

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, October 21st, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION - 6:00 p.m.

- STACK discussion
- Mosquito Abatement District-Davis Proposed Tax Increase [page 3](#)
- Discussion of regular session items upon request

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

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

BUSINESS:

- Acceptance or Denial of Annexation Petition submitted by Michael Falk, parcel 070710096, approximate address 1420 S 450 E. [page 7](#)
- Consideration of the Stack Master Subdivision Plat and a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details. [page 20](#)
- Sales and Franchise Tax Revenue Bond Parameters [page 122](#)
- Consider Approval of Quote for Verkada System [page 165](#)
- Amendments to Overnight Winter Parking Ordinance [page 175](#)

SUMMARY ACTION: [page 179](#)

1. Approval of Minutes for 10.07.25 [page 180](#)
2. Monthly Financial Report [page 191](#)

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmnl. Posted on October 16th 2025 by DeAnn Carlile, City Recorder

CITY COUNCIL AGENDA



WORK SESSION

- STACK discussion
- Mosquito Abatement District-Davis Proposed Tax Increase
- Discussion of regular session items upon request

City/County Notification Requirements

- City Council/County Commission will be notified and a record submitted of the tax increase.
- The Record should indicate the Intent and purpose of the property tax increase, the dollar amount of the increase, The percentage of increase, and impact on the average household
- Once the City/County have the record they have 40 days to get it on the council agenda.
- The city/county representative for that entity would submit the record.
- The city/county does not vote or make a motion on the record or the increase.

Agenda item – Mosquito Abatement District-Davis Proposed Tax Increase

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth

The primary purpose for the proposed tax increase is construction of new pesticide storage facilities. Also building for future growth and to increase mosquito surveillance and lab capacity. Any other revenues above financial obligations for building construction loan will be used to increase the purchase of a new mosquito adulticide product.

Current Year Tax Rate	Estimated Next Year Tax Rate
.000093	.000117

PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

NOTICE OF PROPOSED TAX INCREASE

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. The Mosquito Abatement District-Davis tax on a (average value of business) would increase from \$55.80 to \$70.20, which is \$14.40 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth. The Mosquito Abatement District-Davis invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

Virtual Meeting Link:

To obtain more information regarding the tax increase, citizens may contact the Mosquito Abatement District-Davis at 801-544-3736 or visit davismosquito.org.

- Average Resident in Davis County Value at \$600,000.00
- Increase on Residence \$30.69 to \$38.61
- Residence increases \$7.92 per year \$0.66 per month
- Increase on a Business \$55.80 to \$70.20
- Business increases \$14.40 per year \$1.20 per month
- \$1,000,000.00 increase
- Percentage increase of budgeted revenue is 26.18%
- Estimated Building Project Cost – Total 9,200,000.00
- 15 Year Loan \$855,550.00 per year payment

TAX INCREASE USAGE POINTS

- Pesticide Storage Building – The current pesticide storage building was built 27 years ago and does not accommodate the high use of palleted material or larger quantities of liquid product. We need to be able to safely handle and properly store mosquito control products. Liquid products are increasing and the containers being received have a higher capacity of product so we need to be able to properly contain those products and store larger quantities of liquid adulticide products
- Chemical Usage – Mosquito control product usage has changed a great deal. Regular occurrence of West Nile Virus, new products becoming available for use, and the growth of the county has increased the need for adult mosquito control products. The growth of subdivision in Davis County moving closer and closer to the mosquito habitat has required us to use more products and increase our equipment use to cover the increased amounts of streets and subdivisions for adult mosquito control.
- New Adulticide – A new mosquito adulticide product has become available. The mosquitoes have built some resistance to the product that has been used for many years. This new product is very effective but costly. It will also help reduce the resistance to the cheaper product to increase its use more into the future. (cost example \$75.00 per gallon for current product to \$295.00 per gallon for new product)
- Drone Usage - implementation of the use of spray drones. This has been a good beneficial addition to the control of mosquito larvae. The implementation of drone use has increased the amount of granular product coming into the facility and increased the need for safer handling and proper storage of the granular products. Our current building is not set up for easy use movement of palleted products.
- Laboratory and Mosquito Surveillance – Surveillance is a key component of our operations. In-house RT-PCR testing for mosquito borne diseases is critical to reacting to virus activity in a timely manner. Currently the surveillance and laboratory operations are being conducted out of multiple building used for operations and storage. We are increasing our lab capacity and surveillance capabilities and adding new CO2 tank traps.
- Employee Needs – The increase of personnel especially seasonal employees has exceeded capacity in our locker rooms. Expansion of locker room facilities for the employees is needed to accommodate the current employee numbers and potential growth of the future. Additional office space for full time employees is needed.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Acceptance or Denial of Annexation Petition

PRESENTED BY: Lyle Gibson

DEPARTMENT: Community Development, Director

MEETING DATE: October 21, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Community Development Director
Date: 10/21/2025
Subject: **Acceptance or Denial of Annexation Petition.**

RECOMMENDATION

The city's Development Review Committee (DRC) discussed the proposed annexation during its most recent meeting and recommends that the council not accept the petition for further study.

Findings

1. Currently the property cannot be serviced with culinary water per pressure issues. While the property owner is aware of that issue and has control of additional property to the east where infrastructure could be installed to provide the necessary capacity and pressure needed to service this site, annexation could wait until the city is satisfied with plans for servicing the site.

Alternate Option:

If the council determines that the proposal merits additional consideration and study at this time, a resolution accepting the petition has been prepared which would direct staff to proceed with the applicable requirements of state code to certify the petition and advance the annexation petition to the next steps in the process.

Background Information

The City has received a petition from Invirtir Holdings who control some property within the city just east of 200 East Street on the south side of town. They also control a large amount of property further east in unincorporated Davis County. Ultimately in pursuit of eventual development of their property, the applicant is looking to annex land into Farmington City which would most logically service the property.

While they control much more land, the current request is to consider the annexation of just under 4 acres of property adjacent to the current city border which would be part of a future phase of development.

Davis County has completed the initial steps of the development process, putting it in the Council's hands to decide next steps. To begin the annexation process, the Council must decide whether to: (1) accept by resolution the petition for further study, or (2) deny the petition. If accepted for further consideration, then the City Recorder assesses the petition for certification, which must be done within in 30 days of acceptance. The city then provides public notice and the Council conducts a public hearing as set forth in State Law in Title 10, Chapter 2, Part 8 - Annexations.

While the property is identified in the city's annexation policy plan as land that it may consider, the law does not require the City to accept a petition based solely upon that single factor. The Council has broad discretion as to whether to accept or approve annexation petitions.

Respectfully submitted,



Lyle Gibson
Community Development Director

Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. Annexation Policy Plan
2. Map of Annexation Area
3. Concept Development Plan with Annexation Area outlined
4. Resolution to Accept the Annexation Petition
5. Annexation Plat

FARMINGTON CITY ANNEXATION POLICY PLAN

I. The Character of the Community.

The Farmington area was originally settled by Mormon Pioneers in 1847. The area spawned large successful farms and agriculture continued as the basic industry and lifestyle until recently.

The general area occupied by Farmington is bordered on the west by the Great Salt Lake and on the east by the Wasatch Mountains. Few communities along the Wasatch front stretch from the Mountains to Lake. Within is this unique and very aesthetically beautiful setting exist diverse ecosystems supporting a wide range of wildlife habitat. The Farmington Bay Bird Refuge consisting of the marsh land adjacent to the Lake is the home for numerous species of birds and other animals. Meanwhile, a very short distance away to the east projects the Wasatch National Forest containing stands of Pine and Quaking Aspen trees. Farmington is a family oriented community known for its pastoral setting, rural atmosphere, and small town character. Farmington shares this region with the cities of Kaysville and Fruit Heights on the north and Centerville on the south.

Farmington has experienced significant growth in the last decade as urban development continues to expand. The majority of residential dwellings are single family detached units in standard subdivisions and conservation subdivisions. This development has occurred mostly east of I-15 while areas west of I-15 are just beginning to develop or remain largely undeveloped and are still rural in character.

Commercial and industrial activity has developed slowly in Farmington. Future expansion of the City may include residential, commercial and industrial areas.

Neighborhoods within which residents feel a sense of identity with the community should not be excluded from the community or divided between communities.

II. The Need for Municipal Services in Developed and Undeveloped Unincorporated Areas

The areas considered for annexation are located generally within the area illustrated on the expansion area map included in Section 7 of this Annexation Policy Plan. If annexed to Farmington, municipal services would likely be able to be provided either by the City or by Special Service Districts such as the Central Davis Sewer District, the Farmington Area Pressurized Irrigation District, and/or the Weber Basin Water Conservancy District. New annexations may include certain areas which are largely undeveloped and which contain unique features and characteristics. Such areas may include open space, riparian areas,

foothills, shore lands, view areas and natural resource areas. Expansion of the City into these areas will allow appropriate preservation while blending in development and providing appropriate growth and management opportunities to benefit property owners and the citizens of Farmington City.

Farmington City believes it is in the interest of its citizens and will promote public health, safety and welfare to assume the responsibility for providing municipal services to the Expansion Area shown on the Map in Section 7 of this Plan. The provision of municipal services to this area will assure the City of the ability to protect the interests of its residents in maximizing the benefit of the economies of scale in the provision of municipal services and in minimizing the harmful impacts of conflicting uses of land that may be proposed or occur within the expansion area.

The area is currently served by Davis County which provides road maintenance and police and fire protection. The Farmington Area Pressurized Irrigation District (FAPID) and the Weber Basin Water Conservancy District provide secondary water services. Existing residents receive culinary water from wells. The County is not in position to provide culinary water or site specific storm drainage services to the area. Providing water, sewer and storm drainage services to the expansion area would present no serious difficulty for Farmington. These facilities could be constructed when annexations take place.

These areas would become part of the Central Davis County Sewer Improvement District as annexation occurs.

New annexation should include areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provision of services would be costly or difficult, or an area in which ground water runoff would create multi-jurisdictional problems.

III. Plans and Time Frame for Extension of Municipal Services.

The expansion area is close to the existing community and utility infrastructure of Farmington City. Major traffic facilities extend to these areas along which all services, whether on, beneath, or above ground, could be extended. Fire, police, solid waste collection, street maintenance and similar municipal services not dependant on the extension of infrastructure could be commenced when appropriate. Extension of infrastructure, i.e., water, sewer and storm drain systems would be undertaken where needed as capital improvement funds become available. Municipal services would follow development and the City's budget capability.

Areas not now considered for new infrastructure and services beyond the City's budget capability would be serviced over a period of time as development takes place. These areas are presently or could become serviced by the Central Davis County Sewer District, the Farmington Area Pressurized Irrigation District, Weber Basin Conservancy District, or by

Farmington City.

When development proposals are submitted for specific urban developments, agreements for the provision of services and improvements are entered into between the City and the Developer resolving issues before final approvals are given. All developments are required to provide supporting site specific infrastructure related to that development (not system or city-wide improvements which benefit the community as a whole).

IV. How Services will be Financed.

The financing of services for newly annexed areas will be accomplished by various means. The City will place requirements on developers in such areas to install public improvements as set forth in Farmington City's annexation policy and development codes.

Previously developed areas for which annexation petitions are submitted to the City will be reviewed for adequacy of services before approval. If deficiencies are discovered, the financing of improvements may be determined by agreements between the City, the petitioners, and property owners, and/or developers of adjacent property. The financing may be accomplished by various means; i.e., the City's General Fund, debt financing, special improvement districts or by developer contributions. General government and public safety services will be provided to such areas as soon as possible. Inter-local cooperation agreements may be used to cover transition periods.

Lands that are the subject of petitions for annexations that are undeveloped and not serviced will be reviewed carefully by the City Engineer and appropriate City departments to determine the most feasible means of financing infrastructure and needed improvements. In most cases, installation of such improvements and services will be financed by the developer of the property.

V. An Estimate of a Tax Consequence to Residences both currently within the Municipal Boundaries and in the Expansion Area.

The areas presented herein as favorable for annexation to Farmington represent a variety of terrain, development potential and distance. It is believed that all of these areas could be serviced adequately by the City. Some of the lands within these areas may be suitable for industrial commercial development and would be considered for such. Farmington's property tax base relies primarily upon taxing of residential property. The development of non-residential uses in some newly annexed areas could ultimately result in some relief for the residential properties throughout the City.

It is generally believed that annexation in the general areas shown, if monitored by the City to assure a satisfactory balance of land uses, would not alter the distribution of taxes to any great extent. It is recognized also that the potential exists for commercial development and the generation of sales tax to augment the City's revenues.

Exact analysis of the tax consequences of any annexation will not be possible until a specific petition is presented to the City which describes the land and proposed land uses.

The area shown as favorable for annexation are all or partially within the Central Davis County Sewer District, Farmington Area Pressurized District, and/or the Weber Basin Water Conservancy District, and the Davis County Mosquito Abatement District and are subject to tax levies imposed by these special districts.

VI. The Interest of All Affected Entities.

Prior to the approval of any property for annexation, the petitioners may be requested by the City to provide recommendations from neighboring local governmental jurisdictions regarding the proposal and potential impact of annexation on the general County economic needs, goals or objectives. Applicants for annexation may also have to identify any special districts or county departments that are currently providing services to the property. If the proposed area is receiving services that are to be assumed by Farmington City, a statement should be included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the City is unable to provide services immediately. If the proposal includes a specific urban development, an agreement for the provision of services and improvements should be concluded between the City and the applicant.

All affected entities as defined by the Utah Code Annotated Section 10-2-401(1)(a) may review the proposed annexation policy plan or amendments thereto and may submit oral or written comments and recommendations to the Planning Commission as invited to do so by notice posted and mailed pursuant to State law. The City shall address any comment made by affected entities at or within 10 days after the public meeting that is held by the Planning Commission to receive said input from affected entities as stated in the law.

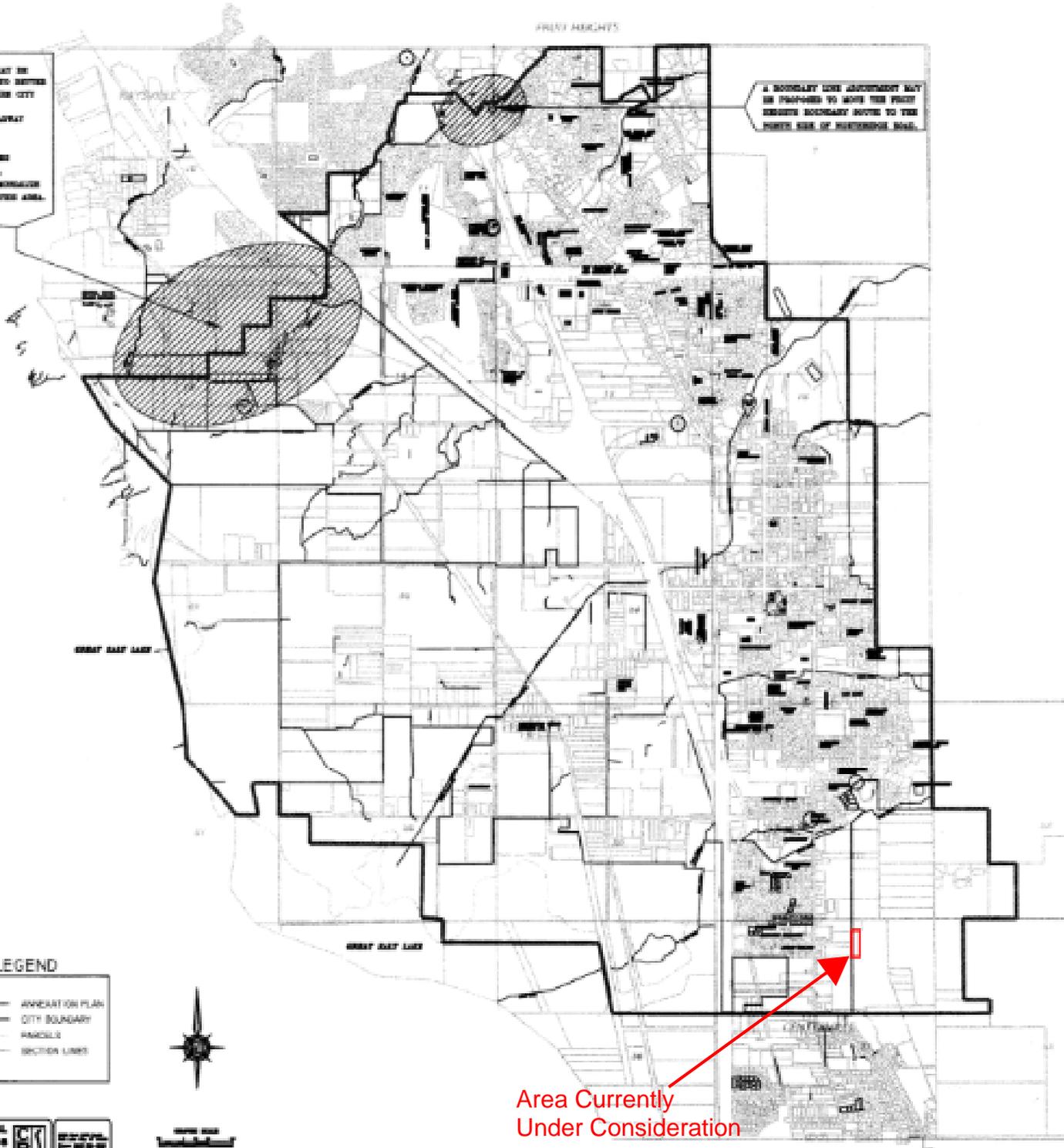
VII. Expansion Area. (See enclosed map.)



EXPANSION AREA
 FARMINGTON CITY ANNEXATION
 POLICY PLAN
 AUGUST 15, 2001

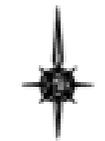
MUNICIPAL BOUNDARY LINES MAY BE ADJUSTED (OR RE-ADJUSTED) TO BETTER REPRESENTATIVELY DEFINE FUTURE CITY CORPORATE LIMITS LINED BY COORDINATION WITH FUTURE HIGHWAY ALIGNMENTS, UTILITIES, SEWERAGE, OR OTHER PUBLIC INFRASTRUCTURE. METROPOLITAN MAY ENTER INTO INTER-LOCAL AGREEMENTS TO FURTHER RECONSTRUCT PLANS AND OUTLINES FOR THIS AREA.

A BOUNDARY LINE ADJUSTMENT MAY BE PROPOSED TO MOVE THE PRESENT BOUNDARY NORTH TO THE NORTH SIDE OF HARTFORD ROAD.



