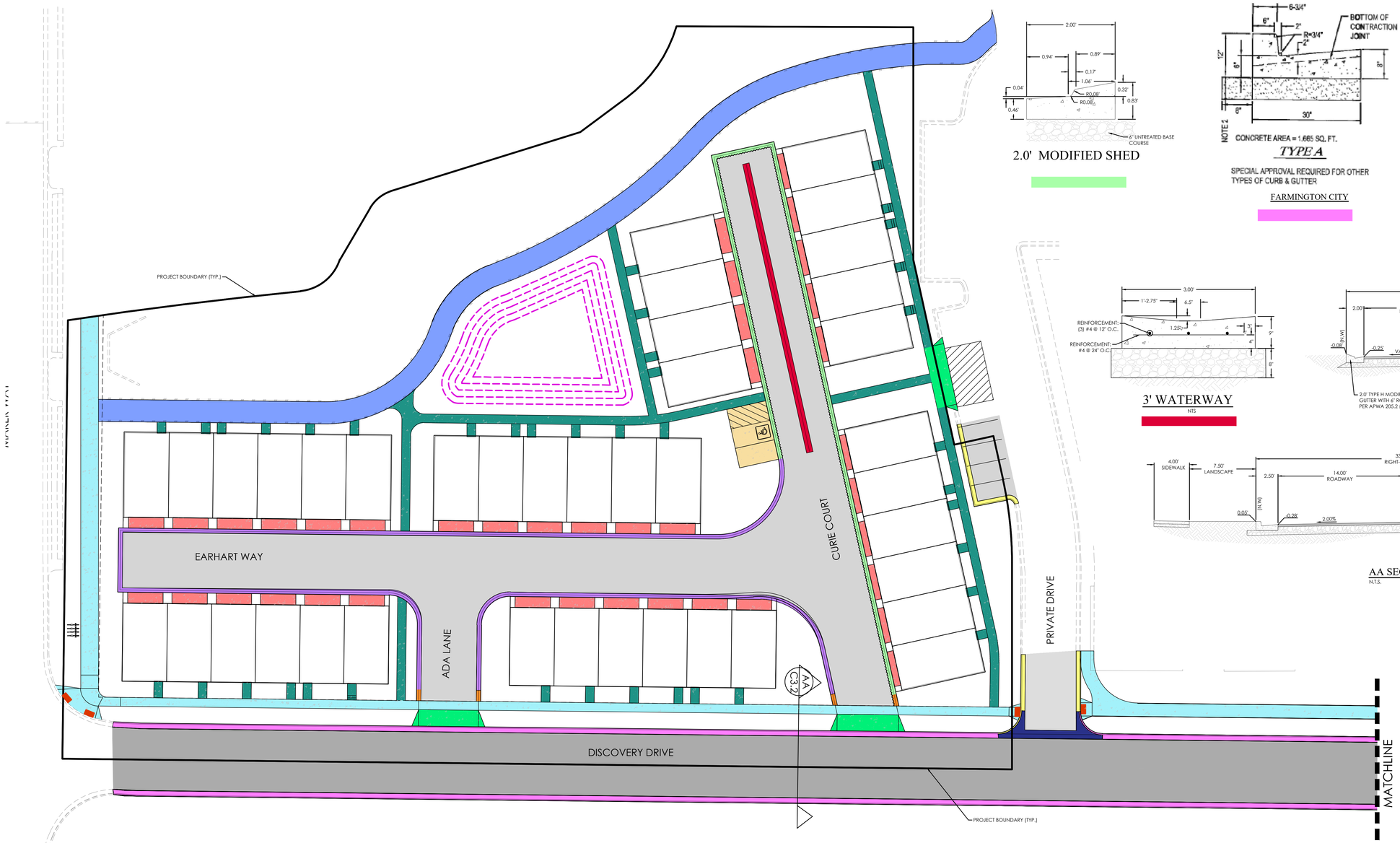
REVISION BLOCK

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SITE PLAN

Scale:	1"=20'	Drawn:	CO
Date:	03/06/2026	Job #:	24-0306
Sheet:	C3.1		

F:_2024\24-0306 The Amelia\design 24-0306\dwg\sheets\C3.1 SITE PLAN.dwg



2.0' MODIFIED SHED

TYPE A

SPECIAL APPROVAL REQUIRED FOR OTHER TYPES OF CURB & GUTTER

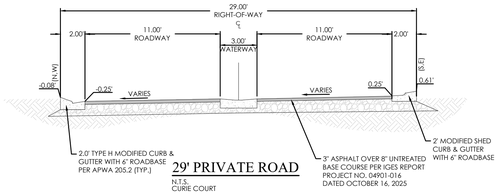
FARMINGTON CITY

HARDSCAPE LEGEND

- 2.5' HIGH BACK CURB PER FARMINGTON STND 205 SP
- 2.0' TYPE H MOUNTABLE CURB PER APWA 205.2
- 2.0' MODIFIED SHED CURB PER DETAIL
- 2.0' HIGHBACK TYPE E CURB PER APWA 205.2
- 4.0' WATERWAY PER FARMINGTON 211 SP AND APWA 213
- 3.0' WATERWAY PER DETAIL SHEET
- ADA PARKING 5.5" CONCRETE OVER 5" ROAD BASE
- DRIVEWAY 6" CONCRETE OVER 6" ROAD BASE
- TRANSITION ZONE
- SIDEWALK 6" CONCRETE OVER 4" UNTREATED BASE COURSE
- SIDEWALK 4" CONCRETE OVER 4" UNTREATED BASE COURSE
- 10.0' TRAIL 3" ASPHALT 12" UNTREATED BASE COURSE
- DRIVE AISLE 3" ASPHALT 8" UNTREATED BASE COURSE
- DRIVE AISLE 3" ASPHALT 12" UNTREATED BASE COURSE
- DRIVE APPROACH 8" CONCRETE 8" UNTREATED BASE COURSE

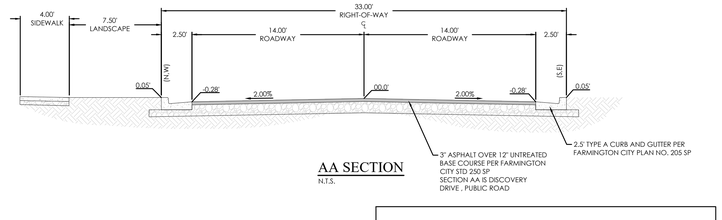
3' WATERWAY

NTS



29' PRIVATE ROAD

N.T.S.
CURIE COURT

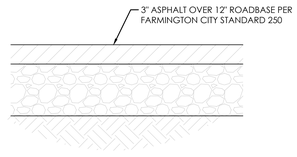


AA SECTION

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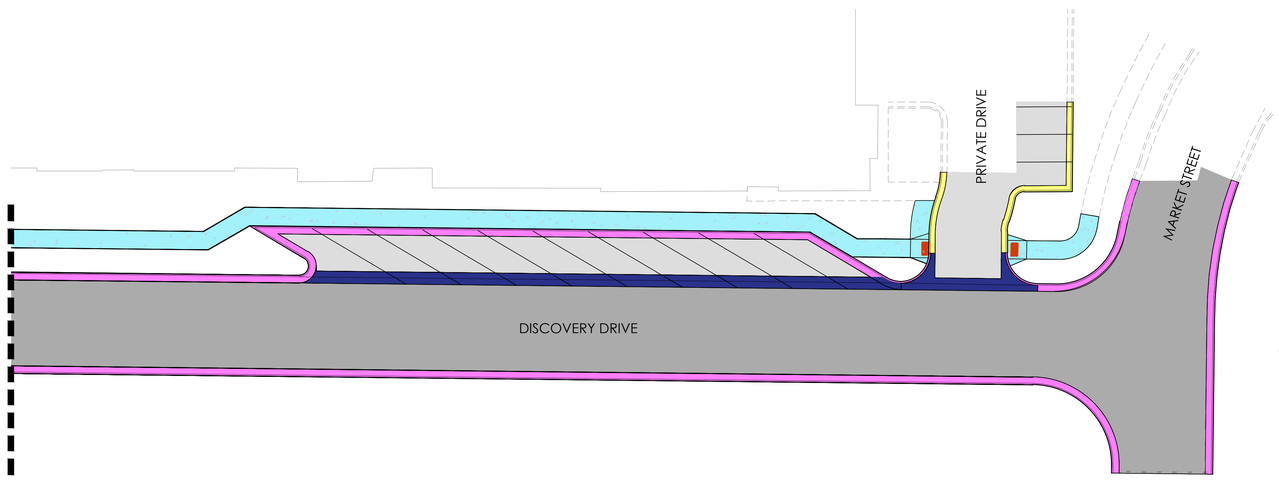
ENGINEER'S SIGNATURE

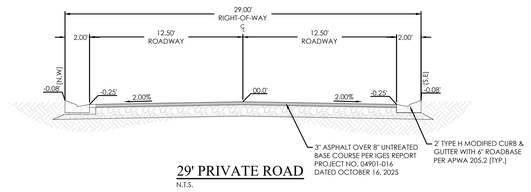
NOTE:
TRAIL LOCATION MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISION PRIOR TO INSTALLATION



DISCOVERY DRIVE ASPHALT CONCRETE SECTION

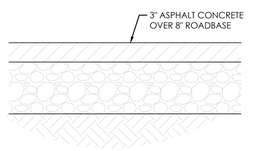
NTS





29' PRIVATE ROAD

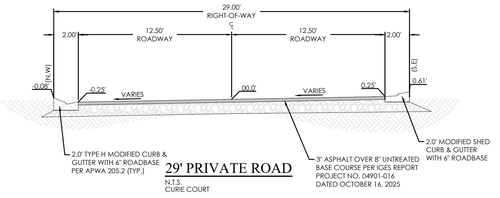
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ASPHALT CONCRETE SECTION