LEGEND

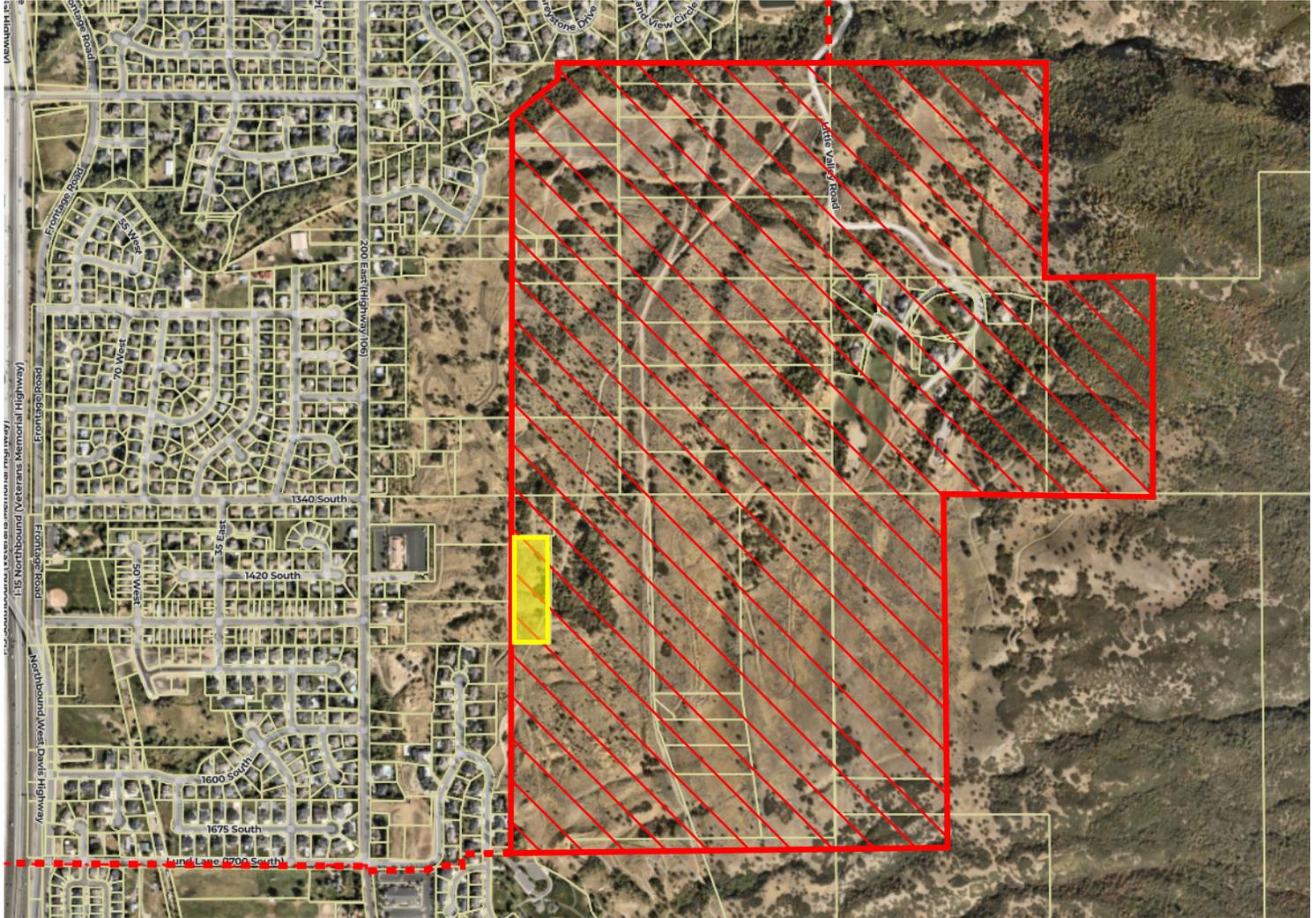
- ANNEXATION PLAN
- CITY BOUNDARY
- PARCELS
- SECTION LINES



SCALE BAR
 1/4" = 100'

Area Currently Under Consideration

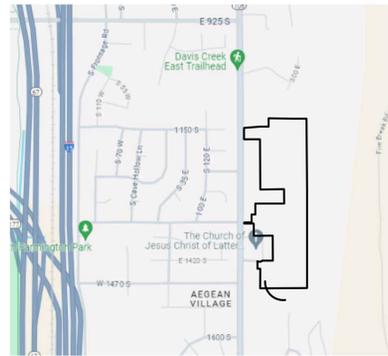
SOUTHEAST FARMINGTON Potential Annexation Area



LEGEND

- - - Existing City Boundary
-  Future Annexation Area
(From Annexation Policy Plan)
-  Current Annexation Area Request





VICINITY MAP
NO SCALE

NOTES

- CULINARY WATER WILL CONNECT TO THE EXISTING WATER LINE IN WEST ENTRANCE OF THE PROJECT INTO SOUTH 200 EAST.
- SANITARY WILL TIE INTO THE EXISTING SEWER LINE IN SOUTH 200 EAST.
- STORM WATER WILL CONNECT TO THE EXISTING STORM DRAIN AT THE WEST END OF PROJECT INTO SOUTH 200 EAST.
- THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X / AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD MAP 49011C0384F AND 49011C0403E, EFFECTIVE DECEMBER, 2021.
- PROPERTY IS CURRENTLY UNDEVELOPED GROUND.

SITE DATA

TOTAL AREA.....40.65 ACRES
 SMALLEST PROPOSED LOT..... 4,490 S.F.
 NUMBER OF COTTAGE LOTS: 57
 NUMBER OF SINGLE FAMILY LOTS: 28
 TOTAL NUMBER UNITS: 85

Parcel #'s: 07-058-0017, 07-058-0090,
 07-058-0089, 07-058-0088, 07-058-0091,
 07-071-0087, 07-071-0086, 07-071-0009,
 07-059-0121

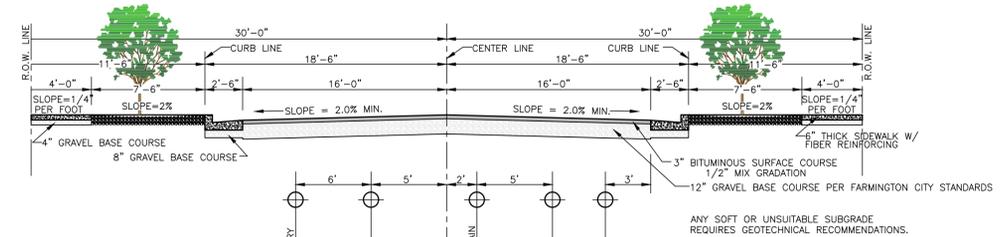
LEGEND

- BOUNDARY LINE
- LOT LINE
- - - - - ADJOINING PROPERTY
- - - - - CENTERLINE
- - - - - EASEMENTS
- - - - - EX.SS - EXISTING SANITARY SEWER LINE
- - - - - EX.SD - EXISTING STORM DRAIN
- ⊕ - EXISTING FIRE HYDRANT
- >30% SLOPE
- - - - - TRAIL
- LINE OF SERVICEABLE WATER PRESSURE

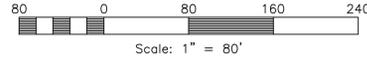
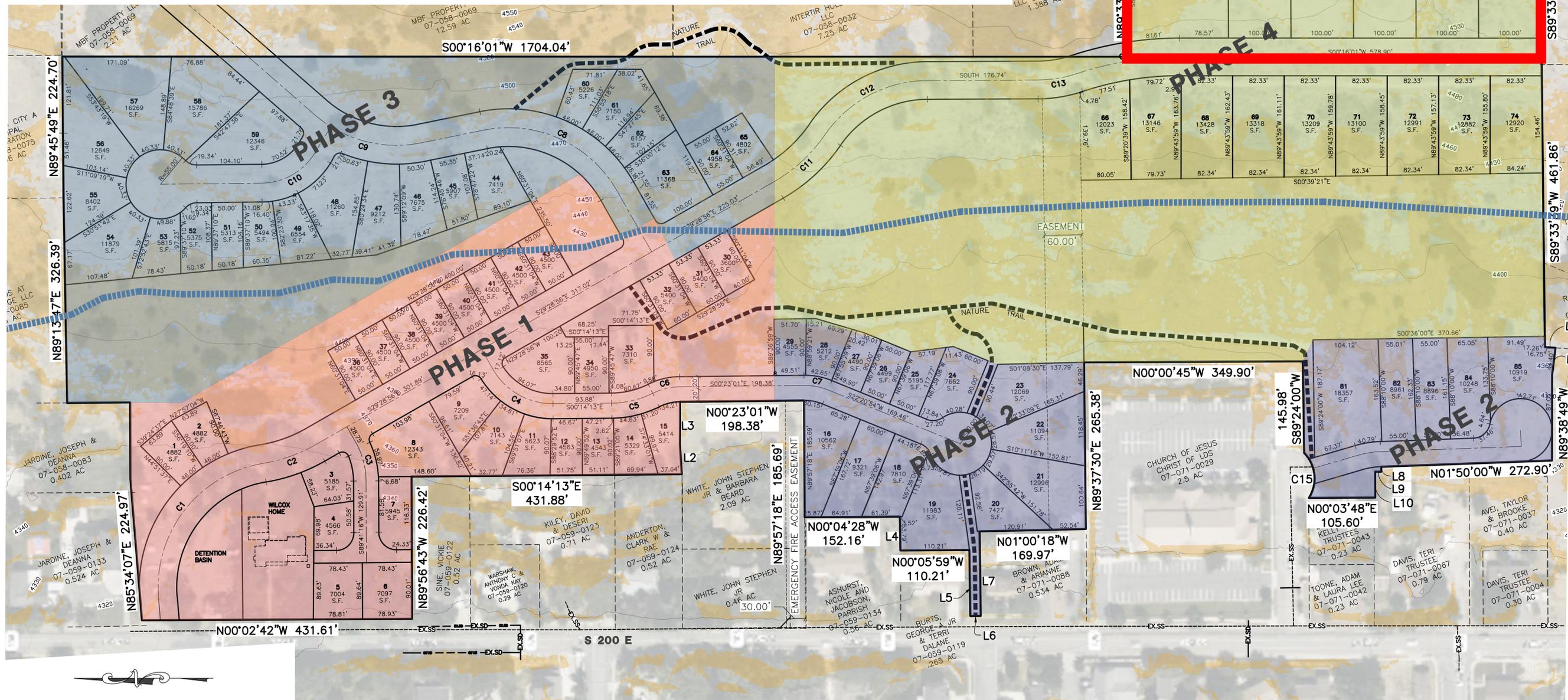
LINE/CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	200.00'	298.98'	271.91'	N51°49'59"W	85°39'05"
C2	250.00'	89.34'	88.86'	S19°14'42"E	20°28'30"
C3	125.00'	64.32'	63.61'	N75°15'32"E	29°28'56"
C4	110.00'	112.78'	107.91'	S29°08'07"W	58°44'41"
C5	150.00'	67.91'	67.33'	S13°12'26"E	25°56'25"
C6	100.00'	45.02'	44.64'	S13°16'50"E	25°47'37"
C7	100.00'	39.68'	39.42'	S10°58'56"W	22°43'56"
C8	200.00'	250.38'	234.35'	N24°39'13"E	71°43'42"
C9	200.00'	183.15'	176.82'	S15°01'24"W	52°28'05"
C10	100.00'	100.74'	96.53'	S29°14'26"E	57°43'11"
C11	250.00'	111.71'	110.79'	S42°17'02"E	25°36'11"
C12	200.00'	192.28'	184.96'	N27°32'34"W	55°05'08"
C13	200.00'	62.93'	62.67'	S09°00'51"E	18°01'42"
C14	526.48'	166.76'	166.06'	S08°59'04"E	18°08'53"

#	BEARING	DISTANCE
L1	N85°20'29"E	35.00'
L2	S86°40'41"W	47.99'
L3	S88°59'22"E	32.49'
L4	S89°19'01"W	53.79'
L5	N89°25'52"E	105.00'
L6	S00°05'59"E	16.50'
L7	S89°25'50"W	134.52'
L8	S89°33'09"W	7.94'
L9	S00°15'20"W	9.90'
L10	EAST	41.19'
L11	S82°40'06"E	44.40'
L12	N03°41'21"E	16.75'



STREET SECTION (60' R.O.W.)
SCALE: NONE



Farmington Reserve

Farmington City, Davis County, Utah

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 716-2666 www.reeve.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
4/21/2025	Cur-de-Sac/Wilcox
4/22/2025	85 Lot Density
4/30/2025	Wilcox Property Add

Farmington Reserve
 PART OF THE SOUTH 1/2 OF SEC. 30 AND THE NORTH 1/2 OF SEC. 31
 U.S. BLM U.S. SURVEY
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Schematic Plan (85 Unit)

Project Info.
 Engineer: J. NATE REEVE, P.E.
 Planner: C. CAVE
 Designer: S. SIMRAYTH
 Date: 4/17/2025
 Name: FARMINGTON RESERVE
 Number: 8298-01

Sheet	1
1	1
	Sheets

Revised: Apr, 30 2025

RESOLUTION NO. 2025 - _____

A RESOLUTION RECEIVING AN ANNEXATION PETITION FROM MIKE FALK FOR CONSIDERATION BY FARMINGTON CITY (A-1-25).

WHEREAS, Farmington City has received a petition from Mike Falk hereinafter referred to as the "Petitioner", requesting the annexation of 3.485 acres of unincorporated territory in Davis County, which would extend the existing corporate limits of Farmington City, hereinafter referred to as the "Petition", a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Petition is signed by the owners of a majority of the private land area within the area proposed for annexation, and said owners' property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation as shown by the last assessment rolls of Davis County; and

WHEREAS, the territory described in the Petition lies contiguous to the corporate limits of Farmington City and is a contiguous area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON, STATE OF UTAH, AS FOLLOWS:

Section 1. Petition Received for Consideration. The City Council hereby receives the Petition for Annexation filed by Mike Falk for consideration.

Section 2. Decision to Certify. The City Recorder is directed to certify the Petition and to send to refer the Petition to the Farmington City Planning Commission for consideration and recommendation of the proposed Zoning Designation of the area to be annexed. The City Recorder is also directed to produce and distribute notice to the public and affected entities as required by the State of Utah in preparation of a future public hearing where a final decision would be may as to whether or not to actually annex the Petitioner's property.

Section 3. No Vested Rights. Nothing in this Resolution or in any other act, omission or representation of the City shall be construed to vest Petitioners with rights to compel annexation of the said property, to bind the City Council to finally approve the Petitioners' annexation, to vest the Petitioners with rights to develop under particular zoning, subdivision or development ordinances, or to require Farmington City to provide any municipal services or to exercise jurisdiction over the area, until such time as decisions to annex and extend the corporate limits have been made and all annexation formalities and documentation have been completed, including the preparation of the final annexation plat according to the City Engineer's specification, appropriate ordinances, annexation agreements, and documentation verifying the sufficiency of the Petition.

Section 4. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, ON THIS 21st DAY OF OCTOBER, 2025.

FARMINGTON CITY CORPORATION

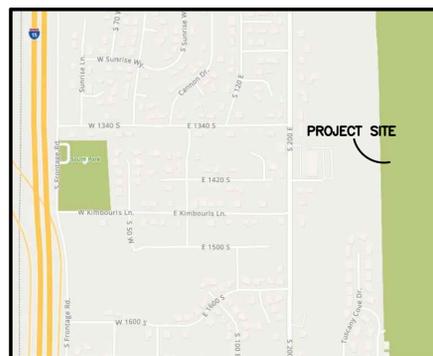
Brett Anderson
Mayor

ATTEST:

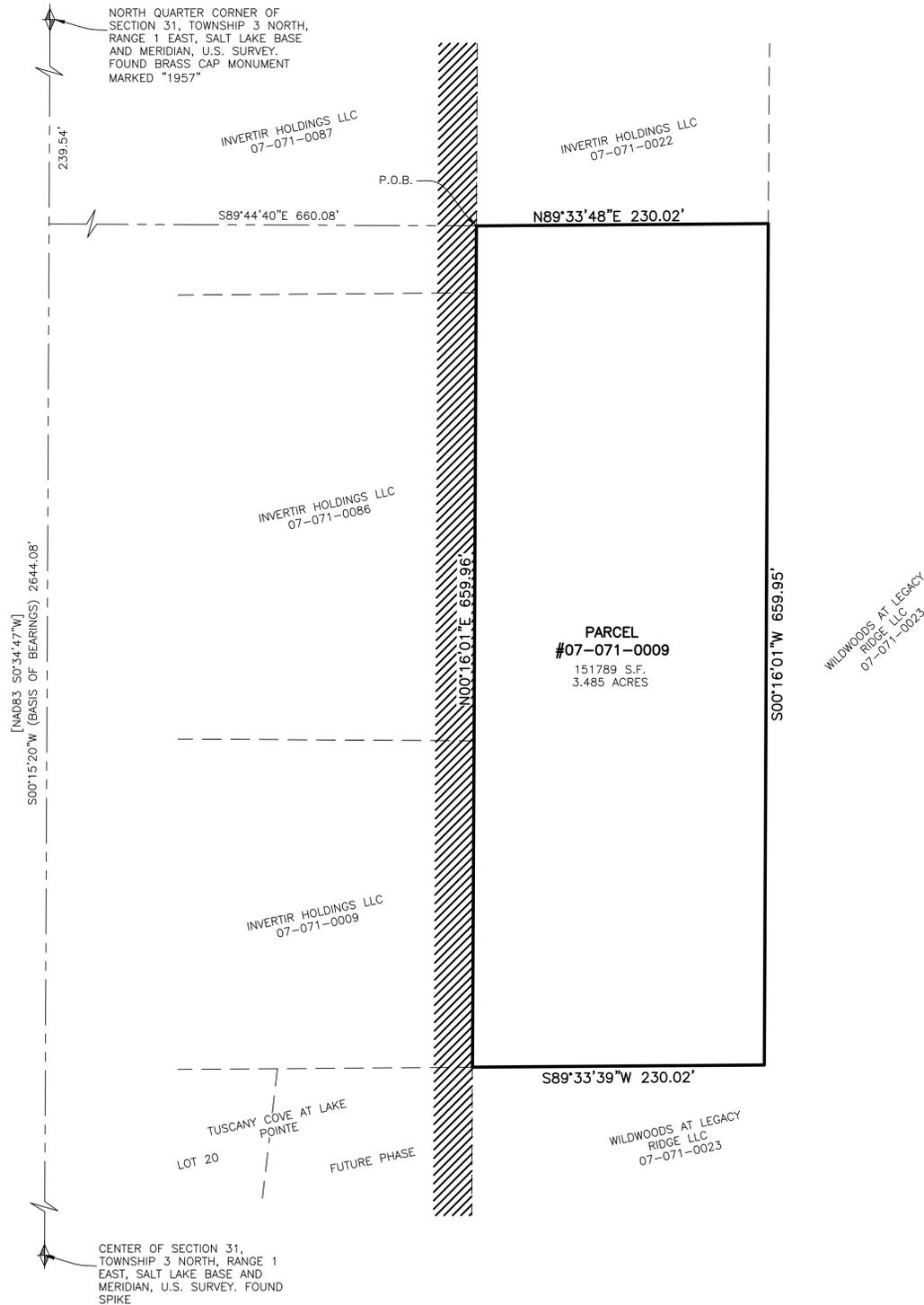
DeAnn Carlile
City Recorder

PLAT OF ANNEXATION TO FARMINGTON CITY

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
DAVIS COUNTY, UTAH
MAY, 2025



VICINITY MAP
NO SCALE



LEGEND

- = SECTION CORNER
- = AREA TO BE ANNEXED
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = FARMINGTON CITY BOUNDARY

Scale: 1" = 60'

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR FARMINGTON CITY AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER



AREA TO BE ANNEXED

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING FARMINGTON CITY BOUNDARY LINE, POINT BEING 239.54 FEET SOUTH 00°15'20" WEST AND 660.08 FEET SOUTH 89°44'40" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89°33'48" EAST 230.02 FEET; THENCE SOUTH 00°16'01" WEST 659.95 FEET; THENCE SOUTH 89°33'39" WEST 230.02 FEET TO THE EXISTING FARMINGTON CITY BOUNDARY LINE; THENCE NORTH 00°16'01" EAST 659.96 FEET ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINING 151789 SQUARE FEET OR 3.485 ACRES.

FARMINGTON CITY ENGINEER

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE FARMINGTON CITY ENGINEER.

APPROVED THIS _____ DAY OF _____, 20____.

FARMINGTON CITY ENGINEER

FARMINGTON CITY

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE FARMINGTON CITY.

APPROVED THIS _____ DAY OF _____, 20____.

MAYOR CITY RECORDER

NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX THIS PROPERTY IN TO THE FARMINGTON CITY, UTAH.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°15'20"W [NAD83 S0°34'47"W]

Reeve & Associates, Inc.
920 CHAMBER STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: **J. FELT**
Designer: **E. ROCHE**
Date: **5-13-25**
Name: **ANNEXATION PLAT**
Number: **8298-01**
Revision:
Scale: **1"=60'**
Checked:

Davis County Recorder

Entry No. _____ Fee Paid _____
And Recorded _____ Filed For Record _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Davis County Recorder

Deputy.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Consideration of the Stack Master Subdivision Plat and a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details

PRESENTED BY: Shannon Hansell, Planner

DEPARTMENT: Community Development

MEETING DATE: October 21, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shannon Hansell - Planner
Date: 10/21/2025
Subject: **Consideration of the Stack Master Subdivision Plat and a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details.**

RECOMMENDATION

The City Council may consider each item individually with its own motion for simplification and clarity.