NTS

SEE GEOTECHNICAL STUDY BY IGES, INC., DATED OCTOBER 16, 2025 (PROJECT NUMBER 04901-016) FOR ADDITIONAL RECOMMENDATIONS



29' PRIVATE ROAD

N.T.S.
CURIE COURT



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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03/06/26
STATE OF UTAH

THE VIOLET

FARMINGTON, DAVIS CO., UTAH

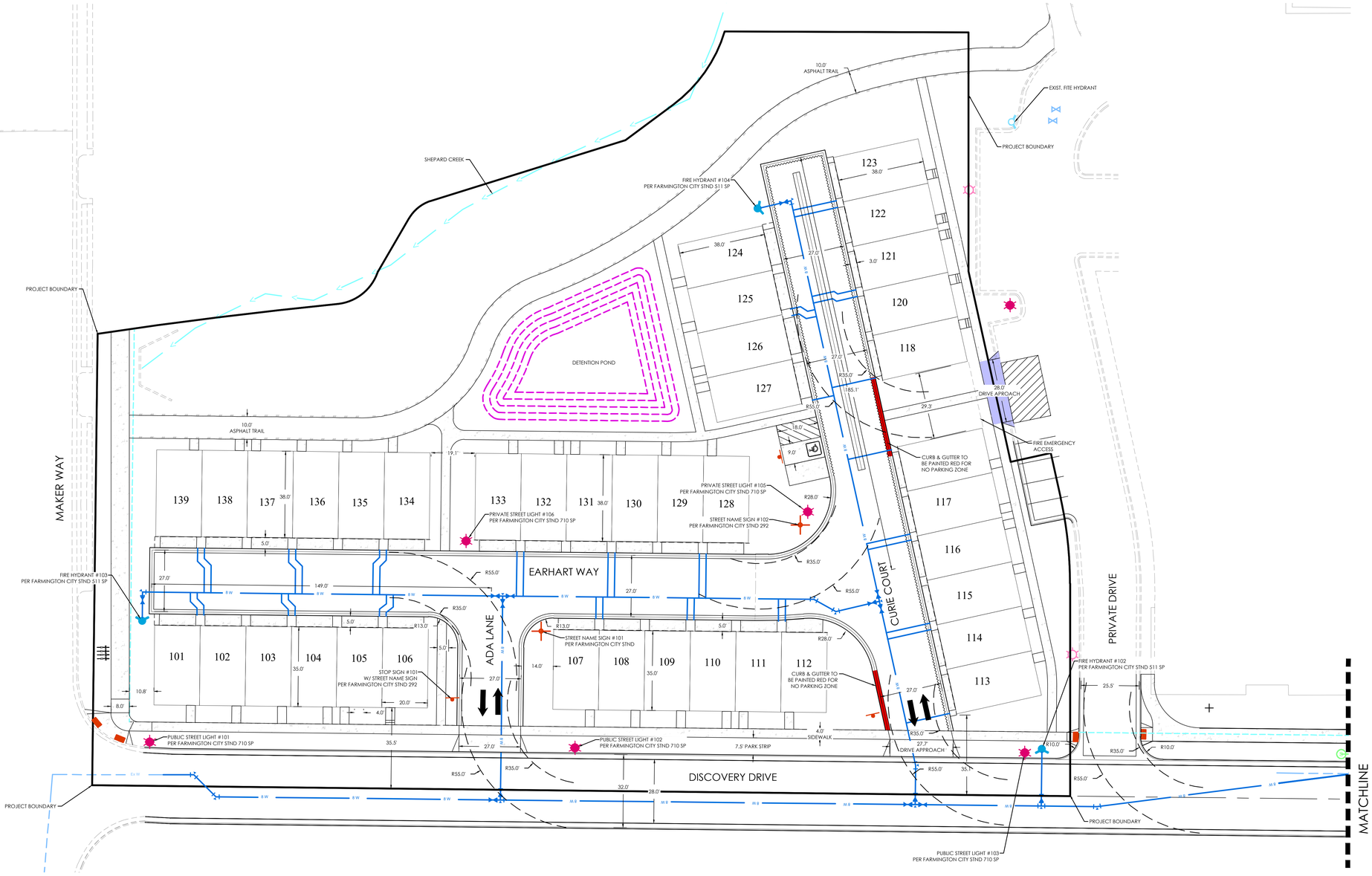
HARDSCAPE PLAN

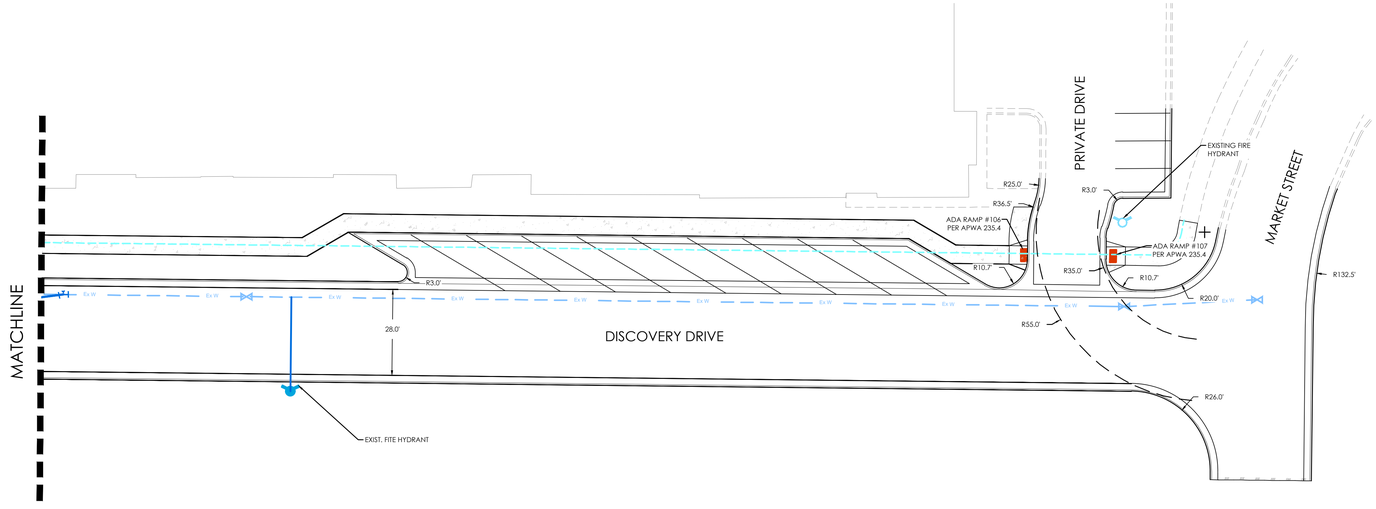
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HARDSCAPE PLAN

Scale: 1"=20'	Drawn: CO
Date: 03/06/2026	Job #: 24-0306
Sheet: C3.2	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES

ALL CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL REQUIRED FIRE SAFETY MEASURES THROUGHOUT CONSTRUCTION.

FIRE FLOW REQUIREMENTS

REQUIRED FIRE FLOW:
1,000 GPM @ 20 PSI

AVAILABLE FIRE FLOW:
3,087 GPM @ 20 PSI RESIDUAL

ENGINEER'S SIGNATURE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

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www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
02/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
FIRE APPARATUS PLAN

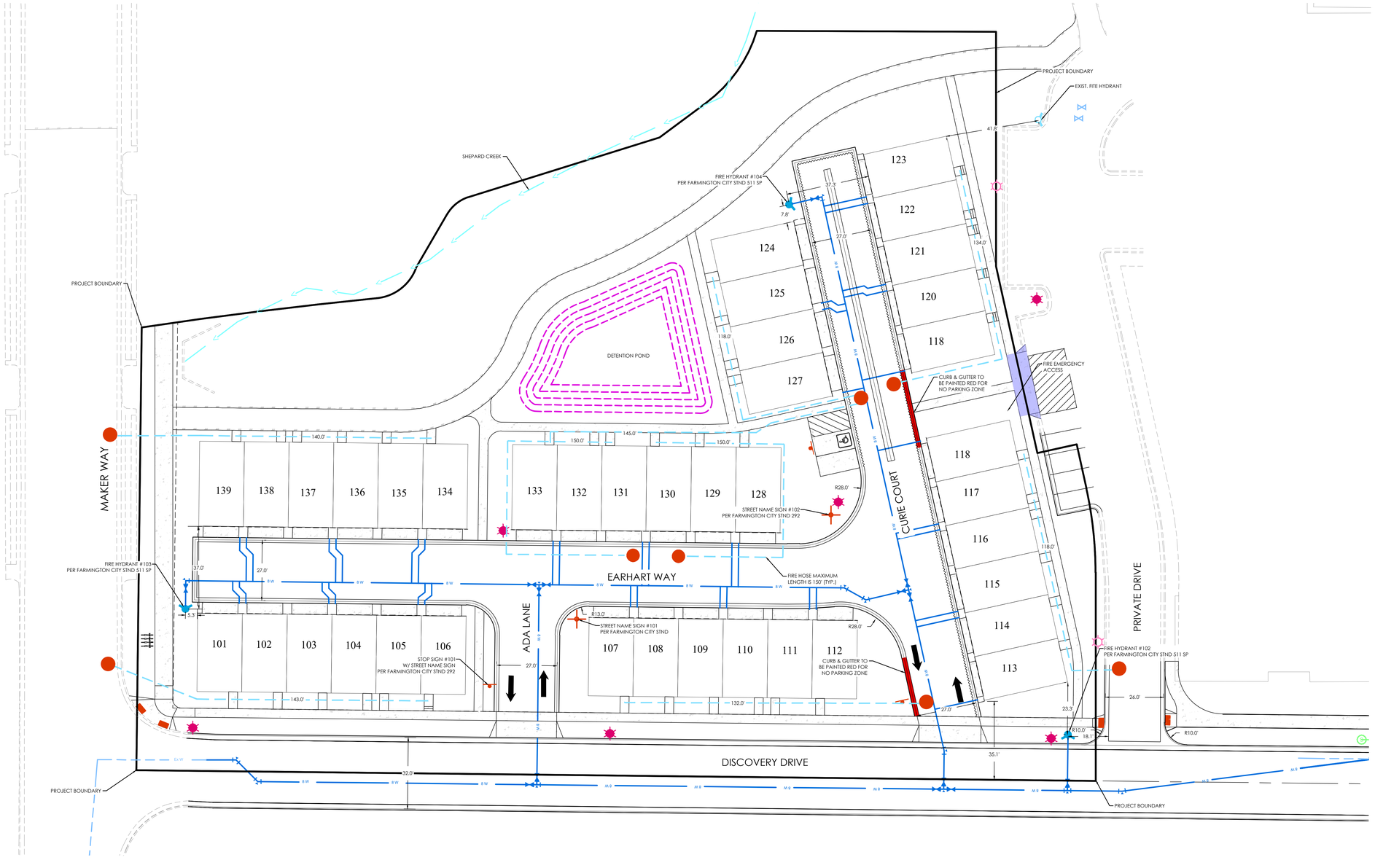
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FIRE APPARATUS PLAN