A. Master Plat

Motion to approve the Stack Master Plat subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings:

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

B. Schematic Subdivisions

Motion to approve of the schematic subdivision plans for R1, C1, C4 and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Finding:

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

C. Development Agreements

Motion to approve development agreements for R1, C1, C4 and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Finding:

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

Background Information

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

- Master Plat
 - Clarifying property and project boundary areas and correcting street dedications over 117 acres of property.
- Commercial Development
 - C1 – Concept Site Plan, Schematic Subdivision, and PMP (Project Master Plan) for a self-storage facility on approximately 3 acres near Shepard Lane on Innovator Drive.
 - C4 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail center including consideration of allowed signage for approximately 8 acres north of 950 N. Street.
 - C6 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail site on approximately 1 acre south of 950 North Street on Innovator Drive.
- Residential Development
 - R1 (phase 1) – Schematic Subdivision Plan and PMP for residential development consisting of 37 townhomes and 1 apartment building (52 units) on approximately 5 acres of property south of 950 North Street between Innovator Drive and the D&RCW rail trail.

Regarding the signage shown in the packet, the Planning Commission recommended that the pylon sign sizes be reduced, but ultimately left this decision to the Council.

General Background Information

North Farmington Station

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

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

MASTER PLAN/PLAT

The North Station Master Plat and accompanying land uses total 117 acres.

The breakdown of parcels found in the Master Plat is as follows

- There are 11 commercial parcels ranging from 1.2 acres to 8.4 acres in size.
- There are 5 office parcels ranging from 0.57 acre to 16.53 acres
- There are 4 residential/mixed use parcels ranging from 1.32 acres to 16.7 acres in size.

- Additional parcels include A and R identifiers that are primarily intended for future boundary adjustment purposes.

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

The idea of recording a Master Plat for the large area is very beneficial moving forward to ensure survey work in the area is consistent. This will enable the clean-up of right of way and make future development less susceptible to error with property boundaries.

While properties are labeled to reflect likely residential, mixed, or office development, approval of this plat does not grant further entitlement for land use. The original 2020 land use development agreement still determines land uses and would require an amendment to change those uses.

The DRC has reviewed the plat to ensure that known easements are accounted for and that no parcel is landlocked preventing its future development.

The Planning Commission is recommending that this Master Plat be approved by the City Council.

DEVELOPMENT AGREEMENT / PROJECT MASTER PLAN

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

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

Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.

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

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

C1

This commercial parcel includes a site plan for a self-storage building. The parcel borders Haight Creek, the Arrowgate townhome subdivision and Shepard Lane. The property owner has been previously entitled to include multi-story self-storage in the North Farmington Station Project Master Plan (pg 7). Due to the proposed use, the storage building will require exceptions to fenestration requirements as described in 11-18-070 b.5 (D)(F) and c.1 (C) and c.4 (A), all of which describe openings and minimum fenestration percentages. Parking reductions will also require approval as part of amendments to the Development Agreement. It is recommended as part of the North Station Area Master Plan, that an easement is added and shown on the site plan for a pedestrian footpath along Haight Creek.

Language is included in the attached Development Agreement to account for the architectural and parking deviations.

C4

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

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

In addition to a concept layout and site plan, the applicant has included details of the signage that they hope to build for this commercial area. The OMU district allows for wall signs and smaller monument signs.

Language is included within the attached development agreement that would allow for the drive through windows and signage as proposed.

C6

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

R1

When brought before the Planning Commission in May 2024, the site plan for parcel R1 showed 135 apartment units and 33 townhome units. In this concept, a pair of 2-story apartment buildings were closest to the trail. The current agreement simply states that development in the yellow area must have

a 2-story element near the trail. The original R1 proposal mimics what was approved regarding building height for 'The Trail', the project to the south which has a 200 ft. buffer distance where height is restricted.

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

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

Respectfully submitted,

Shannon Hansell

Shannon Hansell

Planner

Review and concur,

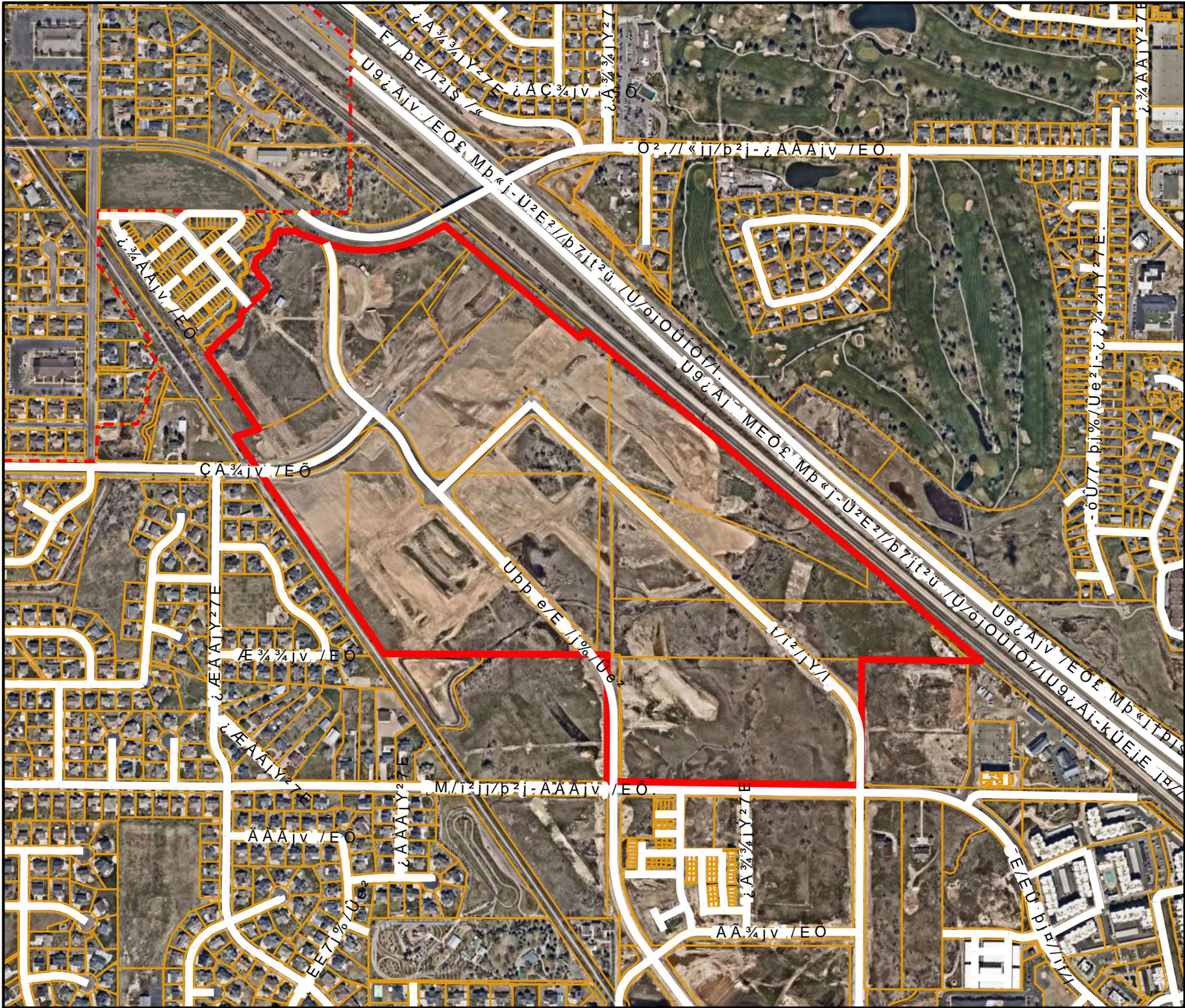


Brigham Mellor

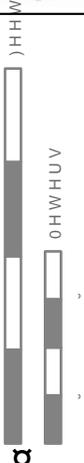
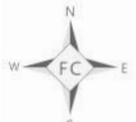
City Manager

Supplemental Information

1. Vicinity Map
2. Master Context Site Plan
3. Pages from original Stack Development Agreement (2020)
4. Master Plat
5. Development Agreement
6. Phasing plan for R1
7. R1 Submittal Narrative, floorplans and elevations and site plans
8. Commercial Phase 1
9. Commercial Phase signage plan
10. Proposed signage
11. C1 site plan and elevations
12. C4 site plan and elevations
13. Moderate income housing deed restriction



'LVFODLPHU 7KL
 SURGFHG EY JDUP
 '6 DQG RY IRU UH
 7KH LQIRUPDWLRQ
 WKLV PDS LV EHO
 DFFXDWH DQG VXL
 XVHV JDUPDJWRQ
 ZDUUDQW DV WR W
 WKH LQIRUPDWLRQ
 DOI RWKHU SXUSRVH



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A1 SCOPE MASTER SITE PLAN



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

WE, THE PROFESSIONAL SEAL WITH SIGNATURE AND
DATE IS APPLIED, THIS DOCUMENT IS PROVIDED
INDICATING INTENT FOR CONSTRUCTION
RECORDS PURPOSES OR IMPLEMENTATION

NOT FOR CONSTRUCTION

THE DESIGNER HAS MADE REASONABLE
INVESTIGATIONS, TECHNICAL ANALYSES, AND
REPRESENTATIONS AND BELIEVES THE DESIGN AND
PREPARATION OF THIS PLAN TO BE CORRECT AND ACCURATE
WITHIN THE LIMITS AND SCOPE OF THE PROFESSIONAL
STANDARD OF CARE FOR THIS SERVICE.

project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22-0555
date: 03/22/2024
revisions:

title:
**Master Context
Plan**

sheet:
SK-02.0

OBJECTIVES OF THIS TRANSIT ORIENTED PMP:

The objectives of this PMP is to align with the Vision and Purpose of Farmington City and the Development team. This is a TOD site and with that goes the ability to bring forth the precepts of successful Transit Oriented Development:

- A. Create an exciting destination**
This PMP is all about creating an exciting destination. And, actually this District has already established itself as a Regional Destination. The land area of this PMP fosters the continuance of a vital TOD Site. Care is being taken to create a vibrant and well-connected community featuring employment opportunities along with the necessary residential units to support this type of development; as well as providing usable open space environments and commercial venues intended to draw people from other areas.
- B. Create a complete community**
This Mixed-Use Transit Oriented PMP fosters a healthy, walkable and sustainable district, which knits into the community neighborhood fabric providing commerce (restaurant and retail opportunities) along with public open space for both passive and active use.
- C. Provide community assets**
This PMP embraces the community with open space amenities along with setting aside land for natural Creekside areas and trail systems including Transit Connections and access to other site amenities intended for the use of residents and visitors.
- D. Promote quality urban design**
Our vision is that of continuing the development of a "Great Place" with a sensitive urban solution to land use, integrating complete streets and a pedestrian/bike network including generous landscaping based on an indigenous planting material palette along with high quality and sustainable architecture. The plan incorporates a town square plaza and park areas as part of the urban core providing a visible and convenient place for gatherings and activities.
- E. Connect the site to the city and region**
This PMP intentionally establishes a safe and healthy solution for residents and office users to circulate thru-out the district via an urban street network and connecting pedestrian/bike pathways. The connectiveness of the urban plan provides for accommodation for transit users connecting to the FrontRunner and bus transit options via a direct shuttle between Remote Transit Station at the Village Core and UTA FrontRunner Station.

- F. Promote the City's heritage**
The architectural language of the project is intended to be composition of buildings expressing the heritage of Farmington including materiality and proportion of building size and scale as provided for in the precedent imagery, while also being composed of sustainable contemporary elements. Of course, there will be different scales of development throughout the site that will serve to establish a contextual randomness of character. The materials will include Farmington Rock, brick, concrete, metal panel, weathering steel, wood, along with limited amounts of stucco and cement siding. The buildings themselves will be designed with the traditional elements of defined bottom/mid/top elements of composition.

The employment center office area will be amenitized by active and passive areas and uses that support the workforce that will live, work, and play at North Farmington Station. Open space and connections will be included connecting the office areas to the rest of the site.

DESCRIPTION OF LAND USE CONCEPTS

The Land Uses included within this Project Master Plan (PMP) are thoughtfully planned with the intention of continued growth of the Transit Oriented Development (TOD) that began with Station Park and has continued to this point. The Land Uses are compatible with both the Farmington City General Plan and the OMJ District. The uses include:

- Class A Office
- Commercial/Hospitality/Additional Office
- Mixed-Use Commercial/Residential
- Mixed-Use Commercial/Residential Remote Transit Hub Area
- Residential
- Open Space

NORTH FARMINGTON STATION CONCEPTUAL LAND USE AREA TAKE OFFS	
July 1, 2020	
Use	Approx. Acres
Class A Office	31
Commercial/Hospitality/Additional Office	32
Subtotal Mixed Use & Non Residential Use Area	63
Mixed-Use Commercial/Residential	25
Mixed-Use Commercial/Residential Remote Transit Hub Area	15
Residential	10
Subtotal Mixed-Use & Residential Use Area	50
Total	113

Note: Conceptual Land Use Areas are approximate and subject confirm based on an ALTA survey

Roads	
Open Space	9
OPEN SPACE WILL BE COMPLIANT WITH OMJ ZONING (sec 11-18-060) This includes 6 acres of creekside open space	

The Planned Uses are intended to create a healthy and walkable continuation of the District in development of continuity and purpose of placement, in developing a fabric of synergistic elements. The master planning has worked within the framework of Farmington City's Mixed-Use Districts Zoning Ordinance and the City's General Plan. The basic premise is creating a holistic solution in proximate development of.

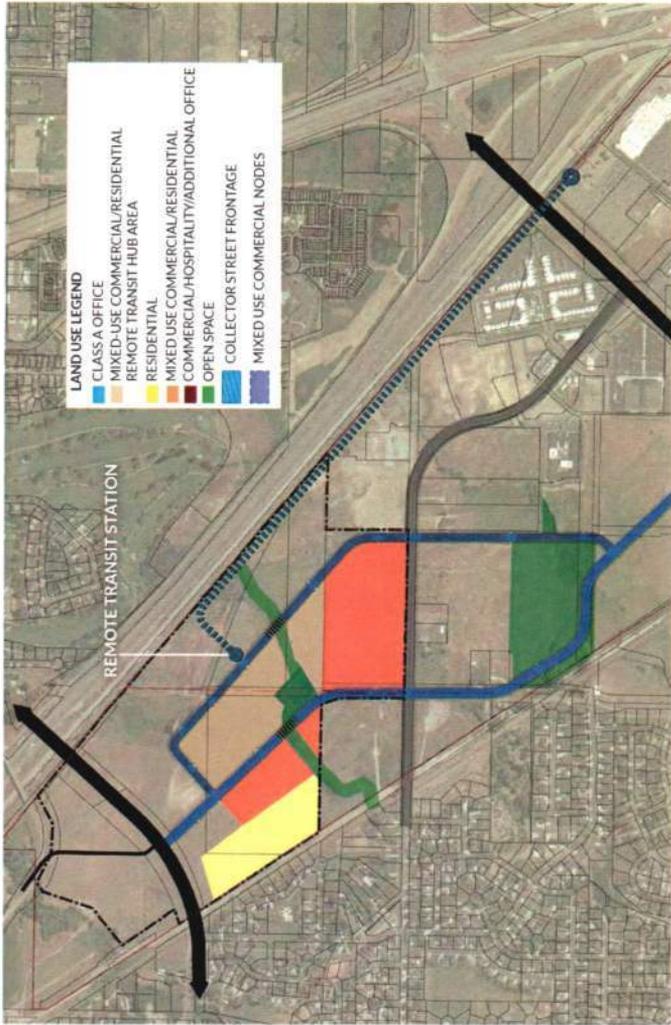


CLASS A OFFICE

COMMERCIAL/HOSPITALITY/ADDITIONAL OFFICE

Class A Office Employment Opportunities that are, by visual necessity, located along the Interstate 15 frontage and take advantage of a new Remote Transit Station that is intended to extend Farmington UTA FrontRunner Station's reach into the core of a Class A "Isch Centered" Office Development. Situating this at a transportation station will cause vitality and will provide Farmington City with a sustainable district for decades to come.

Commercial/Hospitality/Additional Office is a logical extension of Transit Oriented Development. Miscellaneous support commercial uses provide for the establishment of the services and needs that are essential to the district. Of specific note with respect to the business of doing business in a Class A Office environment is the establishment of hotel accommodations, professional office opportunities, multi-story self-storage, neighborhood services, and additional Class A office per market demand.

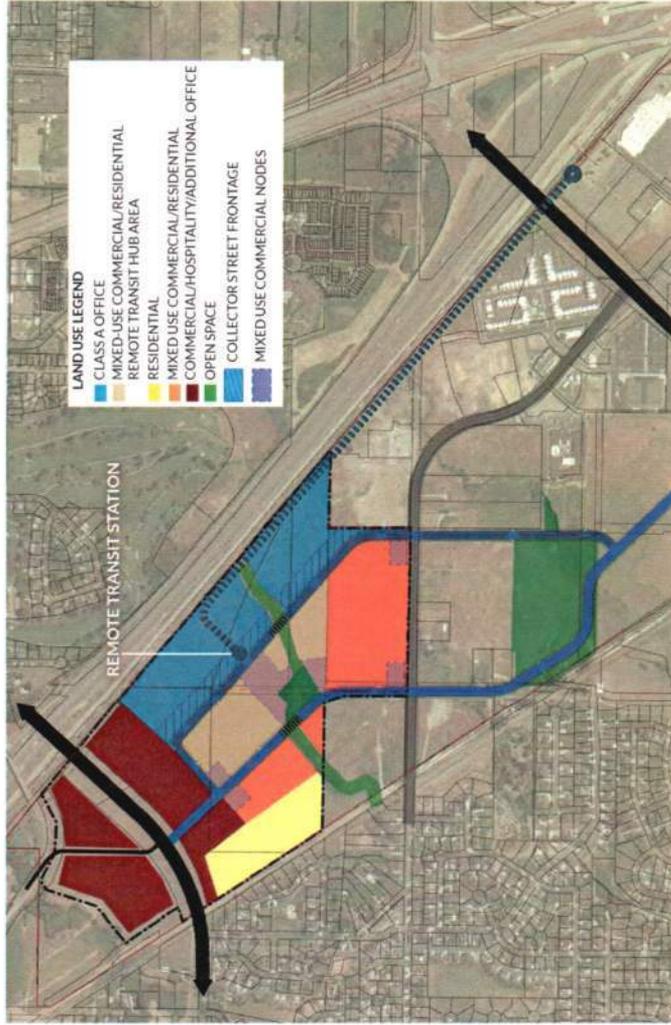


MIXED-USE COMMERCIAL/RESIDENTIAL AND RESIDENTIAL

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Mixed Use Commercial/Residential is an absolute necessity to the sustainability and viability of the district. The infusion of housing within a TOD is what brings the neighborhood vitality. This must be more than a "9-to-5 office park". To thrive, it must be a 24-7 community with real places for people to live. It will be important to provide for a variety of housing types that will appeal to people of differing needs and income levels. Commercial development is intended to enliven this part of the district and create a walkable complement to the regional draw of Station Park. The idea is to create the energy and life that results from having restaurants, shops, and services in close proximity to Class A Office and complementary to residential development. With this in mind, the residential offerings include:

- *Mixed-Use Commercial/Residential Remote Transit Hub Area*
- *Mixed Use Commercial/Residential*
- *Residential*



LAND-USE PLAN

LAND USE DEVELOPMENT PARAMETERS

- The Class A Office Land Use area will be limited to office and parking structure uses only with the exception of the Principal Road Collector Street Frontage which may include Mixed Use Commercial/Residential to screen structures or to create a Mixed-Use environment as indicated by the Land Use Plan.
- Building Heights by Land Use Area:
 - Class A Office: 5-Stories minimum
 - Mixed Use Commercial/Residential Remote Transit Hub Area: 3 Stories Minimum
 - Mixed Use Residential: 3 Stories Minimum
 - Commercial/Hospitality/Additional Office: Per Farmington Zoning, Title 11, Chapter 18
 - Residential: 36 feet maximum

PARKING STRATEGY

The City's Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements are based on the Uses served:

- Office: 3 parking stalls per 1,000 sf of floor area
- Multifamily: 1.6 stalls per unit and .25 guest stalls per unit
- Commercial: 4 stalls per 1,000 sf of floor area
- Restaurants: 12 stalls per 1,000 sf of floor area

The City's Mixed-Use Ordinance Chapter 18 further defines the parking requirements for Transit Oriented Development, and minimizes the parking rate Transit Oriented Development based on proximity to the Transit Station. With the inclusion of the proposed location of the Remote Transit Station on this site, the minimum parking ratios are significantly reduced:

	Within 1/8 Mile Of Transit Station	Within 1/4 Mile Of Transit Station	Within 1/2 Mile Of Transit Station
Office	50%	40%	25%
Retail/commercial	50%	40%	25%
Residential	40%	25%	15%
Civic/public	50%	40%	25%

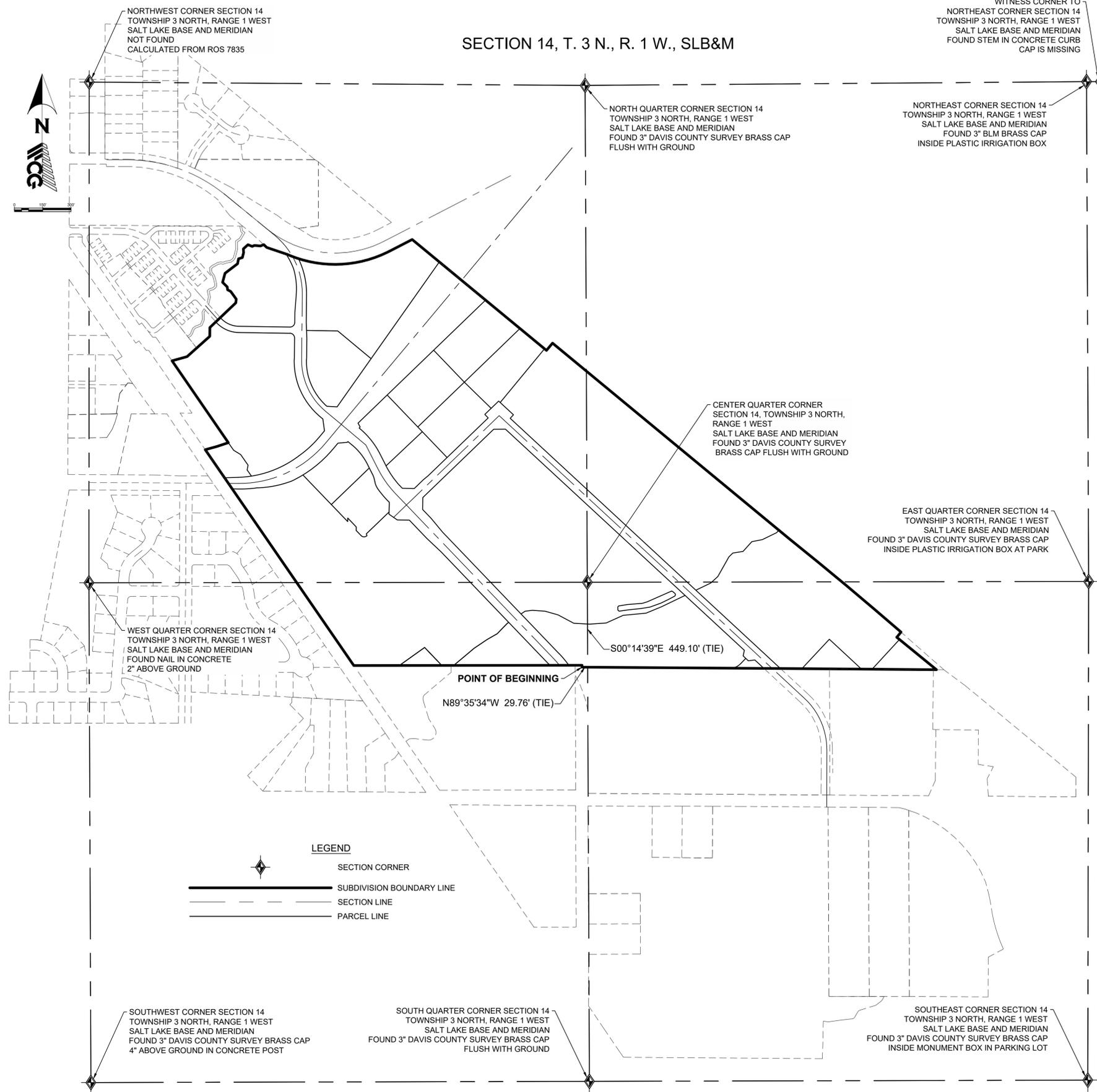
It is important to have the right amount of parking for the uses within the PMP. Proper planning should preclude both not enough parking as well as too much parking. The Zoning Ordinance provides for reductions based on shared parking analysis that may be implemented in order to take advantage of complementary uses for further reduction. The fulfillment of this PMP will include a parking study and shared parking analysis if any further reduction to the required parking is to be implemented on a project specific basis. The actual parking that will be provided will be within these parameters as a minimum, with the caveat that the market and the needs of the particular user will drive the final number of stalls provided.

EXISTING CONDITIONS AND NARRATIVE

The existing conditions of the PMP area are primarily that of properties that have been under the ownership of multiple owners over the years. The property is now vacant; however, in years past, the usable portions have been utilized for both farming and pasturing. In addition to the "usable land", Spring Creek passes thru the land from east to west and there are some associated wetlands that have been identified throughout the property. Also, there are some underground utilities in areas of the property and overhead power lines occur along the Interstate 15 frontage area. As development becomes imminent, the property will be fully surveyed and wetlands will be delineated in a proper fashion.

SECTION CONTROL MAP AND
LINE AND CURVE TABLES

SECTION 14, T. 3 N., R. 1 W., SLB&M



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	44.94'	533.00'	N41°26'39"W	44.92'	4°49'50"
C2	153.75'	525.00'	N35°28'10"W	153.20'	16°46'47"
C3	16.01'	525.00'	S42°59'08"E	16.01'	1°44'52"
C4	137.74'	525.00'	S34°35'45"E	137.34'	15°01'56"
C5	70.18'	525.00'	S40°01'48"E	70.13'	7°39'33"
C6	83.57'	525.00'	S31°38'24"E	83.49'	9°07'15"
C7	309.84'	350.00'	N24°42'33"W	299.82'	50°43'18"
C8	173.56'	350.00'	S35°51'50"E	171.79'	28°24'44"
C9	136.28'	350.00'	S10°30'11"E	135.42'	22°18'34"
C10	213.63'	350.00'	S30°57'35"E	210.33'	34°58'19"
C11	86.29'	350.00'	S06°24'40"E	86.07'	14°07'31"
C12	9.92'	350.00'	S49°15'28"E	9.92'	1°37'28"
C13	210.35'	400.00'	N14°24'47"W	207.93'	30°07'47"
C14	142.99'	400.00'	N09°35'21"W	142.23'	20°28'54"
C15	67.36'	400.00'	N24°39'14"W	67.28'	9°38'53"
C16	31.49'	632.96'	S67°44'45"E	31.49'	2°51'02"
C17	33.06'	632.96'	S70°40'03"E	33.05'	2°59'32"
C18	528.04'	600.00'	N65°08'32"E	511.17'	50°25'28"
C19	157.46'	600.00'	N47°26'54"E	157.01'	15°02'12"
C20	370.58'	600.00'	N72°39'38"E	364.72'	35°23'16"
C21	259.90'	600.00'	N52°20'21"E	257.87'	24°49'06"
C22	176.89'	600.00'	N73°11'39"E	176.25'	16°53'32"
C23	91.25'	600.00'	N85°59'51"E	91.17'	8°42'51"
C24	281.77'	650.50'	S52°20'21"W	279.57'	24°49'06"
C25	347.16'	560.48'	N70°29'27"E	341.64'	35°29'22"
C26	134.81'	323.52'	N38°06'23"W	133.84'	23°52'29"
C27	92.93'	377.50'	N26°52'57"W	92.69'	14°06'16"
C28	133.58'	371.81'	N05°32'26"W	132.87'	20°35'07"
C29	39.38'	25.00'	S45°46'32"W	35.43'	90°14'52"
C30	110.00'	133.50'	N65°29'42"W	106.92'	47°12'41"
C31	197.29'	422.50'	N12°43'32"W	195.50'	26°45'17"
C32	498.88'	632.96'	N85°15'25"E	486.07'	45°09'32"
C33	198.68'	325.50'	N30°57'33"W	195.61'	34°58'23"
C34	80.04'	324.52'	N05°07'49"W	79.84'	14°07'53"
C35	151.71'	389.56'	S09°49'32"E	150.75'	22°18'45"
C36	193.64'	390.50'	S35°51'50"E	191.67'	28°24'44"
C37	145.39'	554.00'	S47°26'54"W	144.97'	15°02'12"
C38	277.08'	560.48'	S66°54'31"W	274.27'	28°19'31"
C39	70.08'	560.48'	S84°39'13"W	70.04'	7°09'52"
C40	137.20'	166.50'	S65°29'42"E	133.35'	47°12'41"
C41	39.16'	25.00'	S44°13'28"E	35.28'	89°45'08"
C42	96.91'	629.57'	N86°49'32"E	96.82'	8°49'11"
C43	190.12'	553.86'	N79°12'20"E	189.19'	19°40'03"
C44	70.11'	650.50'	N61°39'38"E	70.08'	6°10'32"
C45	211.66'	650.50'	N49°15'05"E	210.73'	18°38'34"
C46	26.46'	100.00'	S20°17'33"E	26.38'	15°09'29"
C47	42.02'	102.50'	S24°27'25"E	41.72'	23°29'13"
C48	77.60'	580.50'	S40°01'48"E	77.54'	7°39'33"
C49	33.77'	21.50'	N88°52'19"W	30.41'	90°00'06"
C52	125.80'	479.50'	S34°35'45"E	125.44'	15°01'56"
C53	174.65'	424.17'	N38°00'56"W	173.42'	23°35'27"
C54	9.23'	494.00'	S43°19'27"E	9.23'	1°04'15"
C55	79.10'	572.00'	N39°53'52"W	79.04'	7°55'24"
C56	62.35'	77.00'	S67°12'30"W	60.66'	46°23'51"
C58	46.81'	89.00'	N75°20'18"E	46.28'	30°08'16"
C59	47.78'	59.00'	N67°12'30"E	46.48'	46°23'51"
C60	20.99'	95.00'	N50°20'20"E	20.95'	12°39'32"
C61	43.98'	28.00'	S88°52'16"E	39.60'	90°00'00"
C62	44.95'	28.00'	S00°08'29"W	40.27'	91°58'30"
C63	20.10'	1430.00'	S53°54'49"W	20.10'	0°48'19"
C64	20.68'	1430.00'	S70°07'54"W	20.68'	0°49'43"
C65	21.99'	560.48'	N79°56'50"E	21.99'	2°14'53"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°38'44"E	52.23'
L2	N39°55'48"E	46.86'
L3	N39°55'48"E	46.17'
L4	N89°06'02"W	24.55'
L5	N43°52'23"W	25.49'
L6	S43°15'31"W	25.50'
L7	N44°00'35"E	55.85'
L8	S44°00'35"W	29.51'
L9	N41°53'21"W	2.15'
L10	N02°08'28"W	42.04'
L11	N87°00'41"W	54.25'
L12	N01°50'43"E	9.72'
L13	N02°08'28"W	40.06'
L14	S41°53'21"E	1.22'
L15	N41°53'21"W	1.68'
L16	S01°24'56"W	13.72'
L17	S50°04'12"E	17.66'
L18	S07°30'14"E	63.51'
L19	S39°55'48"W	43.77'
L20	S34°36'25"E	48.66'
L21	S58°57'03"E	44.04'
L22	S34°36'25"E	68.53'
L23	S10°45'26"W	25.51'
L24	S34°36'25"E	39.64'
L25	S88°14'08"W	72.48'
L26	S88°49'38"E	31.05'
L27	N39°55'48"E	40.06'
L28	N84°55'46"E	49.50'
L29	N39°55'48"E	5.31'
L30	S50°03'43"E	29.80'
L31	S27°08'07"E	17.40'
L32	S27°08'07"E	37.98'
L33	S12°42'49"E	16.88'
L34	S43°51'34"E	13.01'
L35	S01°58'51"W	50.91'
L36	S16°33'36"E	10.48'
L37	N43°52'16"W	38.38'
L38	N01°07'56"E	18.38'
L39	S01°07'56"W	18.38'
L40	S01°58'51"W	11.64'
L41	S55°35'36"E	53.55'
L42	S89°01'47"E	63.80'
L43	N55°48'17"E	10.09'
L44	N43°59'37"E	75.76'
L45	N60°17'55"E	61.73'
L46	N55°49'14"E	83.32'
L47	N49°53'04"E	54.17'
L48	N50°10'19"E	86.05'
L49	N50°17'51"E	34.38'
L50	S88°49'14"E	63.61'
L51	S43°28'55"E	21.08'
L52	N27°04'47"W	64.91'
L53	N50°04'19"W	8.20'
L54	N39°55'48"E	7.60'
L55	N28°22'14"W	22.85'
L56	N01°08'02"E	63.64'
L57	N89°25'29"E	62.57'
L58	N64°18'42"E	139.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L59	N67°53'30"E	88.17'
L60	N84°33'29"E	121.69'
L61	N65°42'50"E	98.57'
L62	N85°55'44"E	87.75'
L63	S86°59'02"E	84.15'
L64	S61°58'49"E	95.04'
L65	S74°14'06"E	71.76'
L66	S86°16'39"E	66.45'
L67	N83°47'20"E	39.14'
L68	N55°48'17"E	26.22'
L69	S42°13'52"W	91.89'
L70	N86°42'31"W	51.47'
L71	N00°32'12"W	16.89'
L72	N40°06'13"E	6.51'
L73	N80°44'38"E	45.74'
L74	N85°15'17"E	80.78'
L75	N73°35'04"E	26.04'
L76	N66°15'23"E	141.36'
L77	S81°42'01"E	5.31'
L78	S49°39'24"E	18.61'
L79	S12°39'56"E	7.00'
L80	S25°06'51"W	7.00'
L81	S62°06'19"W	37.42'
L82	S64°11'24"W	45.38'
L83	S70°14'27"W	62.20'
L84	S81°11'55"W	51.55'
L85	S84°11'06"W	59.38'
L86	S81°28'41"W	53.34'
L87	N49°15'08"W	9.02'
L88	S12°07'59"W	30.40'
L89	S46°45'56"E	19.00'
L90	N44°00'35"E	39.52'
L91	N46°45'56"W	19.00'
L92	S82°50'28"W	34.66'
L93	S39°29'47"W	17.08'
L94	S63°48'13"W	84.50'
L95	S79°20'56"W	57.24'
L96	S42°00'12"W	69.36'
L97	S80°43'32"W	54.66'
L98	S46°10'28"W	29.27'
L99	S29°24'39"W	118.87'
L100	S47°20'43"W	51.21'
L101	S64°18'42"W	87.65'
L102	N44°00'35"E	42.97'
L103	N44°00'35"E	36.06'
L104	N60°16'10"E	7.91'
L105	S39°55'48"W	10.44'
L106	S39°55'48"W	20.22'
L107	S39°55'48"W	13.11'
L108	N45°50'46"W	198.23'
L109	N35°28'42"W	30.78'
L110	N43°52'16"W	30.00'
L111	N46°07'44"E	20.00'
L112	S43°52'16"E	22.00'
L113	N46°07'44"E	32.00'
L114	S43°52'16"E	20.00'
L115	S46°07'44"W	29.17'
L116	S45°50'46"E	159.69'

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SHEET INDEX MAP

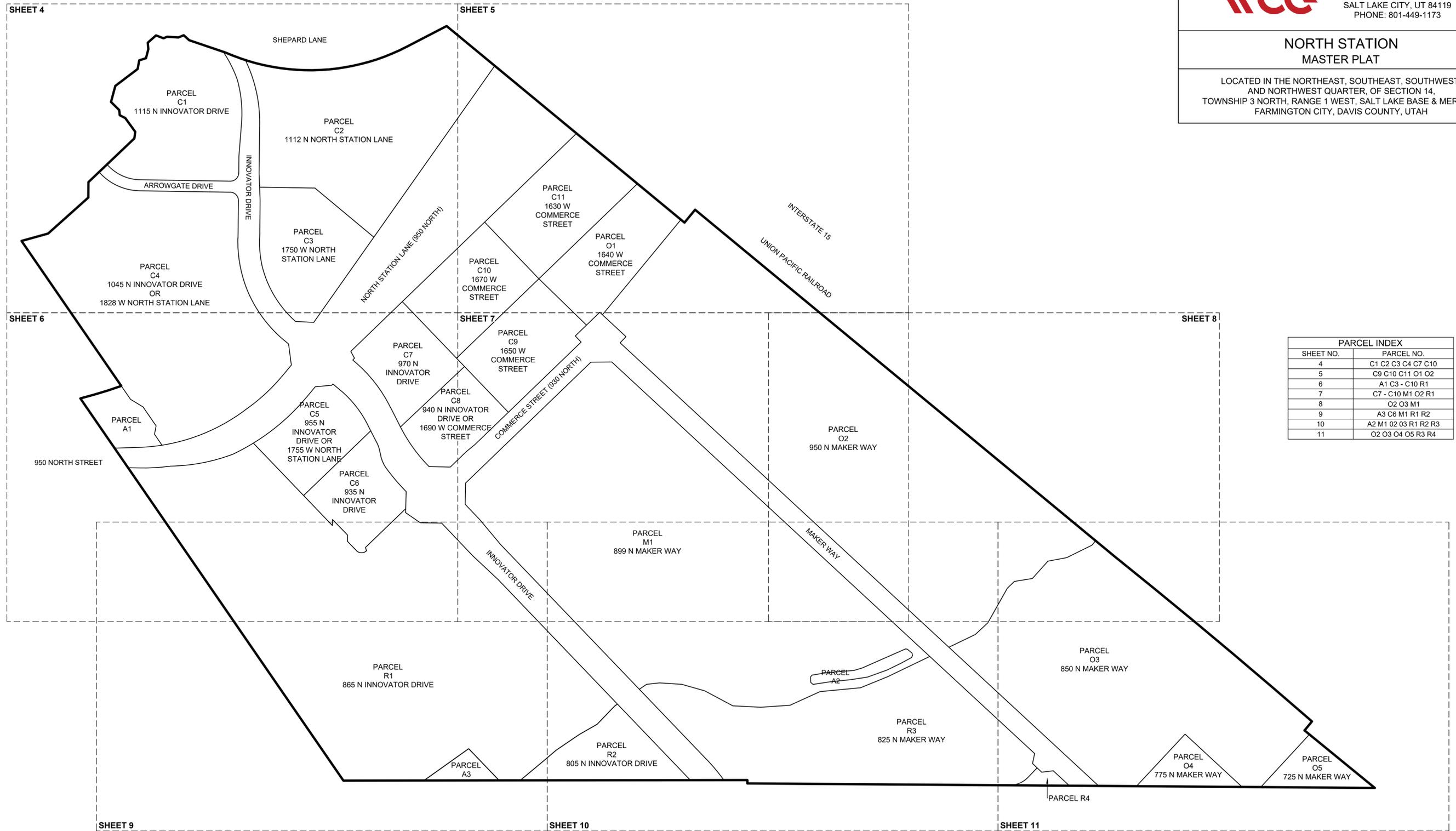
SHEET 3 of 11



WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

NORTH STATION
MASTER PLAT

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



PARCEL INDEX	
SHEET NO.	PARCEL NO.
4	C1 C2 C3 C4 C7 C10
5	C9 C10 C11 O1 O2
6	A1 C3 - C10 R1
7	C7 - C10 M1 O2 R1
8	O2 O3 M1
9	A3 C6 M1 R1 R2
10	A2 M1 O2 O3 R1 R2 R3
11	O2 O3 O4 O5 R3 R4