Scale:	1"=20'	Drawn:	ER
Date:	02/25/26	Job #:	24-0306
Sheet:	C3.3		

I:_2024\24-0306 the Amelin\Design\24-0306\dwg\Sheet\C3.3 FIRE APPARATUS PLAN.dwg



LEGEND

- BOUNDARY
- ROW
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- XX" STORM DRAIN
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- SPOT ELEVATION

NOTES

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FIRE FLOW REQUIREMENTS

REQUIRED FIRE FLOW:
1,000 GPM @ 20 PSI

AVAILABLE FIRE FLOW:
3,087 GPM @ 20 PSI RESIDUAL

FIRE TRUCK STOP

FIRE HOSE (150' MAXIMUM)

ENGINEER'S SIGNATURE

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
02/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
FIRE APPARATUS PLAN

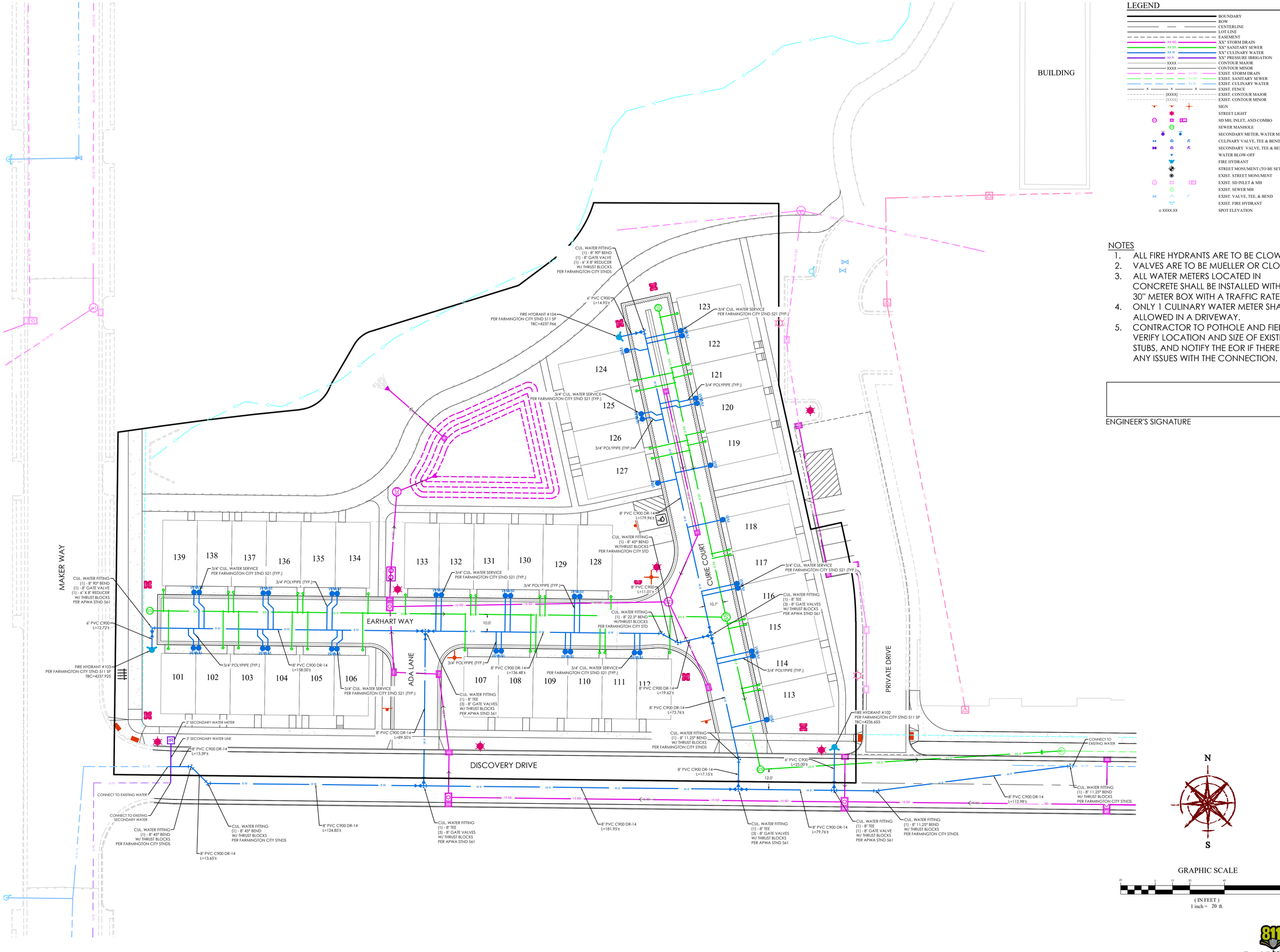
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FIRE APPARATUS PLAN

Scale:	1"=20'	Drawn:	ER
Date:	02/25/26	Job #:	24-0306
Sheet:	C3.4		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTES

1. ALL FIRE HYDRANTS ARE TO BE CLOW.
2. VALVES ARE TO BE MUELLER OR CLOW.
3. ALL WATER METERS LOCATED IN CONCRETE SHALL BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
4. ONLY 1 CULINARY WATER METER SHALL BE ALLOWED IN A DRIVEWAY.
5. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND SIZE OF EXISTING STUBS, AND NOTIFY THE EOR IF THERE ARE ANY ISSUES WITH THE CONNECTION.

ENGINEER'S SIGNATURE

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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03/06/26
STATE OF UTAH

THE VIOLET

FARMINGTON, DAVIS CO, UTAH

WATER PLAN

REVISION BLOCK

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WATER PLAN

Scale: 1"=20'	Drawn: CO
Date: 03/06/2026	Job #: 24-0306
Sheet: C4.0	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" SD — XX" STORM DRAIN
- XX" SS — XX" SANITARY SEWER
- XX" W — XX" CULINARY WATER
- XX" PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — EXIST. FENCE
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ENGINEER'S SIGNATURE

GRAPHIC SCALE

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SEWER PLAN

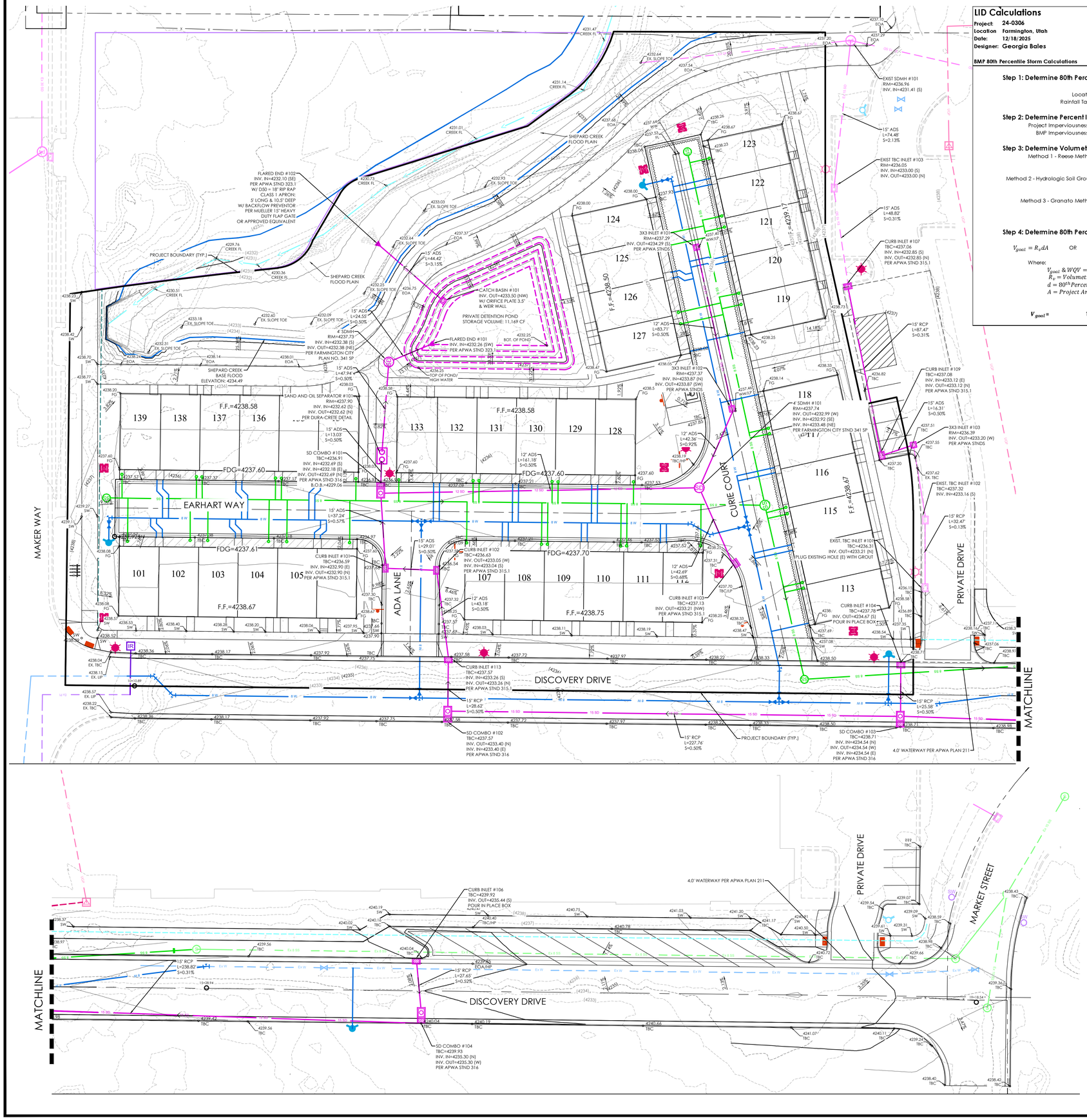
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SEWER PLAN