LEGEND

- SUBDIVISION BOUNDARY LINE
- PARCEL LINE



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2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

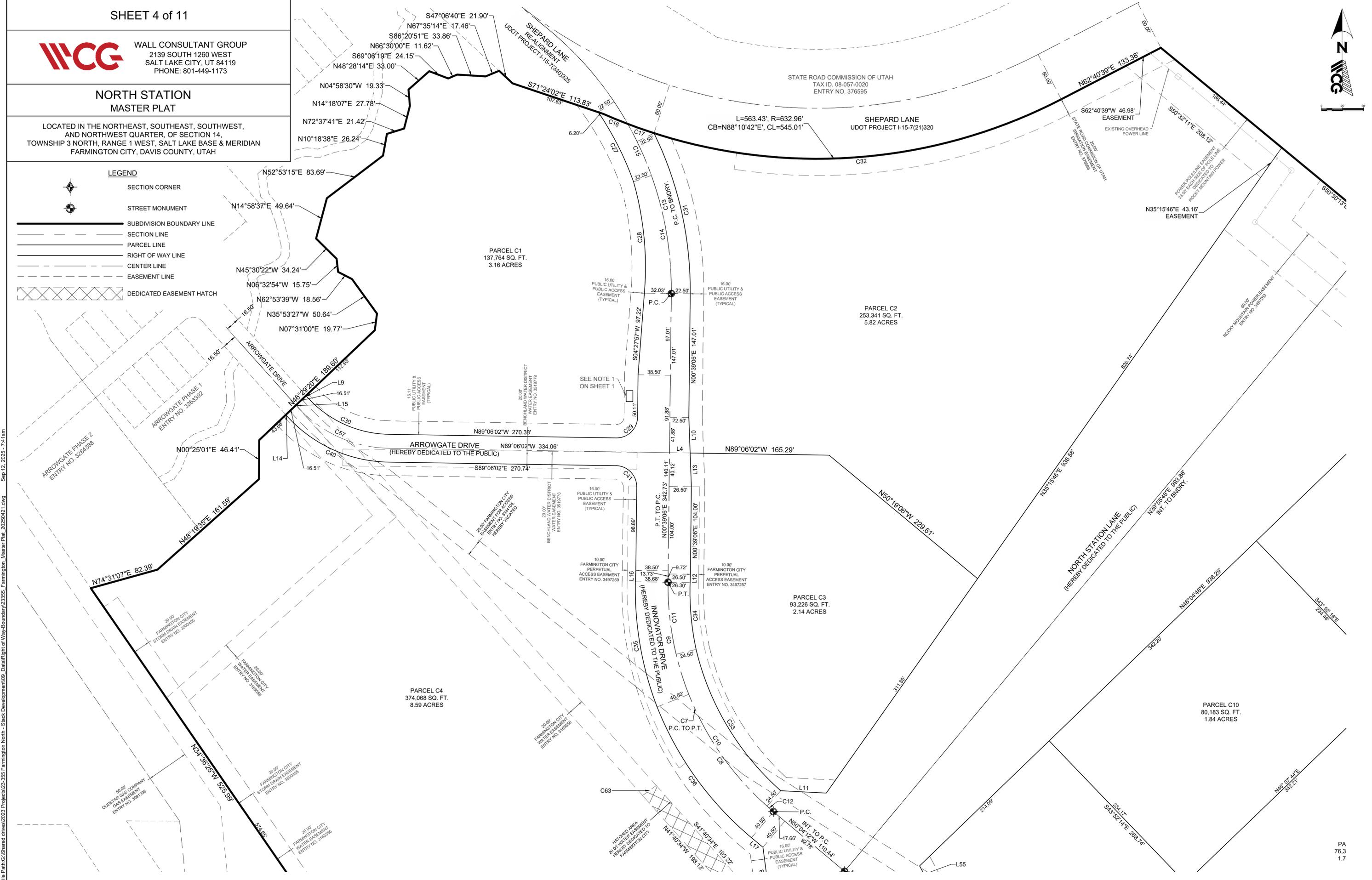
**NORTH STATION
MASTER PLAT**

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



LEGEND

- SECTION CORNER
- STREET MONUMENT
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- DEDICATED EASEMENT HATCH



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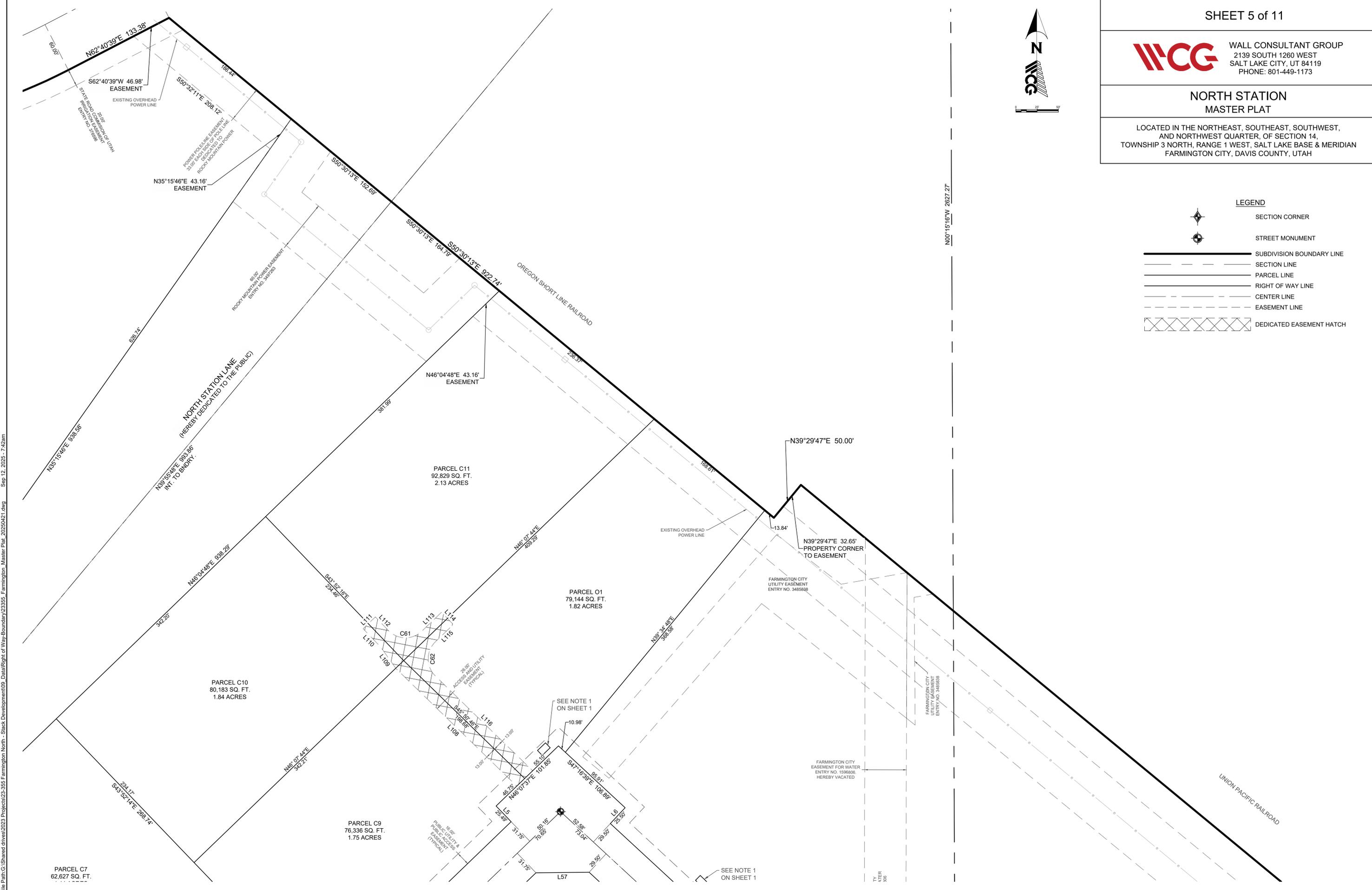
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LEGEND

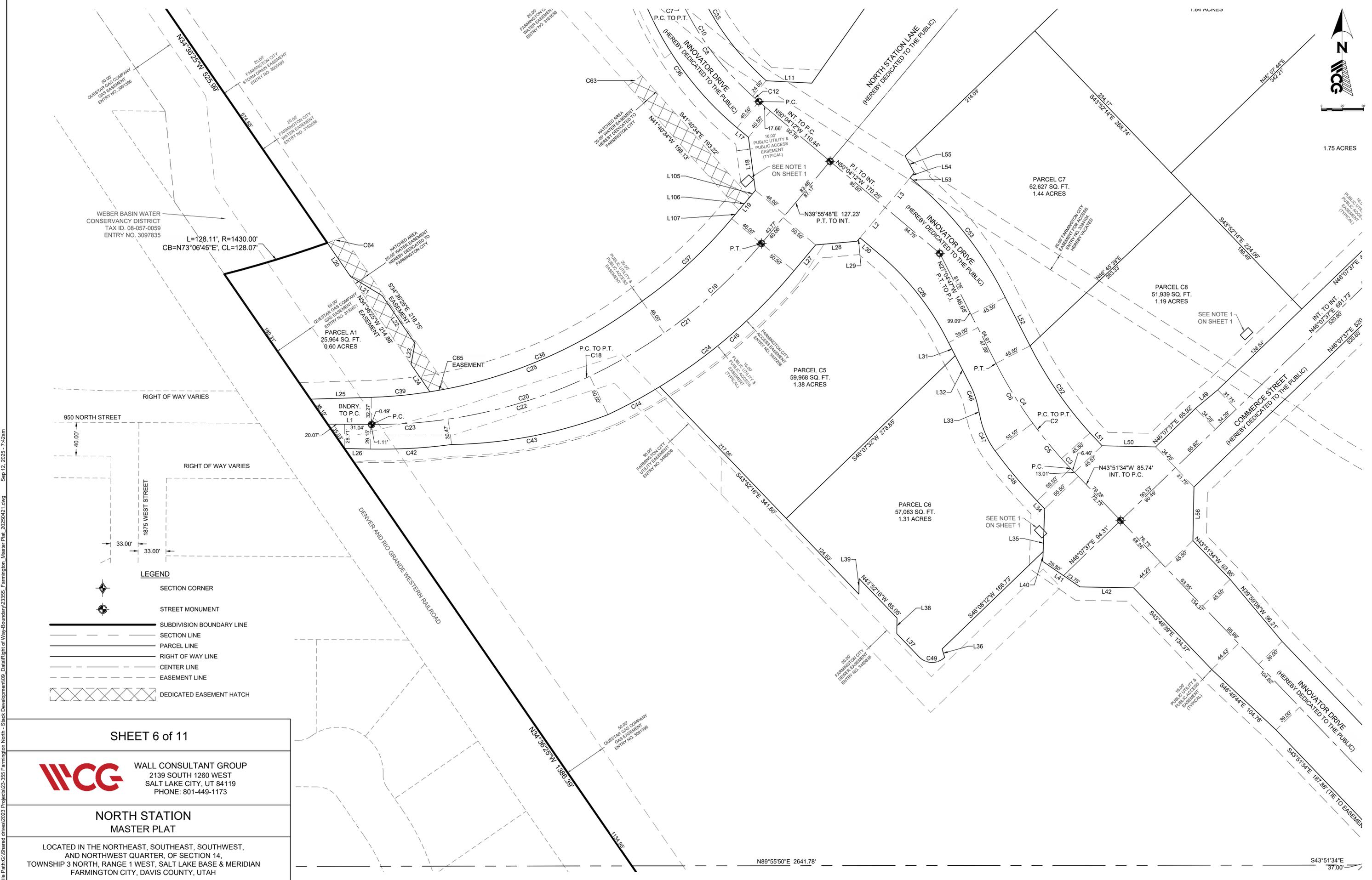
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1.75 ACRES



L=128.11', R=1430.00'
CB=N73°06'45"E, CL=128.07'

PARCEL A1
25,964 SQ. FT.
0.60 ACRES

PARCEL C5
59,968 SQ. FT.
1.38 ACRES

PARCEL C7
62,627 SQ. FT.
1.44 ACRES

PARCEL C8
51,939 SQ. FT.
1.19 ACRES

PARCEL C6
57,063 SQ. FT.
1.31 ACRES

- LEGEND**
- SECTION CORNER
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 - SECTION LINE
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SHEET 6 of 11

WCG WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

**NORTH STATION
MASTER PLAT**

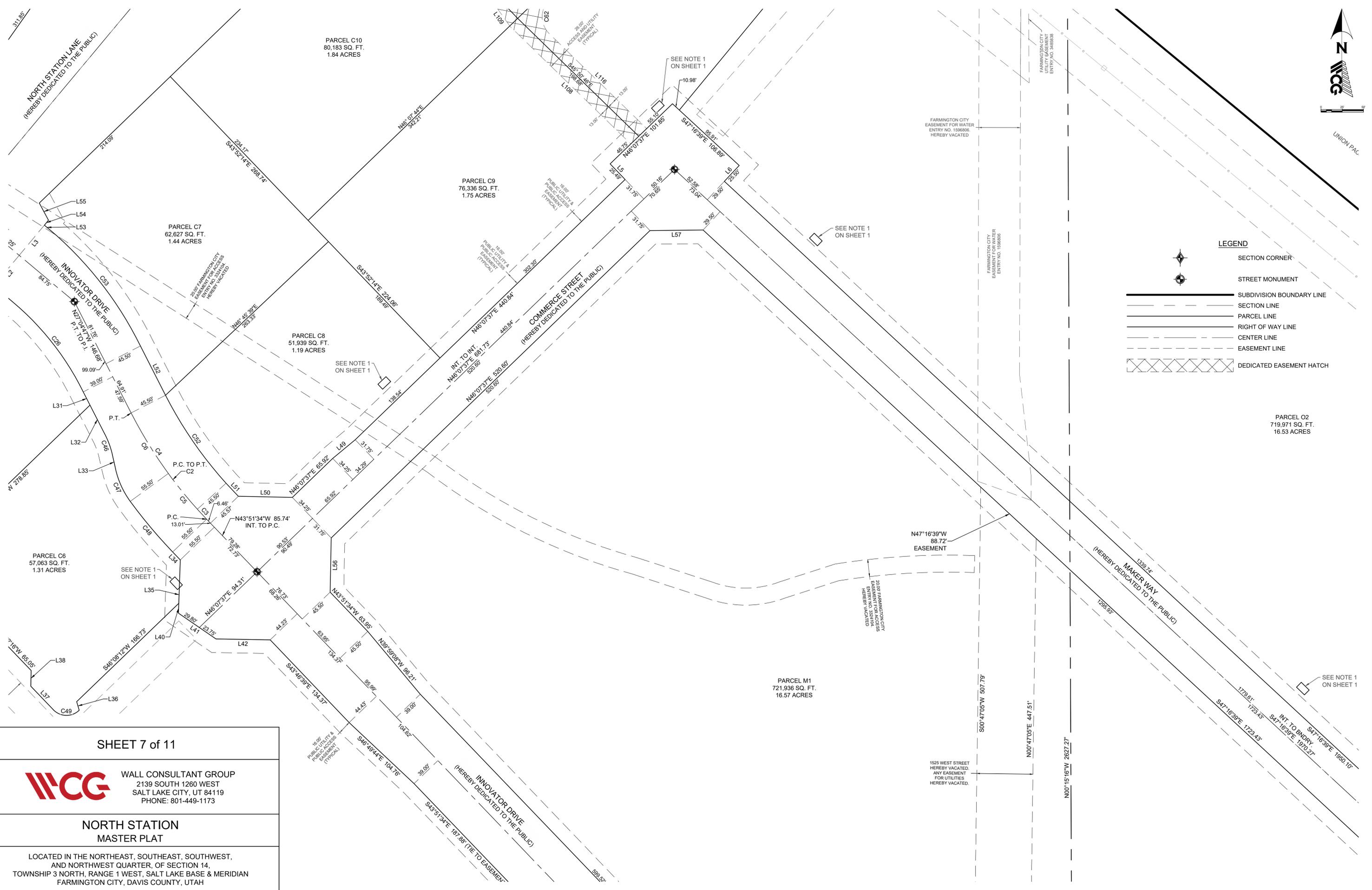
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TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
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LEGEND

	SECTION CORNER
	STREET MONUMENT
	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	PARCEL LINE
	RIGHT OF WAY LINE
	CENTER LINE
	EASEMENT LINE
	DEDICATED EASEMENT HATCH



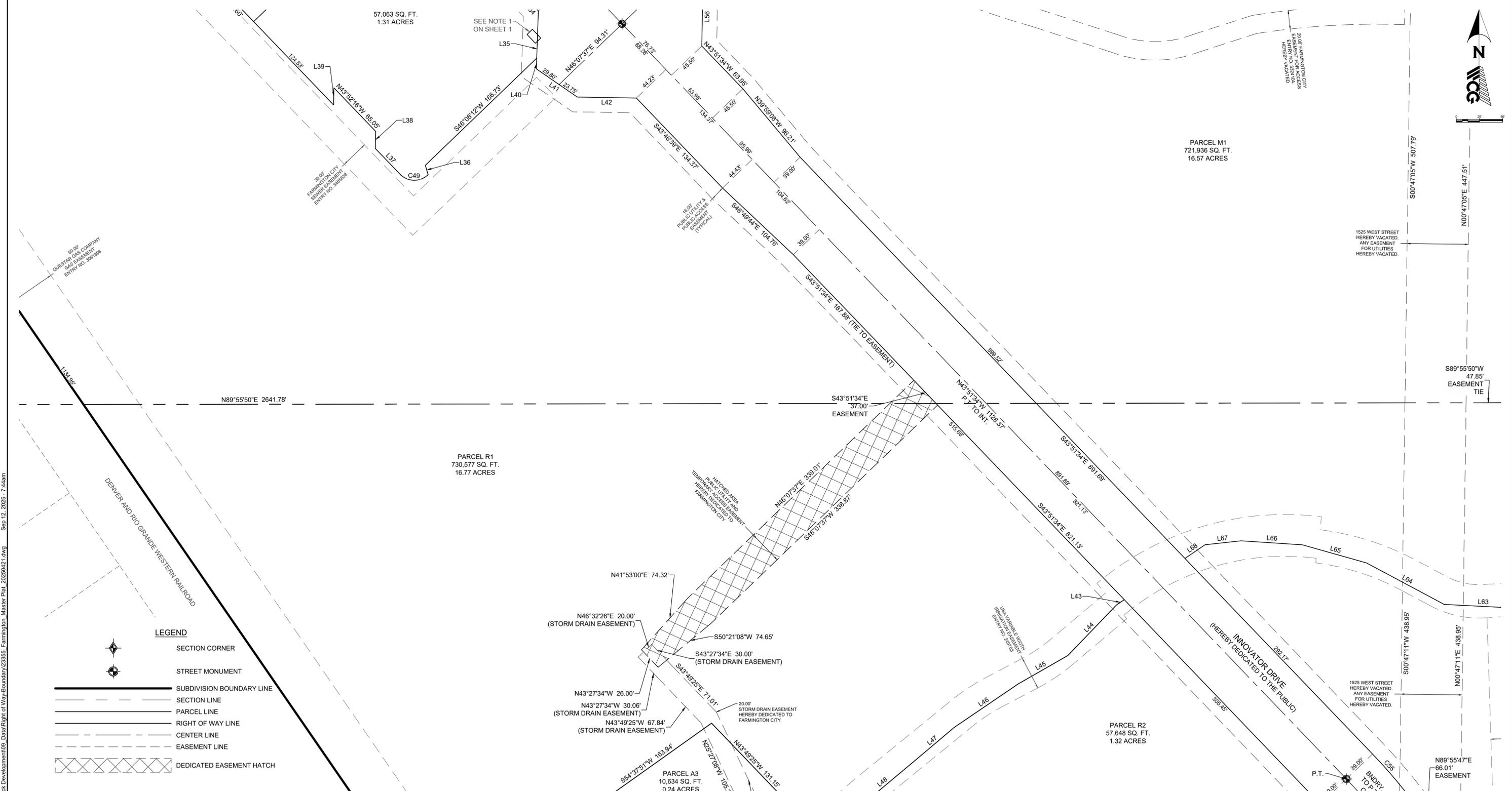
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SHEET 7 of 11

WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173

**NORTH STATION
MASTER PLAT**

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST,
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FARMINGTON CITY, DAVIS COUNTY, UTAH



LEGEND

- SECTION CORNER
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SHEET 9 of 11



WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173

**NORTH STATION
MASTER PLAT**

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 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH

FARMINGTON CITY CORPORATION
 TAX ID. 08-059-0069
 ENTRY NO. 3539860

EVERGREEN-1525 & BURKE LAND, LLC
 TAX ID. 08-059-0068
 ENTRY NO. 3538484

POINT OF BEGINNING
 FARMINGTON CITY
 ENTRY NO. 2744085



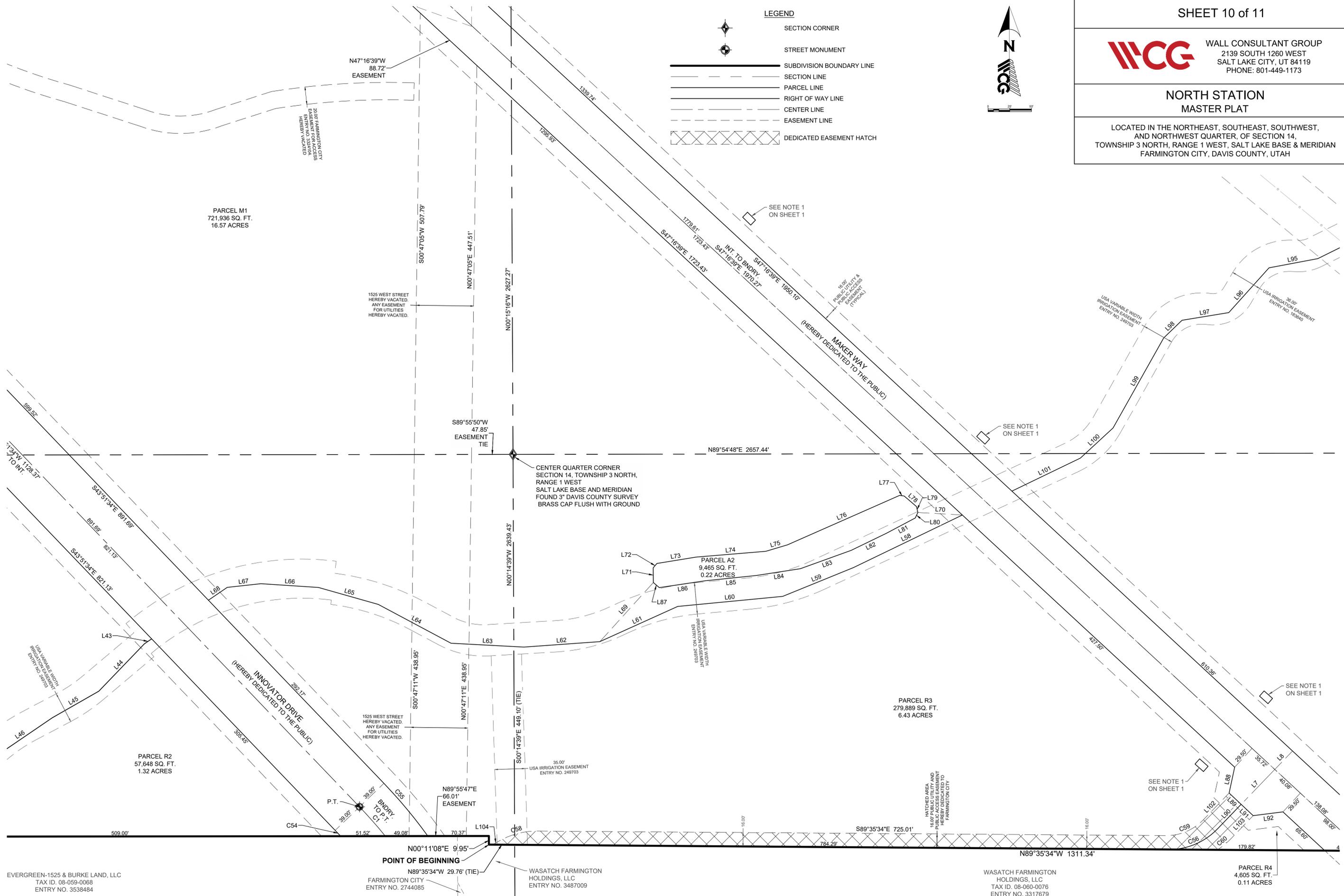
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

**NORTH STATION
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EVERGREEN-1525 & BURKE LAND, LLC
TAX ID. 08-059-0068
ENTRY NO. 3538484

FARMINGTON CITY
ENTRY NO. 2744085

WASATCH FARMINGTON HOLDINGS, LLC
ENTRY NO. 3487009

WASATCH FARMINGTON HOLDINGS, LLC
TAX ID. 08-060-0076
ENTRY NO. 3317679

PARCEL R4
4,605 SQ. FT.
0.11 ACRES



WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

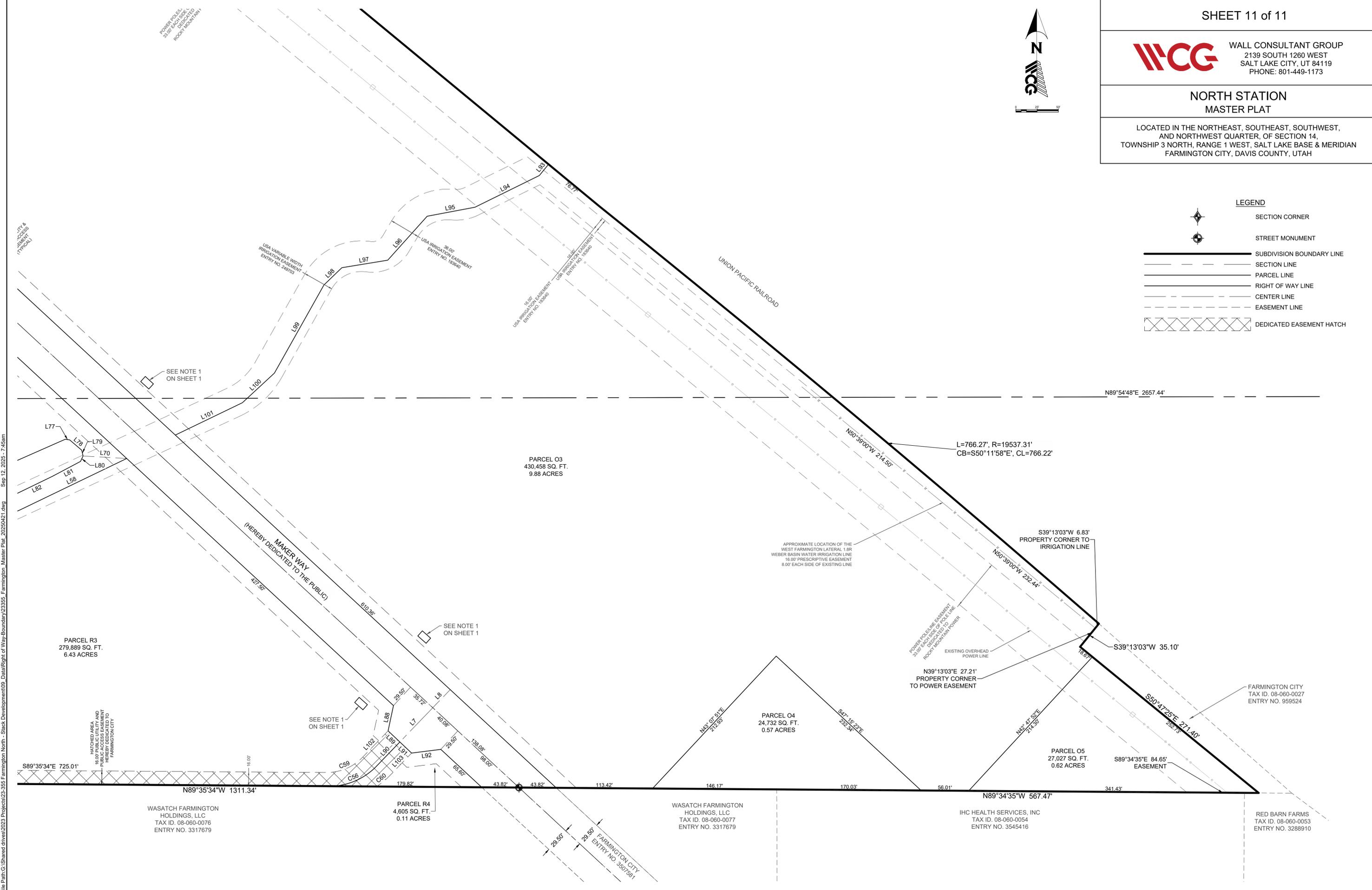
**NORTH STATION
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FARMINGTON CITY, DAVIS COUNTY, UTAH



LEGEND

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**A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR R1, C1, C4, AND C6**

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____ 2025 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **STACK FARMINGTON LAND, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as “Developer.”

RECITALS:

A. City and Developer, Stack Farmington Land LLC, on December 4, 2020, entered into a Development Agreement for North Farmington Station (the “Original Agreement”) which provided a general outline for the development of approximately 128 acres of land owned or controlled by either Stack Farmington Land, LLC or Wasatch Farmington Holdings (the “Project”).

B. Developer still owns approximately 101 acres of land, of which 29.83 acres is the subject of this Agreement (the “Property”), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 128 acres of property governed by the Original Agreement.

C. The Property is subject to the City’s laws, including without limitation, Section 11-18-140 of the City’s Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On _____, 2025, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the “PMP”) for the Property in accordance with Chapter 18 of the City’s Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

AGREEMENT

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

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

2. **Effective Date.** This Agreement shall be effective upon the execution by both Parties. The City may only execute this Agreement after receiving authorization from the City Council.

3. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. To the extent the PMP conflicts with provisions of the City's code, the PMP shall control. Specific development standards and processing shall be as follows:

a. The City agrees to process and consider an amendment to the regulating plan, including block size and block faces, to encompass the proposed PMP and anticipated Site Plans with minimal variation to accommodate for topography, provided open space and general street alignment and width. The parties acknowledge that proposed street widths are shown on the accompanying PMP. The parties agree to work together in good faith to make minor adjustments to the proposed site plans and elevations to assure that the regulating plan is appropriately amended and the Site is developed at reasonable potential.

b. R1 Residential Building Height: Pursuant to Exhibit F – 200 ft DRG Restriction Area within Exhibit B Project Master Plan PMP, R1 buildings that are:

i. within 200 feet from the western boundary of the Denver & Rio Grande Western right-of-way ("DRG Restriction Area"), and are for-rent townhomes or apartments, building heights shall not exceed two stories or the described building elevations attached in this PMP, except where the townhomes contain a live/work component along the north boundary of R1, fronting North Station Lane (950 N), the height shall not exceed the described building elevations attached in this PMP; all other buildings within R1 but outside of the DRG Restriction Area shall not exceed the building elevations attached in this PMP and if not identified by this PMP shall not exceed four (4) stories

OR

ii. within the DRG Restriction Area, and are separately-platted to-be-sold townhomes or condos, building heights shall be as follows: i) for townhomes closest to the DRG trail right-of-way building height shall not exceed two stories or the described building elevations attached in this PMP, ii) for townhome buildings containing a live/work component along the north

boundary of R1, fronting North Station Lane (950 N), building heights shall not exceed the described building elevations attached in this PMP, and iii) the second row of townhomes directly to the east of the outlined two story residential buildings, those building height shall not exceed building elevations attached in this PMP; all other buildings within R1 but outside of the DRG Restriction Area shall not exceed the building elevations attached in this PMP and if not identified by this PMP shall not exceed four (4) stories;

c. Drive Through or Drive Up windows shall be allowed within C4 as shown in the PMP on building lots 2, 3, 4, and 5. Specific design of these sites may deviate from the PMP as more detailed design becomes available but shall generally follow the PMP. Site Plan review will be subject to the process identified in Farmington City Code.

d. Architecture for buildings shall be consistent with elevations included in the PMP. The self storage building on C1 shall be allowed to deviate from fenestration and other architectural requirements so long as the design is consistent with the PMP.

e. Building elevations shall be consistent with the provisions of the PMP. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.

f. Where applicable, lot frontage design and site layout may vary from the standards in Chapter 11-18 of the City Code but must be consistent with the PMP, being a reduction in the amount of required building fronting a street.

g. Parking for C1 shall be as indicated in C1 details included in the PMP.

h. Street layout will generally conform to the attached PMP. Exceptions to widths and/or layout may be made where adjustments are required by the City's Fire Marshall.

i. Side treatments for private rights of way may deviate from the standard of the underlying zone as shown within the PMP in accordance with Section 11-18-040 E. of the Zoning Ordinance.

j. Townhome units in the R1 area shall be platted individually. Developer shall install fire-rated walls within townhome units in compliance with the International Residential Code and International Fire Code, in a manner that will allow subdivision of those buildings into separately owned units in the future.

k. Signage: Signs shall be allowed is shown in the PMP including pylon signs not to exceed the height or square footage as shown. Design and materials shall be consistent with the PMP.

l. It is anticipated that the detailed uses of the Property and additional alternative development standards not presently contemplated by the PMP may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require

are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

8. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. 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. Use of the word “including” shall mean “including but not limited to”, “including without limitation”, or words of similar import.

9. **Non-Liability of City Officials, Employees and Others.** 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 assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

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

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

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

13. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City’s completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 16 below.

14. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities (which includes applying for building permits, clearing and grubbing the land, and seeking site plan approvals) on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City’s reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

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

16. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

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

“CITY”

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Mayor

APPROVED AS TO FORM:

City Attorney

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2025, personally appeared before me Brett Anderson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Brett Anderson acknowledged to me that the City executed the same.

Notary Public

“DEVELOPER”

STACK FARMINGTON HOLDINGS, LLC

EXHIBIT "A"

Legal Description of the Property:

All of Parcels: R1, C1, C4, and C5 of the North Station Master Plat

R1: 16.77 acres

C1: 3.16 acres

C4: 8.59 acres

C6: 1.31 acres

TOTAL 28.93 acres

Image

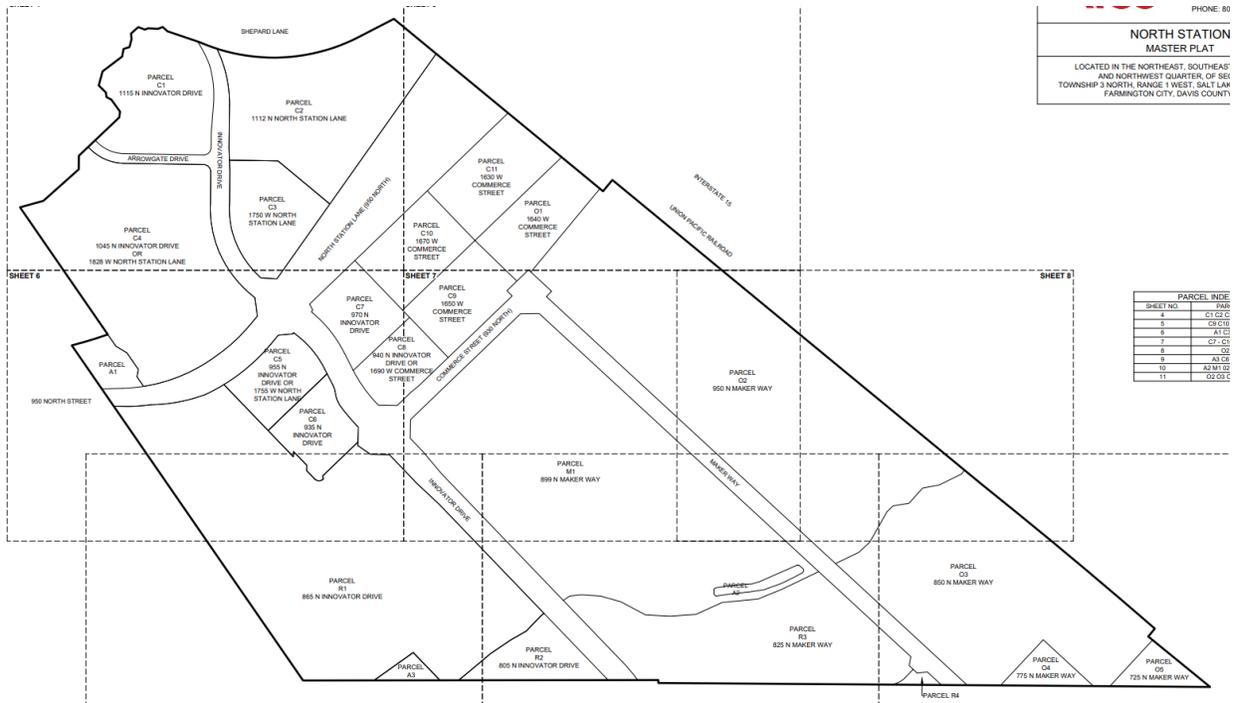


EXHIBIT “B”
Project Master Plan PMP

EXHIBIT "C"
Moderate Income Housing Deed Restriction



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salt lake city, utah 84101
801 532 4422

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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**Master Context
Plan**

sheet:
SK-02.0



NORTH STATION FARMINGTON - SUBMITTAL NARRATIVE

North Station R1 is the first residential phase within the North Station master plan. It brings a range of housing options with row homes and apartment homes ranging from 1 bedroom to 3 bedrooms. Parking is designed at 1.9 stalls per apartment unit and 2 stalls per row house unit. Additionally, there is over 0.2 stalls per unit for guest parking. Vehicle entry points are located on Commerce Street and Spring Street, which will be constructed as part of the second phase west of Innovator Drive.

We have created safe pedestrian circulation throughout the site with an emphasis on making connections to the City pocket park to the south and the D&RG Trail.

North Station R2 will be a second phase forthcoming in a future application and will have the core shared amenity area for R1 and R2.

SITE PLAN - UNIT MAPPING - PHASE 01

ROW-HOUSES

- 4 3 STORY NORTH - MIDDLE **3N**
- 2 3 STORY NORTH - END **3NE**
- 11 3 STORY - MIDDLE **3M**
- 4 3 STORY - END **3E**
- 16 2 STORY - WEST **2WE**

37 TOTAL

APARTMENT BUILDING 01 - 3 STORY

- 6 2 STORY SPLIT LVL
- 23 2BDR
- 23 1BDR

52 TOTAL

PARKING ALLOCATION 137 STALLS

APT BL01 - 79 STREET + 18 BUILDING	97 STALLS
VISITOR	40 STALLS



A2 RENDERED UNIT ALLOCATION PLAN



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project:
NORTH STATION R1 - DEVELOPMENT

project#: 22.0555
date: 03/22/2024
revisions:

title:
Master Context Plan

sheet:
SK-02.1



D1 LEVEL 1 FLOOR PLAN -
1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN -
1/16" = 1'-0"



3 LEVEL 3 FLOOR PLAN -
1/16" = 1'-0"

APARTMENT BUILDING 01

6	2 STORY SPLIT LVL	(1,863 SQFT)
23	2BDR	(900 SQFT)
23	1BDR	(600+ SQFT)
	Amenities	

52 UNITS TOTAL

NORTH BUILDING

LVL 1 -	7,900 SQFT
LVL 2 -	10,200 SQFT
LVL 3 -	10,000 SQFT

28,100 SQFT

SOUTH BUILDING

LVL 1 -	10,100 SQFT
LVL 2 -	12,200 SQFT
LVL 3 -	12,000 SQFT

34,300 SQFT

TOTAL BUILDING SQFT

62,400 SQFT

PARKING ALLOCATION WITHIN BUILDING

GARAGE -	13 GARAGE
ADA	2 GARAGE
	15

ON SITE

REGULAR -	61 STALLS
-----------	-----------

TOTAL PARKING

76 STALLS



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project:
NORTH STATION R1 - DEVELOPMENT

project# 22.0555
date: 03/22/2024
revisions :

title:
Building 1 - Plans

sheet:
SK-02



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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project #: 22.0555

date: 03/22/2024

revisions :

title:
**Building 1 -
Overall
Elevations**

sheet:

SK-02.d



CLADDING OR EXTERIOR
PANELING WOOD TEXTURE



LIGHT BEIGE BRICK VENEER



LIGHT BEIGE COLORED STUCCO



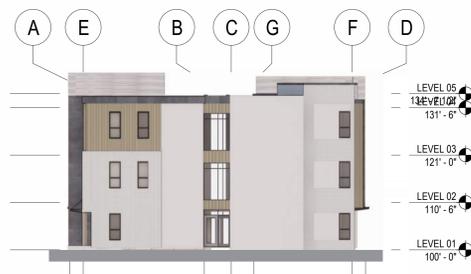
CLADDING



1 Elevation 3 - a
1/16" = 1'-0"



2 Elevation 2 - a
1/16" = 1'-0"



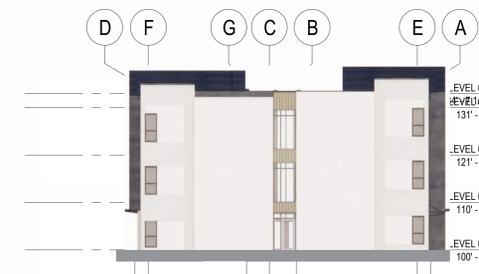
3 North 1 Elevation Copy 1
1/16" = 1'-0"



4 North 2 Elevation Copy 1
1/16" = 1'-0"



5 South 1 Elevation Copy 1
1/16" = 1'-0"



6 South 2 Elevation Copy 1
1/16" = 1'-0"



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project:
**NORTH
STATION R1 -
DEVELOPMENT**

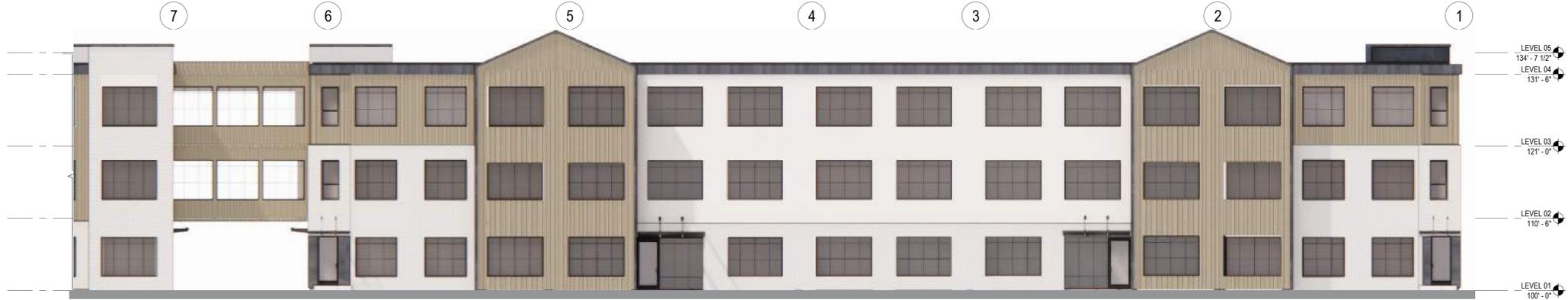
project#: 22.0555
date: 03/22/2024
revisions :

title:
**Building 1 -
Elevations**

sheet:
SK-02.a



1 SE Elevation
1/8" = 1'-0"



2 NE Elevation
1/8" = 1'-0"



3 SW Elevation
1/8" = 1'-0"



4 NW Elevation
1/8" = 1'-0"



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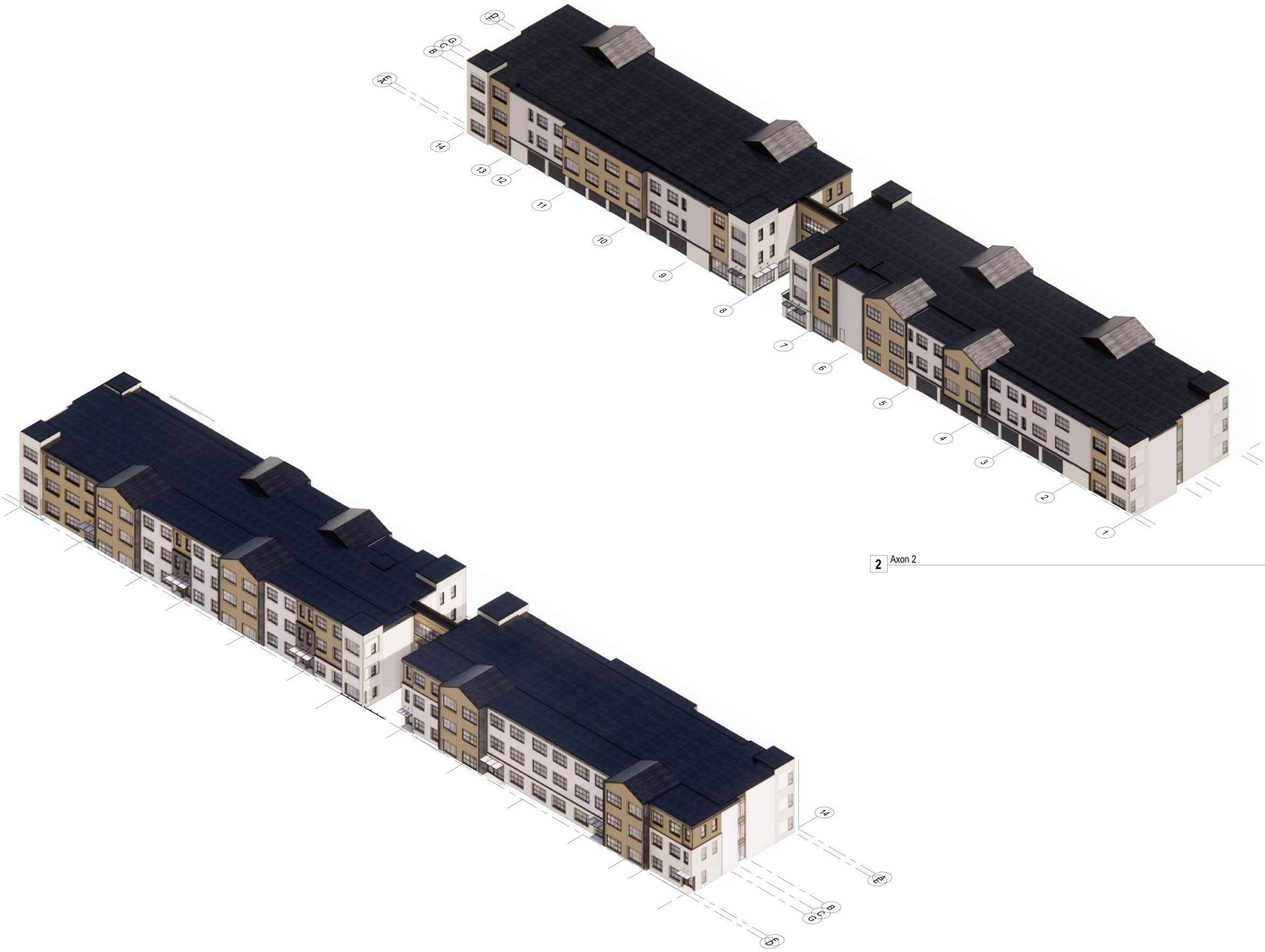
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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**Building 1 -
Axons**

sheet:
SK-02.c



1 Axon 1

2 Axon 2



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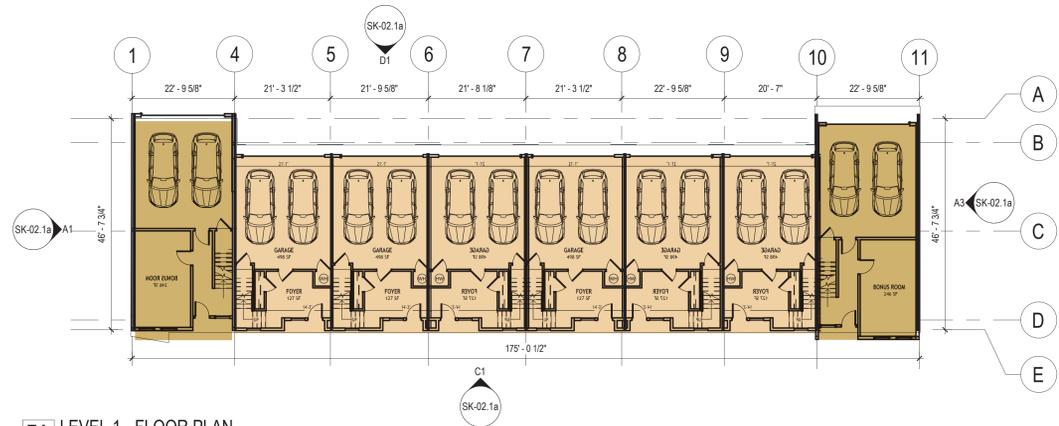
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project:
**NORTH
STATION R1 -
DEVELOPMENT**

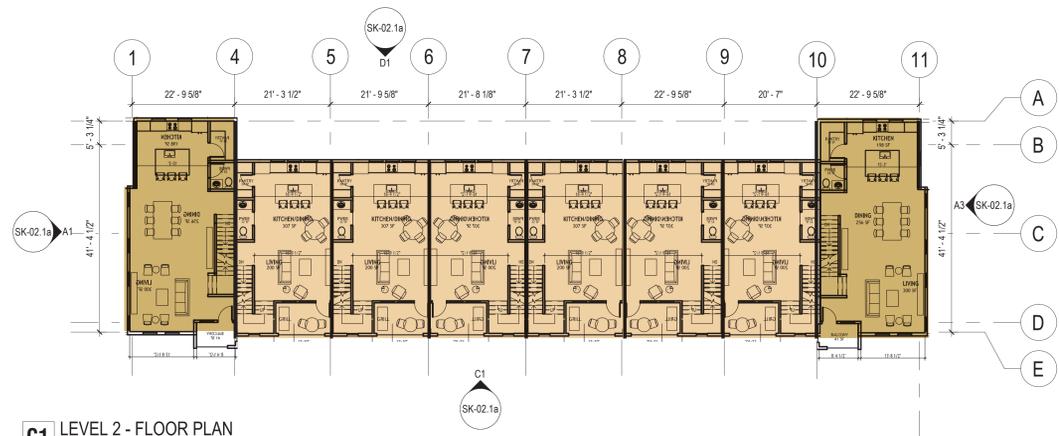
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date: 03/22/2024
revisions :

title:
**Building 1 -
Renderings**

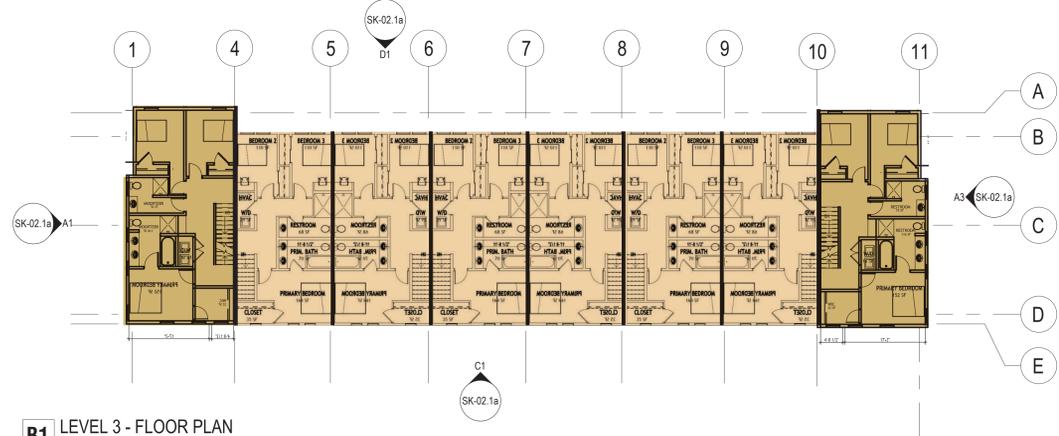
sheet:
SK-02.d



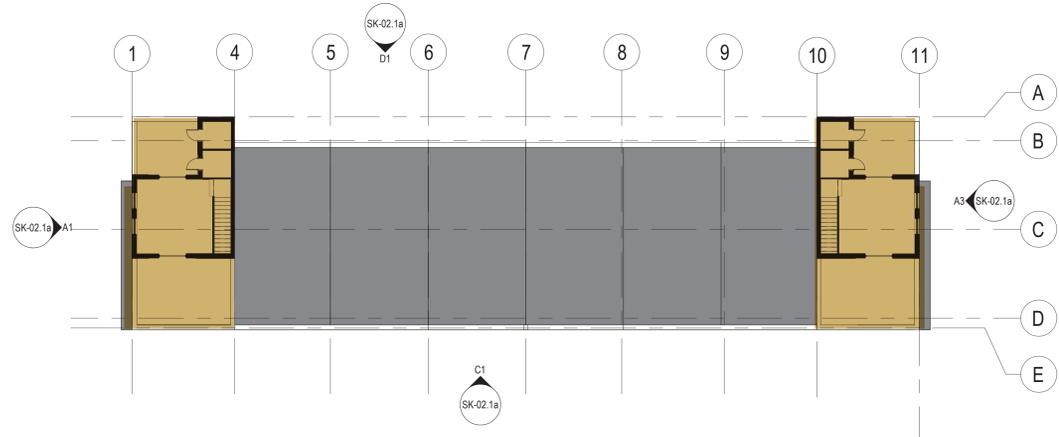
E1 LEVEL 1 - FLOOR PLAN
1/16" = 1'-0"



C1 LEVEL 2 - FLOOR PLAN
1/16" = 1'-0"



B1 LEVEL 3 - FLOOR PLAN
1/16" = 1'-0"



A1 LEVEL 4 - FLOOR PLAN
1/16" = 1'-0"

UNIT INFO

- 11 3 STORY - MIDDLE
- 4 3 STORY - END

3M
3E

15 units on site - for PHASE 01

3M **2,322 SQFT**
 LVL 1 - 778 SQFT
 LVL 2 - 778 SQFT
 LVL 3 - 766 SQFT

3E **3,812 SQFT**
 LVL 1 - 923 SQFT
 LVL 2 - 963 SQFT
 LVL 3 - 963 SQFT
 ROOF - 963 SQFT



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project:
NORTH STATION R1 - DEVELOPMENT

project#: 22.0555
 date: 03/22/2024
 revisions :

title:
3M-3E TownhouseS (Eight Pack) - Plans

sheet:
SK-05.1



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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**3M-3E
Townhouses
(Eight Pack) -
Elevations**

sheet:
SK-05.1a



D1 ELEVATION - GARAGE ENTRANCE
1/8" = 1'-0"



C1 ELEVATION - FRONT ENTRANCE
1/8" = 1'-0"



A1 Elevation 6 - a
1/8" = 1'-0"



A3 Elevation 4 - a
1/8" = 1'-0"



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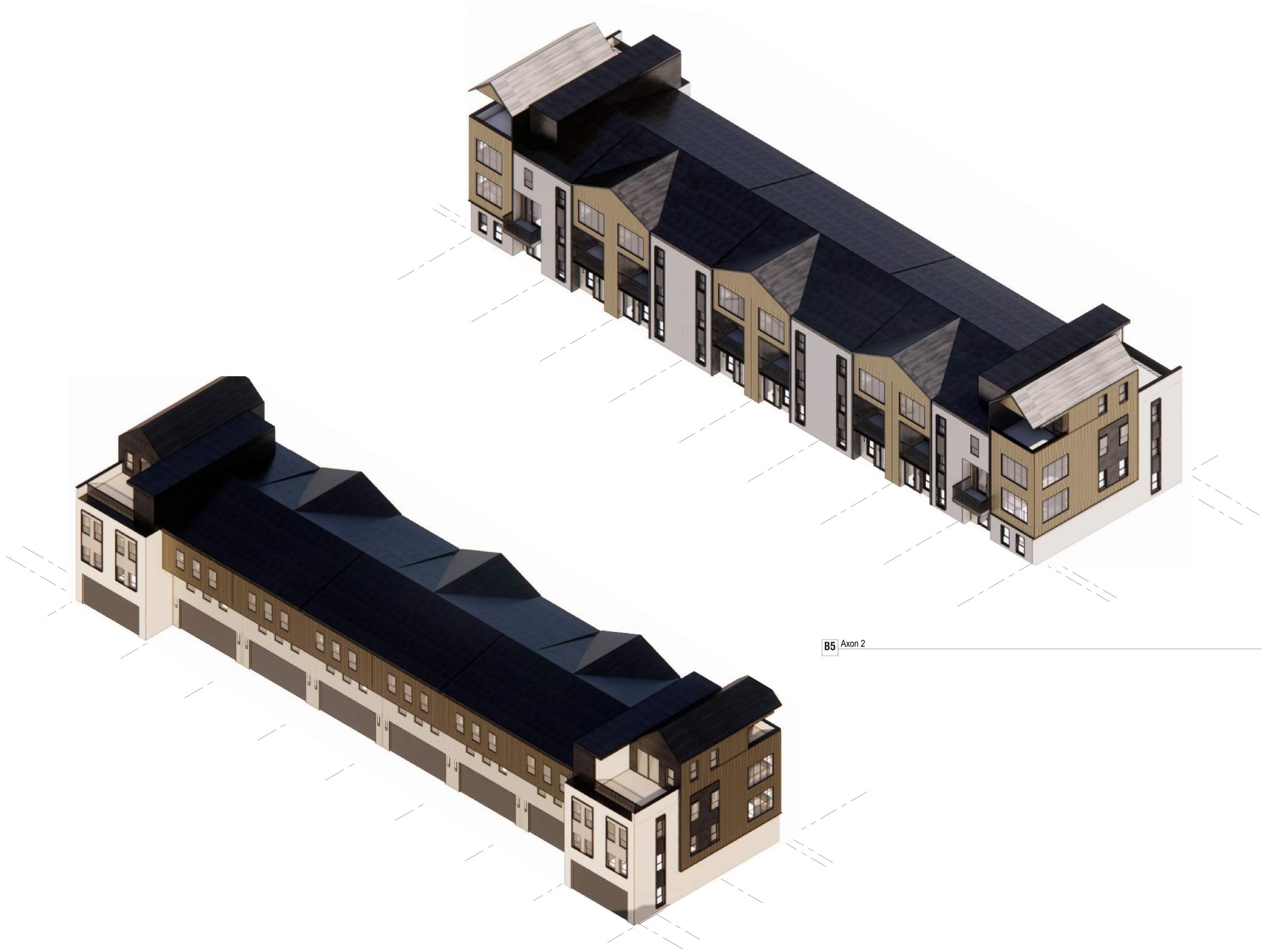
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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