Scale:	1"=20'	Drawn:	CO
Date:	03/06/2026	Job #:	24-0306
Sheet:	C4.1		

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LID Calculations

Project: 24-0306
Location Farmington, Utah
Date: 12/18/2025
Designer: Georgia Bales

FOCUS ENGINEERING & SURVEYING

BMP 80th Percentile Storm Calculations

Step 1: Determine 80th Percentile Rainfall Depth

Location: Farmington City
Raintall Table: 0.49 inches

Step 2: Determine Percent Impervious

Project Imperviousness (I): 0.77
BMP Imperviousness (I):

Step 3: Determine Volumetric Runoff Coefficient

Method 1 - Reese Method: 0.68

Method 2 - Hydrologic Soil Groups:

A	B	C/D
0.59	0.62	0.62

Method 3 - Granato Method: 0.50

Rv: 0.50

Step 4: Determine 80th Percentile Volume

$V_{goal} = R_v dA$ OR $WQV = R_v dA$

Where:

V_{goal} & $WQV = 80^{th} Percentile Volume, cf$
$R_v = Volumetric Runoff coefficient, unitless$
$d = 80^{th} Percentile Storm Depth, ft$
$A = Project Area or BMP Drainage Area, sf$

V_{goal} = **1871 cf**

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- SPOT ELEVATION

ENGINEER'S SIGNATURE

Detention Pond

Project: The Violet
Location Farmington, Utah
Date: 12/19/2025
Designer: Georgia Bales

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year** **Storm Duration:** **24 hr**
Allowable Discharge: **0.20 cfs/acre** Per Farmington City Standards

Allowable Discharges

Storm Drain Discharge: 0.42 cfs
Other Discharge: 0.00 cfs
Total Discharge: **0.419 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Building	28,920	0.95	27,474
Driveways	2,767	0.90	2,490
Roadway and Sidewalk	38,175	0.90	34,358
Landscape	21,303	0.15	3,195
Totals	91,165		67,518
Weighted "C" Value		**0.74**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		Ac	cfs	cf	cfs	cf	cf
15.0	4.53	0.74	2.09	7.02	6,319	0.42	377	5,943
30.0	3.05	0.74	2.09	4.73	8,509	0.42	753	7,756
60.0	1.89	0.74	2.09	2.93	10,546	0.42	1,507	9,039
120.0	1.11	0.74	2.09	1.72	12,388	0.42	3,014	9,374
180.0	0.76	0.74	2.09	1.18	12,706	0.42	4,521	8,185
360.0	0.40	0.74	2.09	0.63	13,526	0.42	9,041	4,485
720.0	0.24	0.74	2.09	0.37	15,802	0.42	18,082	-2,280
1440.0	0.14	0.74	2.09	0.21	18,079	0.42	36,165	-18,086

Maximum Storage Requirement: **9,374**
Maximum Storage Requirement (ac-ft): 0.22

Detention Basin Design

Storage Requirement: 9,374 cf
Allowable Depth: 4.0 ft
Retention Pond Volume: 11,169 cf
Roadway Sump Storage: 0 cf

Total Storage **11,169** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 2.20

Orifice Sizing: h = 2 ft
C = 0.6
A = 0.323 sf
dia. = 7.70 inches

Orifice Size= **8.0** **inch**

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
02/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
GRADING & DRAINAGE PLAN

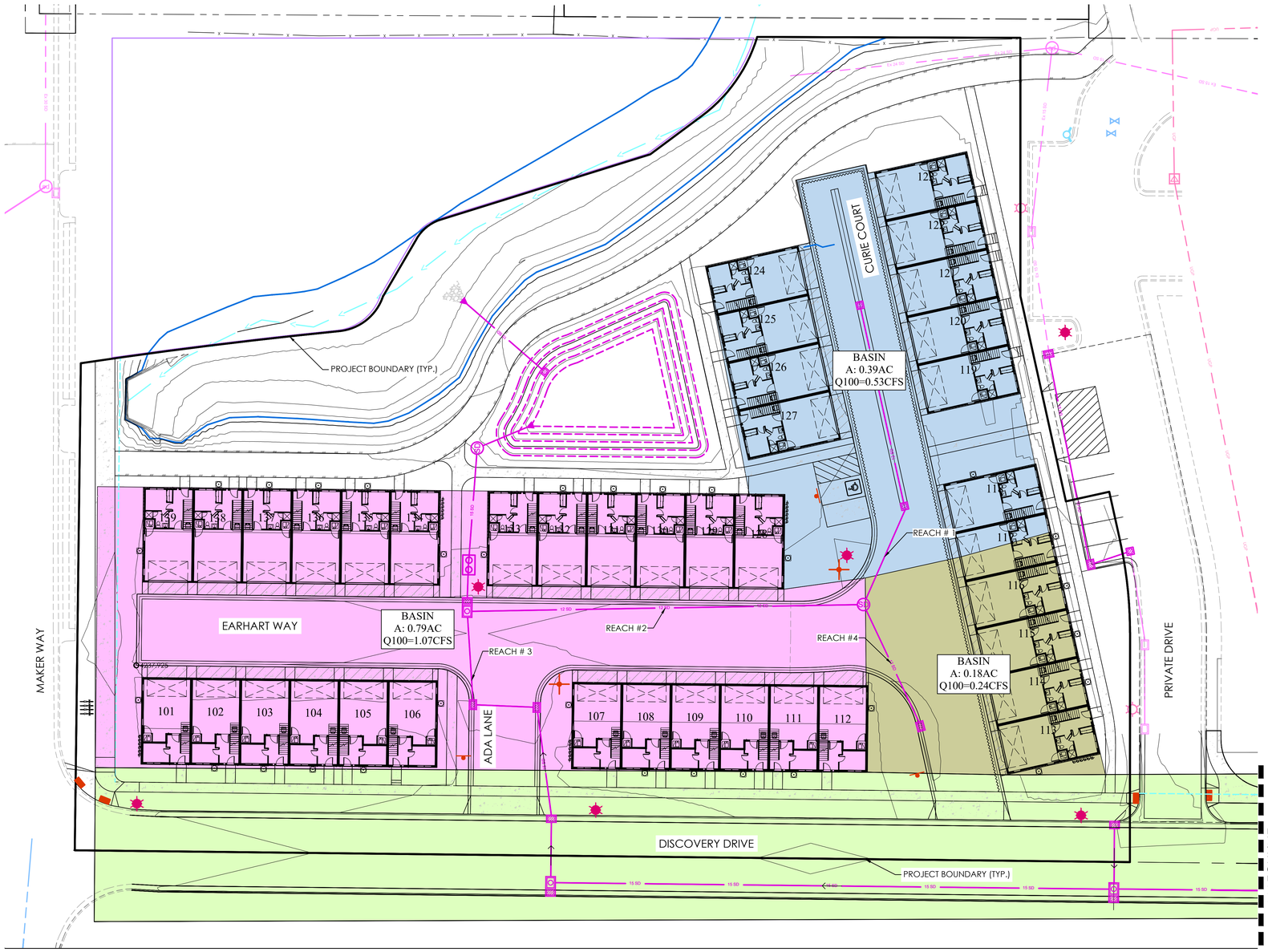
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GRADING & DRAINAGE PLAN

Scale: 1"=20' Drawn: CO
Date: 03/06/2026 Job #: 24-0306
Sheet: C5.0

P:_2024\24-0306 The Amelia\Design\24-0306\dwg\sheets\C5.0 GRADING & DRAINAGE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

ENGINEER'S SIGNATURE

PIPE CAPACITY TABLE
THE VIOLET

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q100 (CFS)
REACH # 1	12	42	0.50%	0.74	1.84	60	2.5	0.530
REACH # 3	15	37	0.50%	0.74	1.84	60	4.6	3.560
REACH #2	12	161	0.50%	0.74	1.84	60	2.5	1.840
REACH #4	12	53	0.50%	0.74	1.84	60	2.5	0.240

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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No. 8028950-2202
THOMAS M. ROMNEY
03/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
STORM DRAIN ANALISYS PLAN

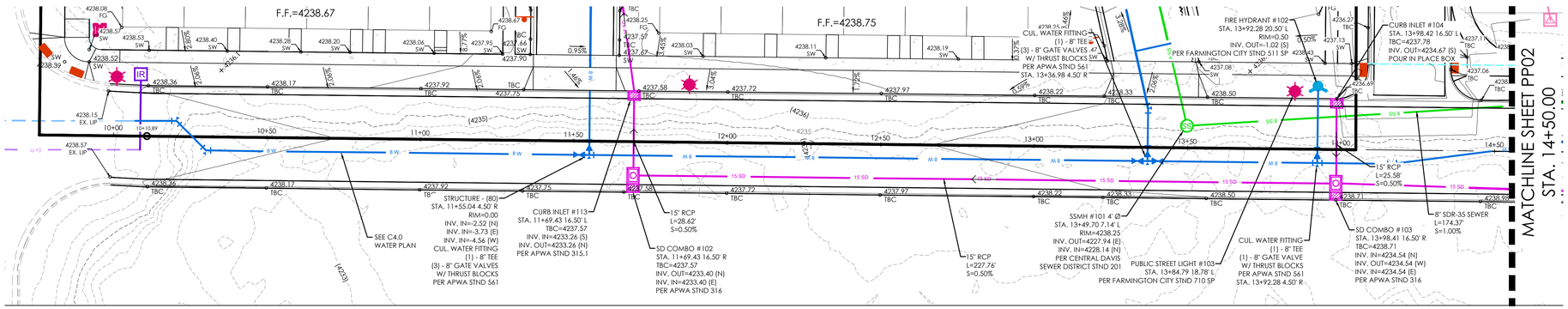
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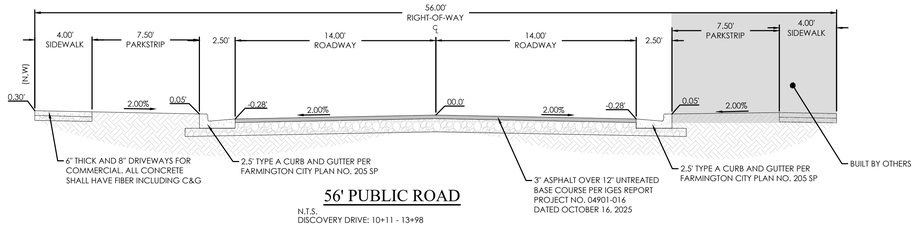
STORM DRAIN ANALISYS PLAN

Scale: 1"=20' | Drawn: CO
Date: 03/06/2026 | Job #: 24-0306
Sheet: C5.1

Z:\...\24-0306 The Amelia\design\24-0306\dwg\sheets\C5.1 STORM DRAIN ANALISYS PLAN.dwg

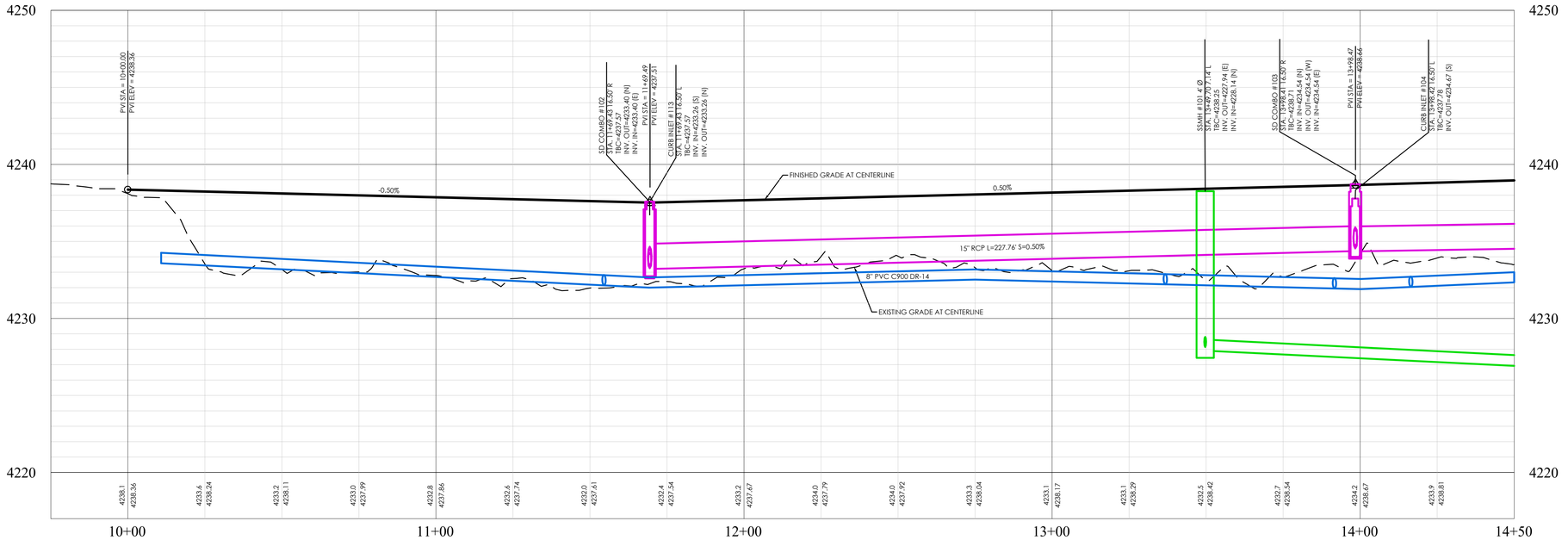


DISCOVERY DRIVE PLAN



56' PUBLIC ROAD

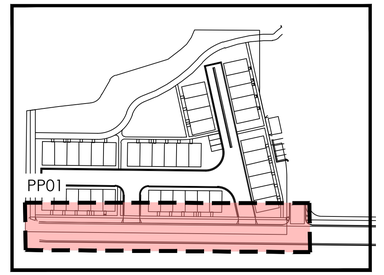
N.T.S.
DISCOVERY DRIVE: 10+11 - 13+98



Discovery Drive PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

ENGINEER'S SIGNATURE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
DISCOVERY DRIVE

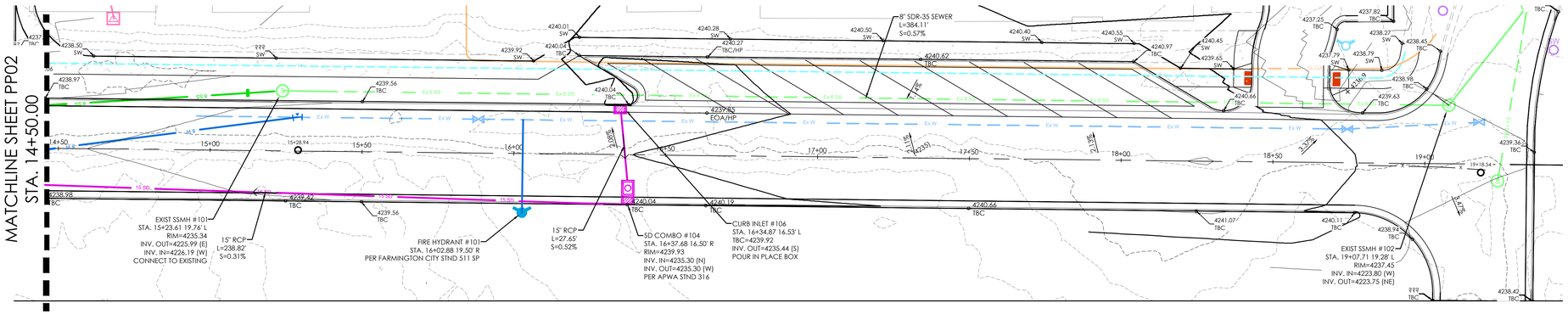
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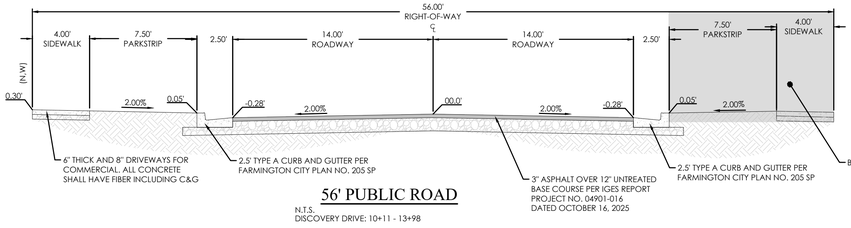
DISCOVERY DRIVE

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Date:	03/06/2026	Job #:	24-0306
Sheet:	PP01		

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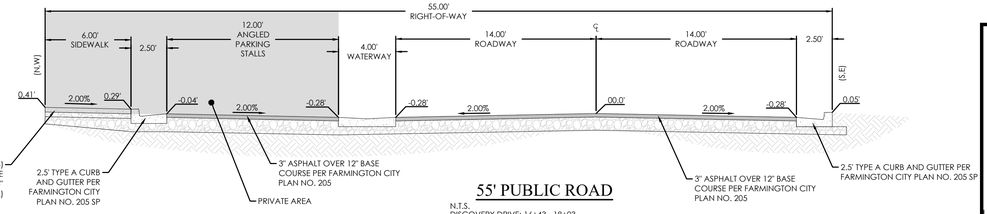


DISCOVERY DRIVE PLAN



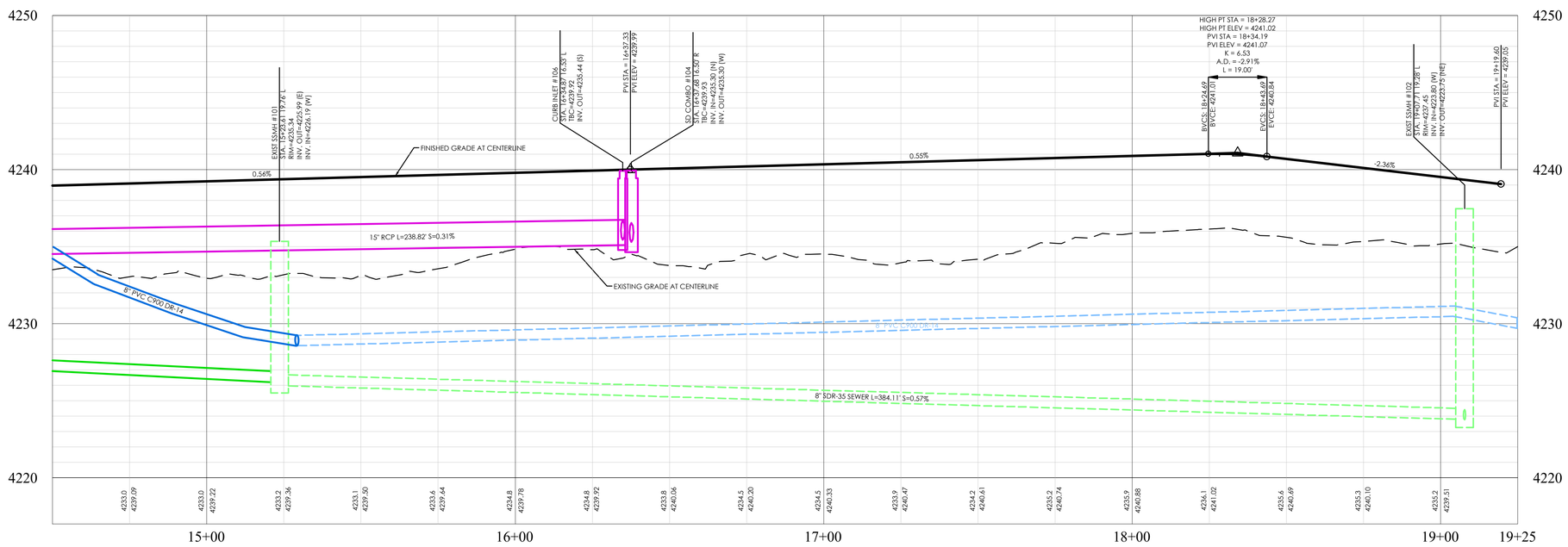
56' PUBLIC ROAD

N.T.S.
DISCOVERY DRIVE: 10+11 - 13+98



55' PUBLIC ROAD

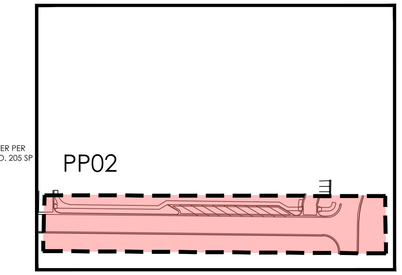
N.T.S.
DISCOVERY DRIVE: 16+43 - 18+03



Discovery Drive PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

ENGINEER'S SIGNATURE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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DISCOVERY DRIVE

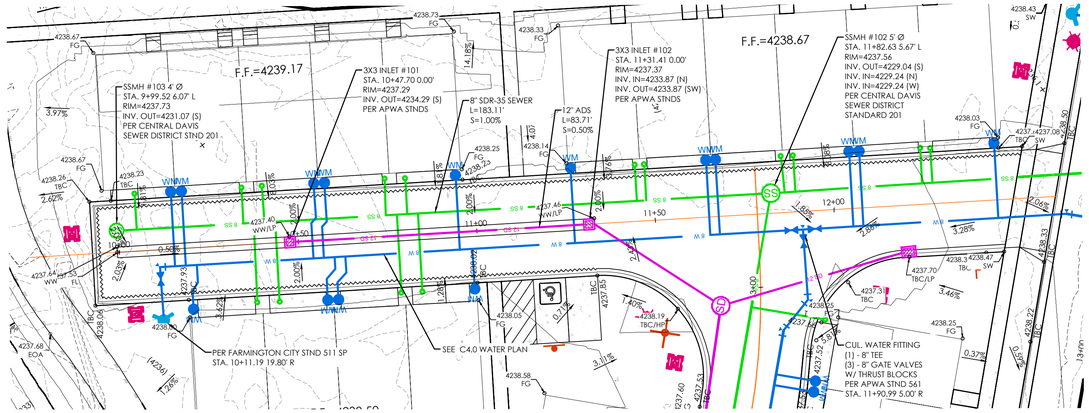
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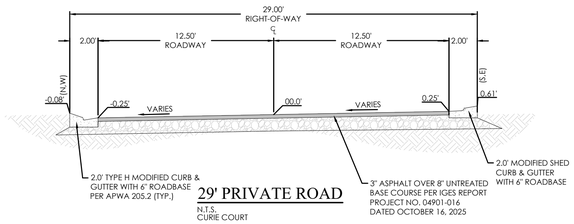
DISCOVERY DRIVE

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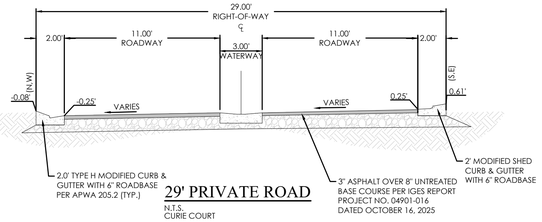
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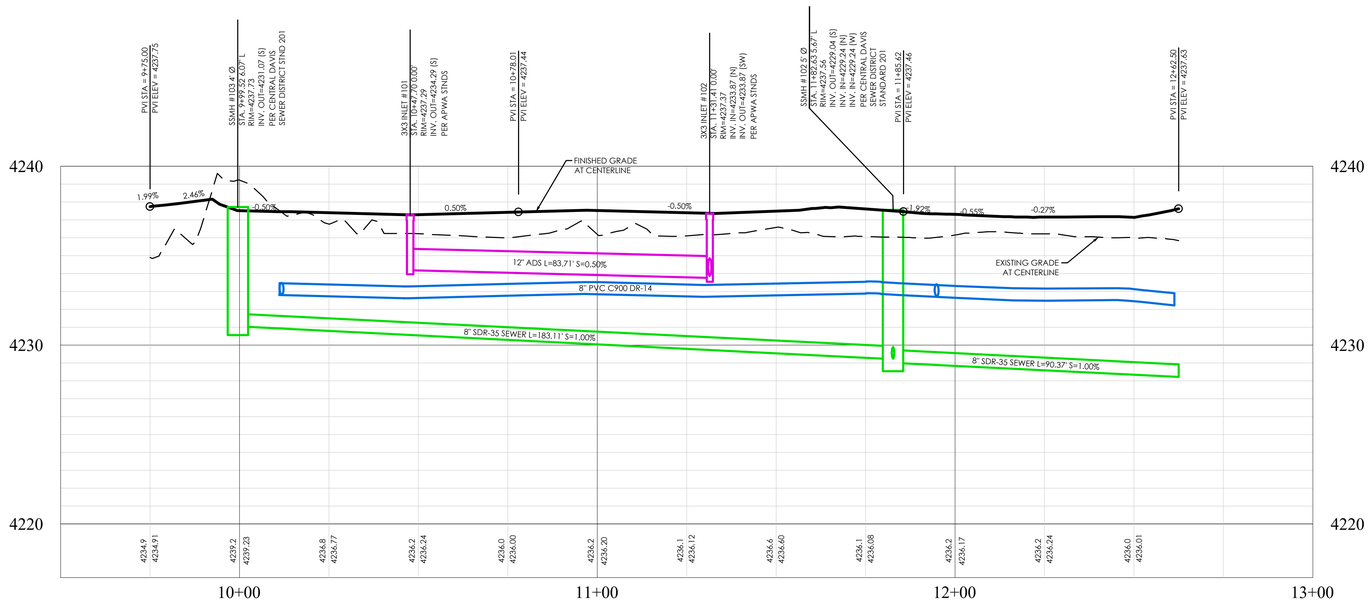
CURIE COURT PLAN



29' PRIVATE ROAD
N.T.S.
CURIE COURT



29' PRIVATE ROAD
N.T.S.
CURIE COURT



Curie Court PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
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- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

ENGINEER'S SIGNATURE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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03/06/26
STATE OF UTAH

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FARMINGTON, DAVIS CO, UTAH
CURIE COURT

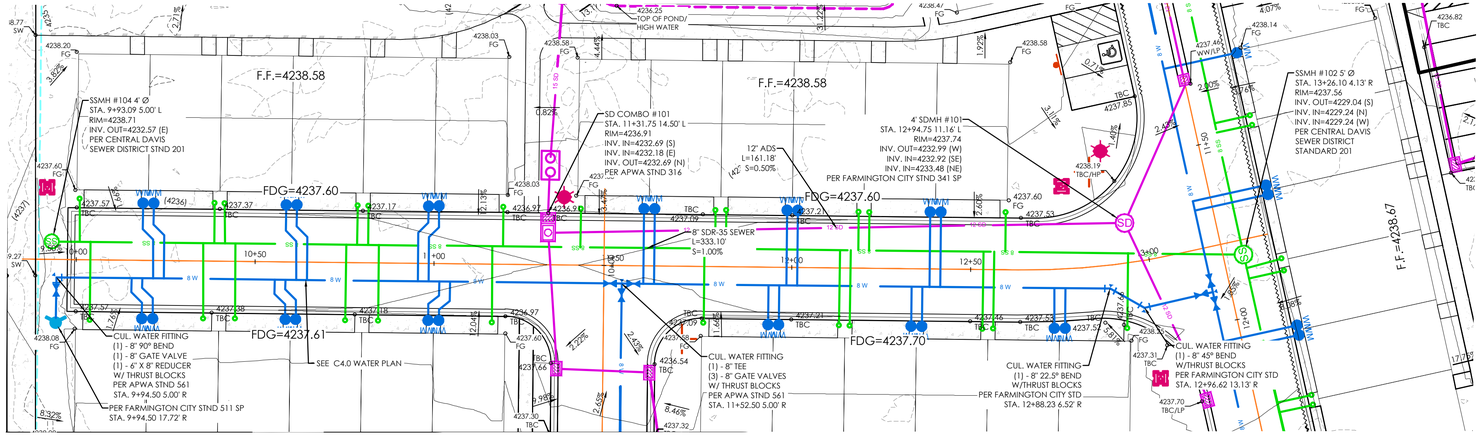
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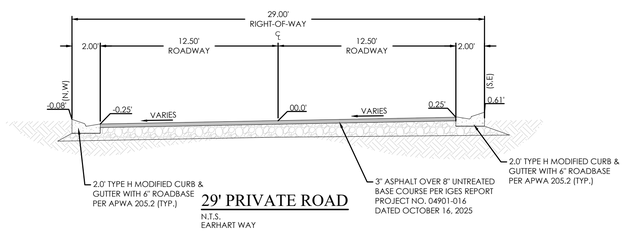
CURIE COURT

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Sheet:	PP03		

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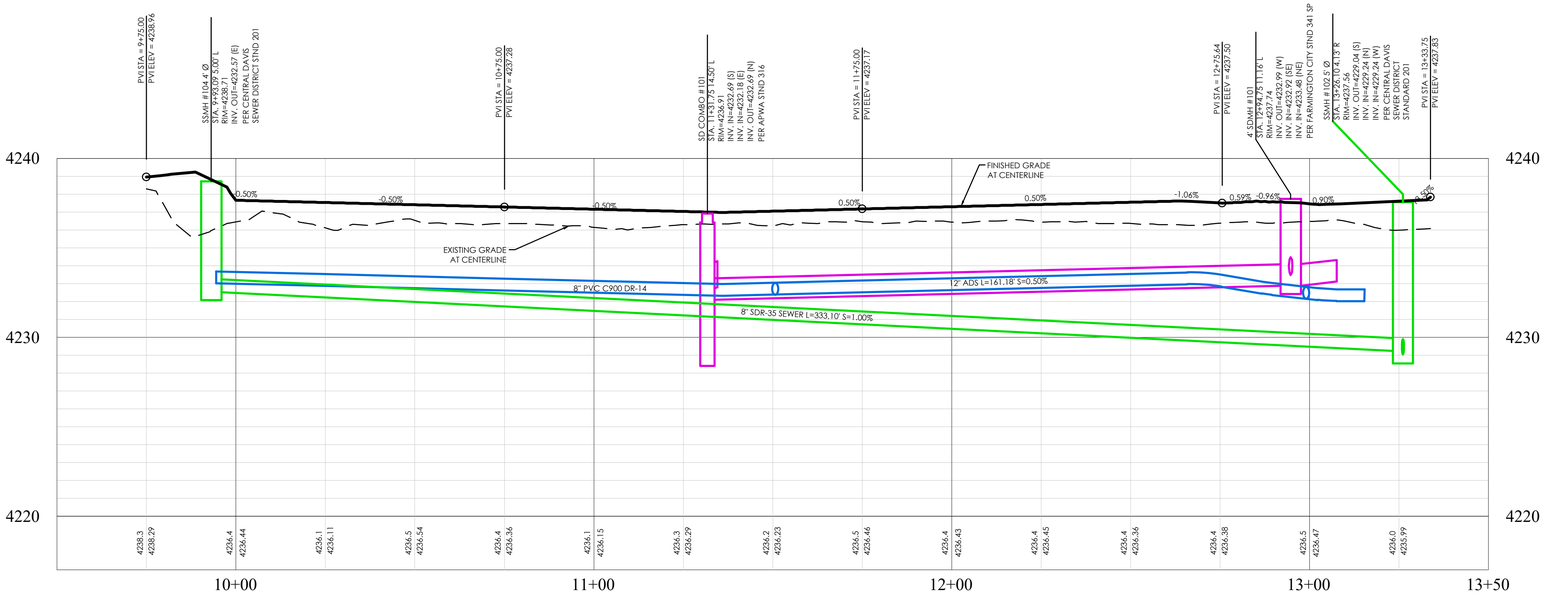


EARHART WAY PLAN



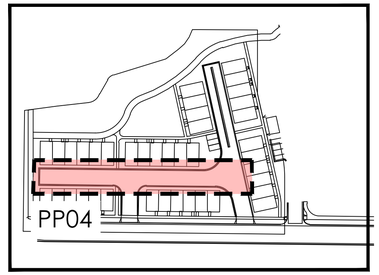
29' PRIVATE ROAD

N.T.S.
EARHART WAY



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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- EXIST. SANITARY SEWER
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

ENGINEER'S SIGNATURE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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03/06/26
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
EARHART WAY

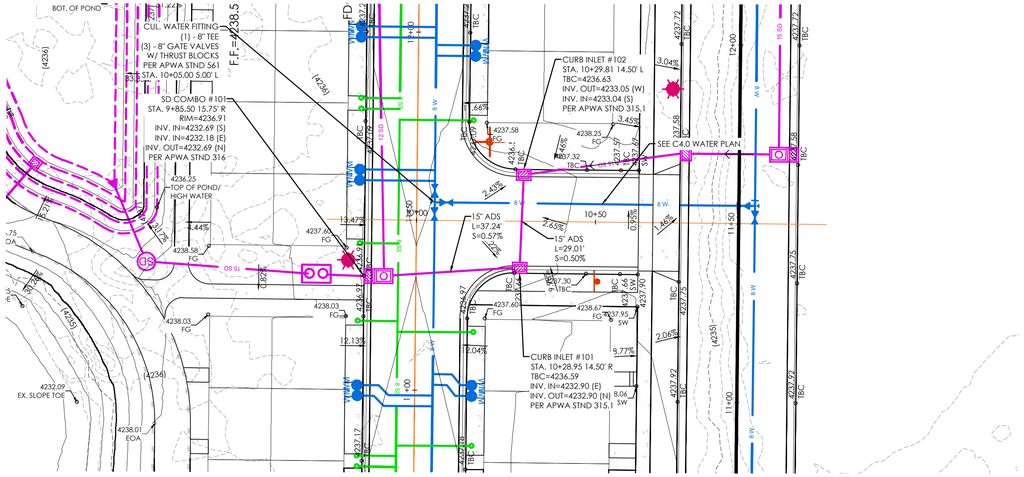
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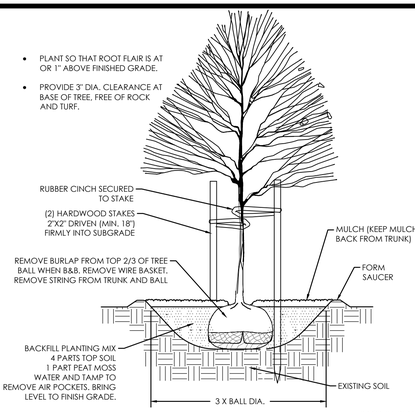
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EARHART WAY

Scale: 1"=20' | Drawn: CO
Date: 03/06/2026 | Job #: 24-0306
Sheet: PP04

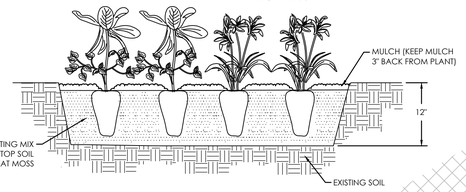
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BOT. OF POND
CUL. WATER FITTING
(1) - 8" TEE
(3) - 8" GATE VALVES
W/ THRUST BLOCKS
PER APWA STND 561
STA. 10+05.00 5.00' L
SD COMBO #101
STA. 9+85.50 15.75' R
RIM=4236.91
INV. IN=4232.69 (S)
INV. IN=4232.18 (E)
INV. OUT=4232.69 (N)
PER APWA STND 316
4234.25
TOP OF POND/
HIGH WATER
F.F.=4238.5
4238.58
FG
4238.03
FG
4238.03
FG
4232.09
EX. SLOPE TOE
4238.01
EOA
CURB INLET #102
STA. 10+29.81 14.50' L
TBC=4236.63
INV. OUT=4233.05 (W)
INV. IN=4233.04 (S)
PER APWA STND 315.1
SEE C4.0 WATER PLAN
15" ADS
L=37.24'
S=0.57%
15" ADS
L=29.01'
S=0.50%
CURB INLET #101
STA. 10+28.95 14.50' R
TBC=4236.59
INV. IN=4232.90 (E)
INV. OUT=4232.90 (N)
PER APWA STND 315.1
4237.60
FG
4238.67
FG
4237.95
SW
4237.30
SW
TBC
4237.66
TBC
4237.90
TBC
4237.75
TBC
4237.92
TBC
4237.72
TBC
4237.58
TBC
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4237.72
TBC
4234.27
TBC
4234.66
TBC
4234.66
TBC
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A TREE PLANTING & STAKING
NOT TO SCALE

B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE

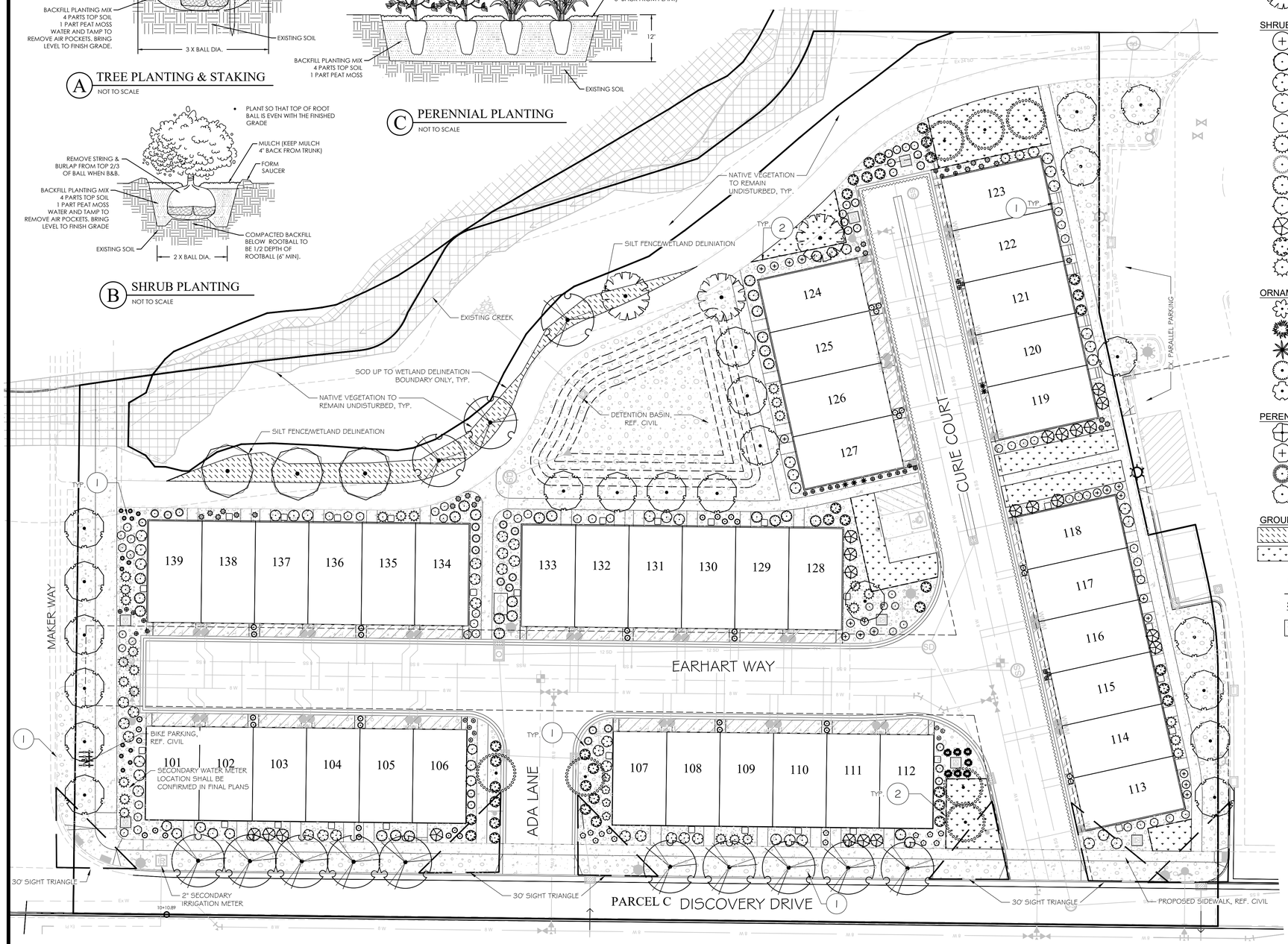
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	28,085 SQ.FT.	100%
SHRUB BEDS WITH ROCK MULCH	23,581 SQ.FT.	84%
LAWN (TURF GRASS)	3,113 SQ.FT.	11%
NATIVE GRASS SEED MIX	1,391 SQ.FT.	5%

***TURF GRASS CITY APPROVED MIX
EIGHTEEN PERCENT (18%) "BLUESTAR" KENTUCKY BLUEGRASS,
NINETEEN PERCENT (19%) "MARQUIS" KENTUCKY BLUEGRASS,
SEVENTEEN PERCENT (17%) "NEWPORT" KENTUCKY BLUEGRASS,
SEVENTEEN PERCENT (17%) "TOUCHDOWN" KENTUCKY BLUEGRASS, SIXTEEN PERCENT (16%) "APM" PERENNIAL RYEGRASS,
THIRTEEN PERCENT (13%) "ACCENT" PERENNIAL RYEGRASS



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AG	Acer tatancum 'GarAnn'	Hot Wings® Tatanan Maple	1.5" Cal.	22
	GP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	1.5" Cal.	3
	MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Cal.	7
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	14
	PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	1.5" Cal.	3
SHRUBS					
	BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	2 gal.	19
	CG	Caragana frutex 'Globosa'	Globe Russian Peashrub	5 gal.	14
	CC	Caryoptens x clandonensis	Blue Mist Spirea	5 gal.	23
	CA	Cotinus coggygna 'Cotsidh5'	Velveteeny™ Smoke Tree	5 gal.	30
	DA	Dasiphora fruticosa 'Pink Beauty'	Pink Beauty Bush Cinquefoil	5 gal.	43
	GL	Guara lindheimeri	Whirling Butterflies	5 gal.	20
	HPL	Hydrangea paniculata `Kolmavesu` TM	Lava Lamp Flare Hydrangea	5 gal.	9
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	28
	PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	11
	PMM	Pinus mugo var. pumilio	Dwarf Mugo Pine	5 gal.	21
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	37
	TL	Thuja occidentalis 'SMNTOBAB'	Tater Tot® Arborvitae	5 gal.	28
ORNAMENTAL GRASSES					
	AB	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	23
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	7
	HSS	Helictotnchon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	5
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	32
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	4
PERENNIALS					
	AI	Anemone x hybrida `Curtain Call Pink`	Curtain Call Pink Japanese Anemone	1 gal.	29
	EPP	Echinacea purpurea `Praine Splendor`	Praine Splendor Coneflower	1 gal.	8
	LP	Liriope muscari 'EXC 052'	Purple Explosion™ Lilyturf	1 gal.	13
	PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	2 gal.	23
GROUND COVERS					
	NR	NATIVE GRASS SEED MIX		seed	1,391 sf
	PP	Poa pratensis	***Kentucky Bluegrass (SEE NOTE)	sod	3,113 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK MULCH	23,581 sf
	2	STEEL EDGING	249 lf

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N
S

ENGINEER'S SIGNATURE

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

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LICENSED LANDSCAPE ARCHITECT
No. 8028950-5301
THOMAS M ROMNEY
03/06/2026
STATE OF UTAH

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AH
Date:	03/06/2026	Job #:	24-0306
Sheet:	L1.0		

Z:_2024\24-0306 The Amelio\design\24-0306\dwg\sheet\L1.0 LANDSCAPE PLAN.dwg

160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, March 3, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm.in the Council Chambers**.** The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Parental Leave Policy Discussion
- Discussion of regular session items upon request
- Mayor Anderson & City Council Reports

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

PRESENTATIONS:

- Recognition of Sawyer Haws as Student of the Month
- Introduction of the New Youth City Councilmembers and Administration of Oath of Office by Mayor Anderson

BUSINESS:

- Consideration of a request to rezone approximately 0.6 acres of property from B (Buffer) to the CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 North 200 West.
- Parental Leave Policy

SUMMARY ACTION:

1. Approval of Minutes 02.17.26
2. Monthly Financial Report
3. Approval of Quote for Paver Installation at NCC

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Carlile Rowe at 801-939-9215 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn.
Carly Rowe Posted on February 26th, 2026

160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

SPECIAL CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a Mayor, City Council and Executive Staff Retreat on **Friday, March 6, 2026** at Zermatt Resort in Midway, Utah. The agenda for the meeting shall be as follows:

Friday, March 6, 2026

2:00 – 2:30 Introduction and Snacks (URI Room)
- Paul's 2025 Farmington Year in Review Video

2:30 – 4:00 (URI Room)
- State of Administration
- Finance
- Public Works
- Engineering

4:00 – 5:00 Tasking Protocol Exercise

5:00 – 6:00 Break/Get Checked-in

6:00 – 7:00 Dinner (Geneve Room)

7:00 – 9:00 Municipal "Life" Game

Saturday, March 7, 2026

8:00 – 8:30 Breakfast (Geneve Room)

8:30 – Noon (URI Room)
- Tax Increment Exercise Part 1
- Legal/HR
- Police
- Parks
- Fire
- Community Development
- Tax Increment Exercise Part 2

12:00 - Lunch (Geneve Room)

Adjourn

**PLEASE NOTE: Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.*

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Carly Rowe, posted on March 5, 2026

160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a special meeting on **Thursday March 12, 2026**. The public is invited to attend the hearing and give written or verbal comments. Pursuant to Utah Code Ann. § 52-4-207(5)(e), all City Council members will participate **remotely** through audio-visual connection, and no anchor location will be provided for the public to personally attend the meeting, unless a member of the public makes a written request at least 12 hours before the scheduled meeting time, to provide for an anchor location for members of the public to attend the meeting in person. For additional inquiries about the hearing, please contact Brigham Mellor via email at bmellor@farmington.utah.gov. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov.

REGULAR SESSION – 5:00 p.m.

BUSINESS - PUBLIC HEARING:

1. Sale of 2.1 acres of land located at approximately 1820 W. Shepard Lane, on the North side Shephard Lane, to Rocky Mountain Power.

SUMMARY ACTION:

1. Consideration of an amendment to the Development Agreement for theANA at approximately 1000 N Shepard Park Road to include language in the agreement which reflects conditions previously imposed by the City Council with the initial approval.

ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Carly Rowe at 801-939-9215 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Carly Rowe Posted on March 10, 2026