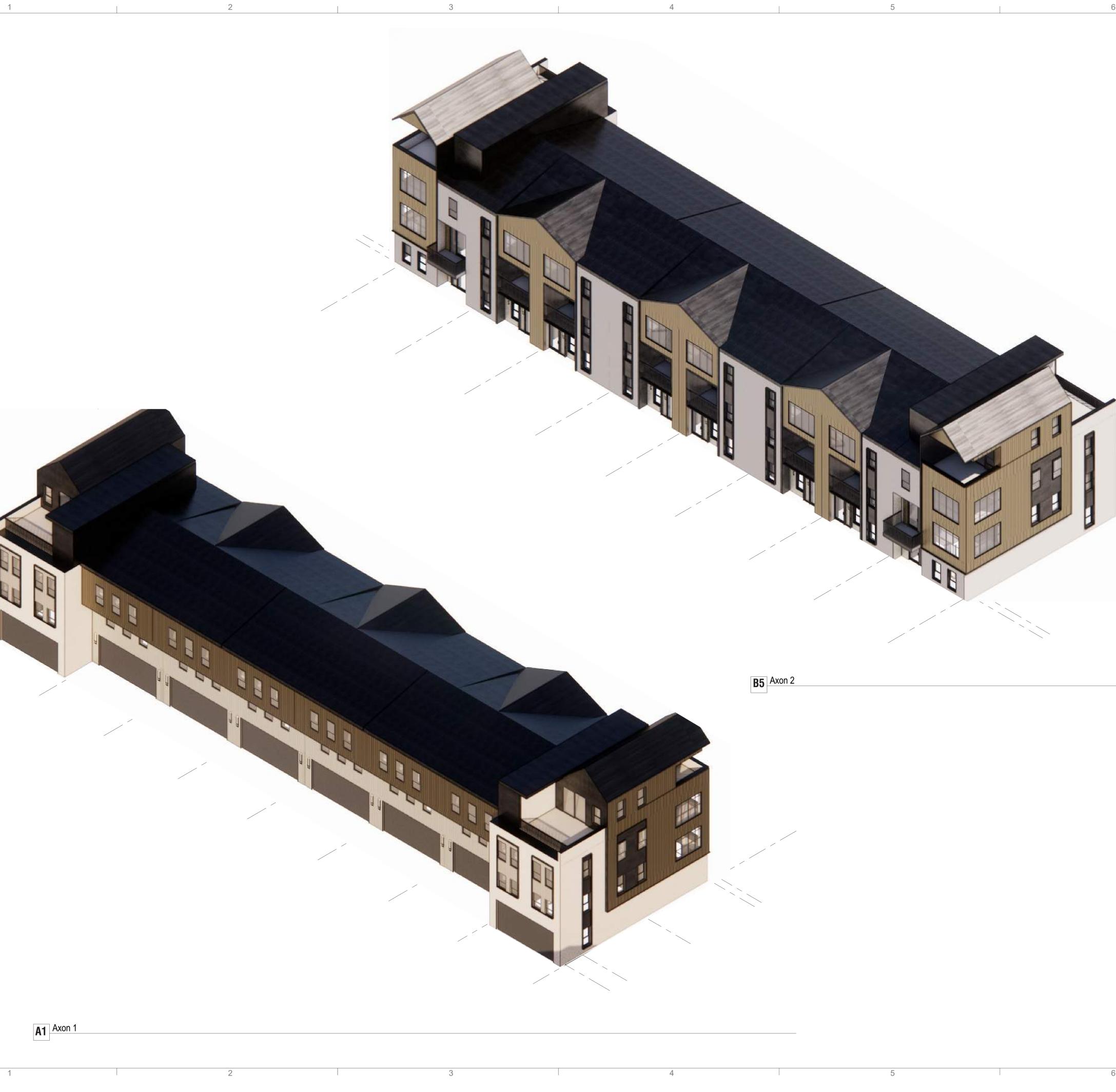
title:
**3M-3E
Townhouses
(Six Pack) -
Axons**

sheet:
SK-05.1b



A1 Axon 1

B5 Axon 2





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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**Townhouse -
Renderings**

sheet:
SK-05.c



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NORTH STATION R1 - DEVELOPMENT

[SET PROJECT INFORMATION ADDRESS TEXT FIELD AND SET LOCATION UNDER ENERGY SETTINGS IF APPLICABLE]

project #: [SET PROJECT INFO NUMBER PARAMETER]
date:
revisions :

title:
**3M-3E
Townhouses
6PLEX -
PLAN
OPTION 1**

sheet:
SK-02.3

UNIT INFO

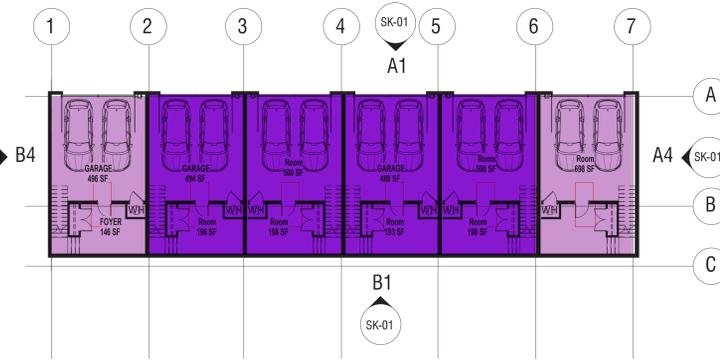
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- 2 3 STORY NORTH - END **3NE**

3N 2,413 SQFT

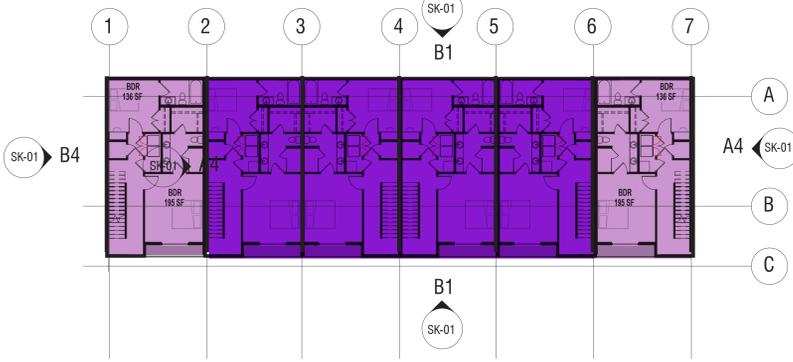
- LVL 1 - 788 SQFT
- LVL 2 - 788 SQFT
- LVL 3 - 837 SQFT

3NE 2,413 SQFT

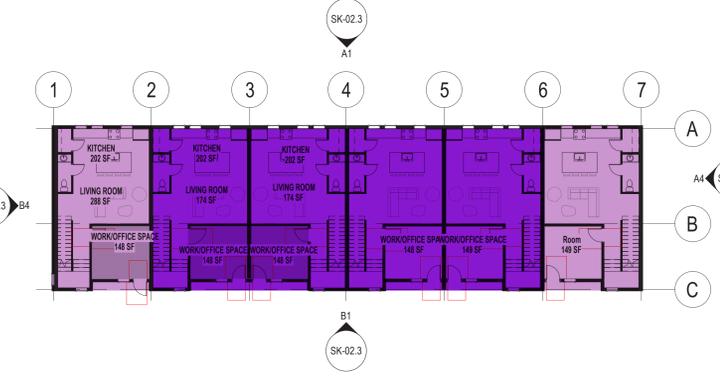
- LVL 1 - 788 SQFT
- LVL 2 - 788 SQFT
- LVL 3 - 837 SQFT
- ROOF - 849 SQFT



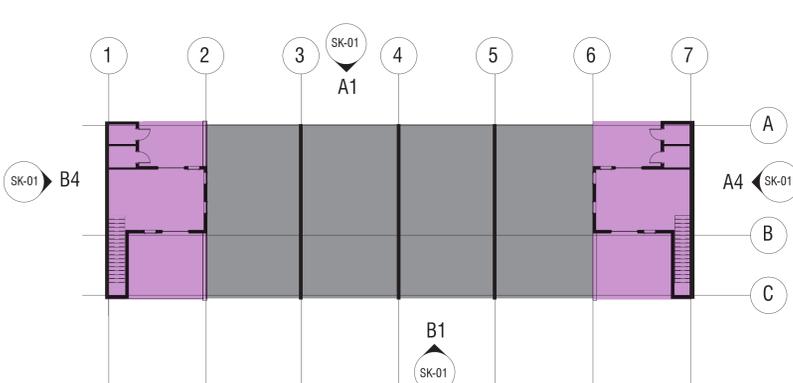
E1 LEVEL 01 - FLOOR PLAN - OPTION 01
1/16" = 1'-0"



E3 LEVEL 03 - FLOOR PLAN - OPTION 01
1/16" = 1'-0"



D1 LEVEL 02 - FLOOR PLAN - OPTION 01
1/16" = 1'-0"



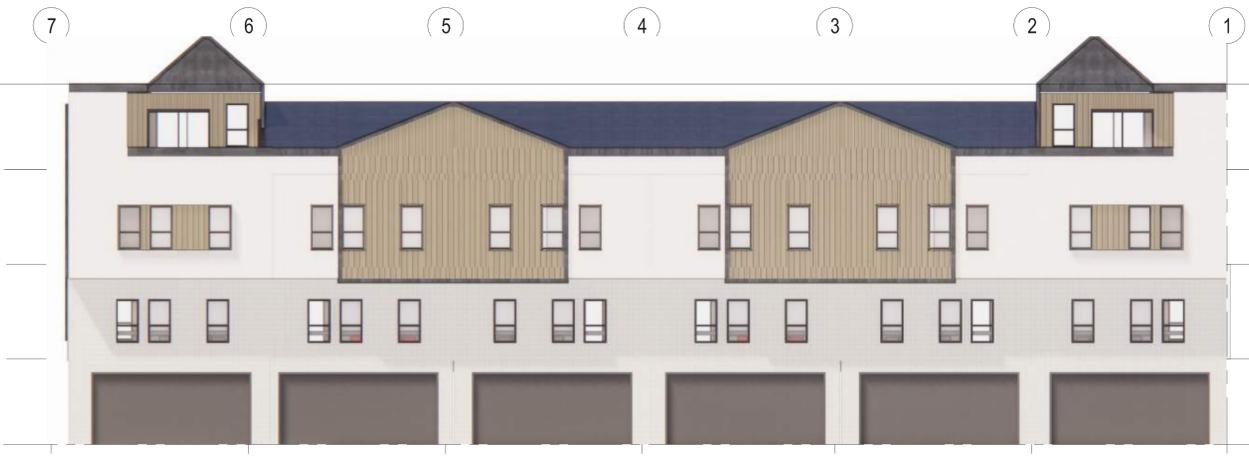
D3 LEVEL 04 - FLOOR PLAN - OPTION 01
1/16" = 1'-0"



B1 ENTRANCE ELEVATION
1/8" = 1'-0"



B4 WEST ELEVATION
1/8" = 1'-0"



A1 GARAGE ELEVATION
1/8" = 1'-0"



A4 EAST ELEVATION
1/8" = 1'-0"



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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**3M-3E
Townhouses
(Six Pack) -
Axons**

sheet:
SK-05.1b



B5 Axon 2

A1 Axon 1



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project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**Townhouse -
Renderings**

sheet:
SK-05.c



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NORTH STATION R1 - DEVELOPMENT

[SET PROJECT INFORMATION ADDRESS TEXT FIELD AND SET LOCATION UNDER ENERGY SETTINGS IF APPLICABLE]

project #: [SET PROJECT INFO NUMBER PARAMETER]
date:
revisions :

title:
**2WE
Townhouses
8PLEX
PLAN**

sheet:
SK-02.4

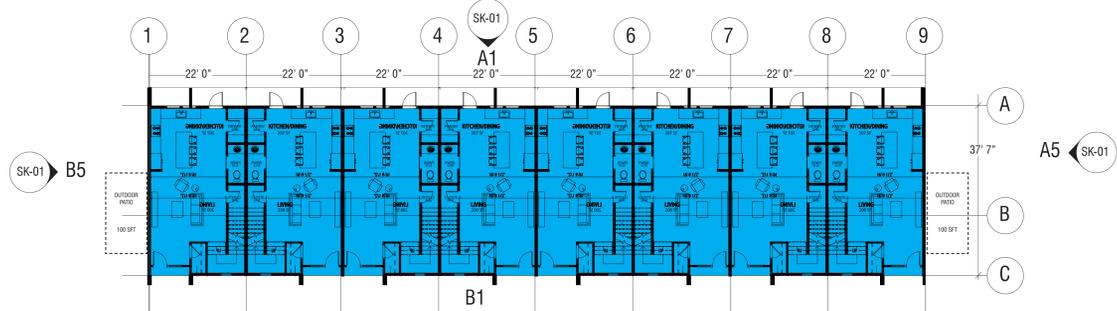
UNIT INFO

32 2 STORY - WEST

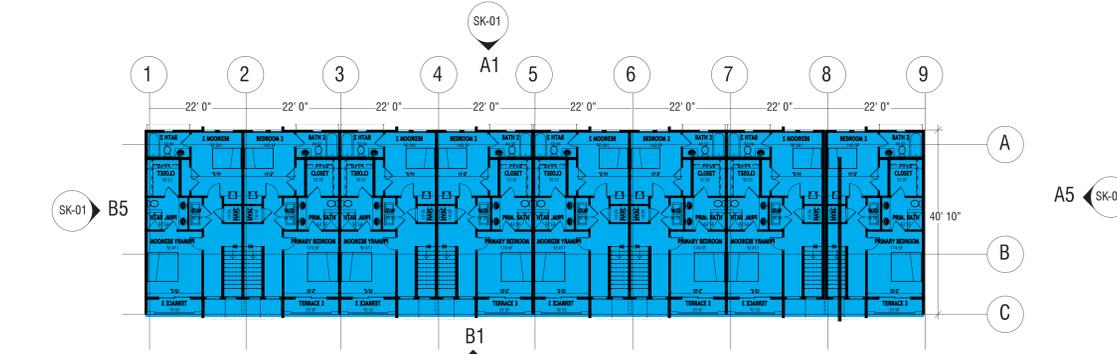
2WE

2WE 1,585 SQFT

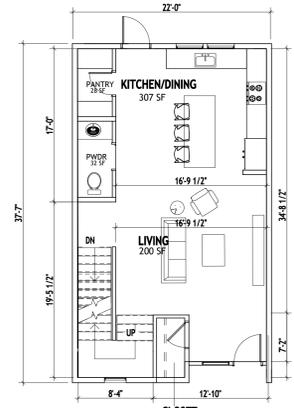
LVL 1 - 751 SQFT
LVL 2 - 834 SQFT



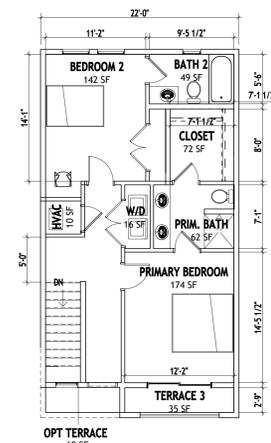
E1 LEVEL 01 - FLOOR PLAN
1/16" = 1'-0"



D2 LEVEL 02 - FLOOR PLAN
1/16" = 1'-0"



LEVEL 1



LEVEL 2

D4 UNIT PLANS
1/8" = 1'-0"



CLADDING



LIGHT BEIGE COLORED STUCCO



CLADDING OR EXTERIOR PANELING WOOD TEXTURE



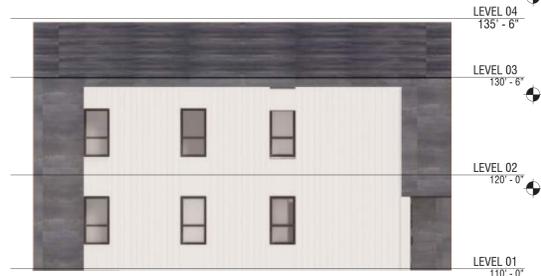
B1 ENTRANCE ELEVATION
1/8" = 1'-0"



B5 SIDE ELEVATION
1/8" = 1'-0"



A1 GARAGE ELEVATION
1/8" = 1'-0"



A5 SIDE ELEVATION
1/8" = 1'-0"



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

NOT FOR CONSTRUCTION

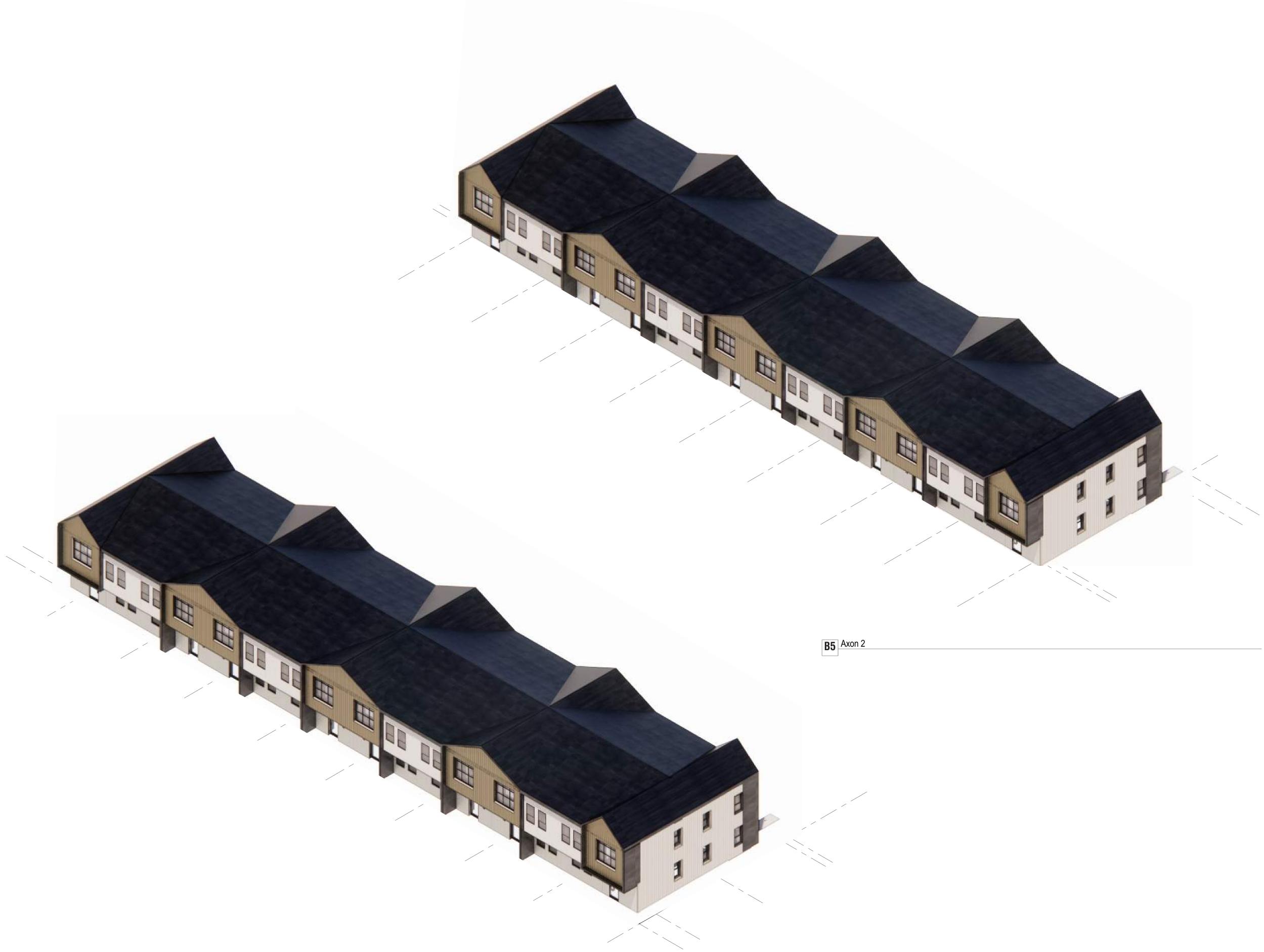
THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO, INC.

project:
**NORTH
STATION R1 -
DEVELOPMENT**

project#: 22.0555
date: 03/22/2024
revisions :

title:
**2WE
Townhouses
8PLEX
Axons**

sheet:
SK-05.1b



A1 Axon 1

B5 Axon 2

1 2 3 4 5 6
E
D
C
B
A



360 west aspen avenue
 salt lake city, utah 84101
 801 532 4422

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

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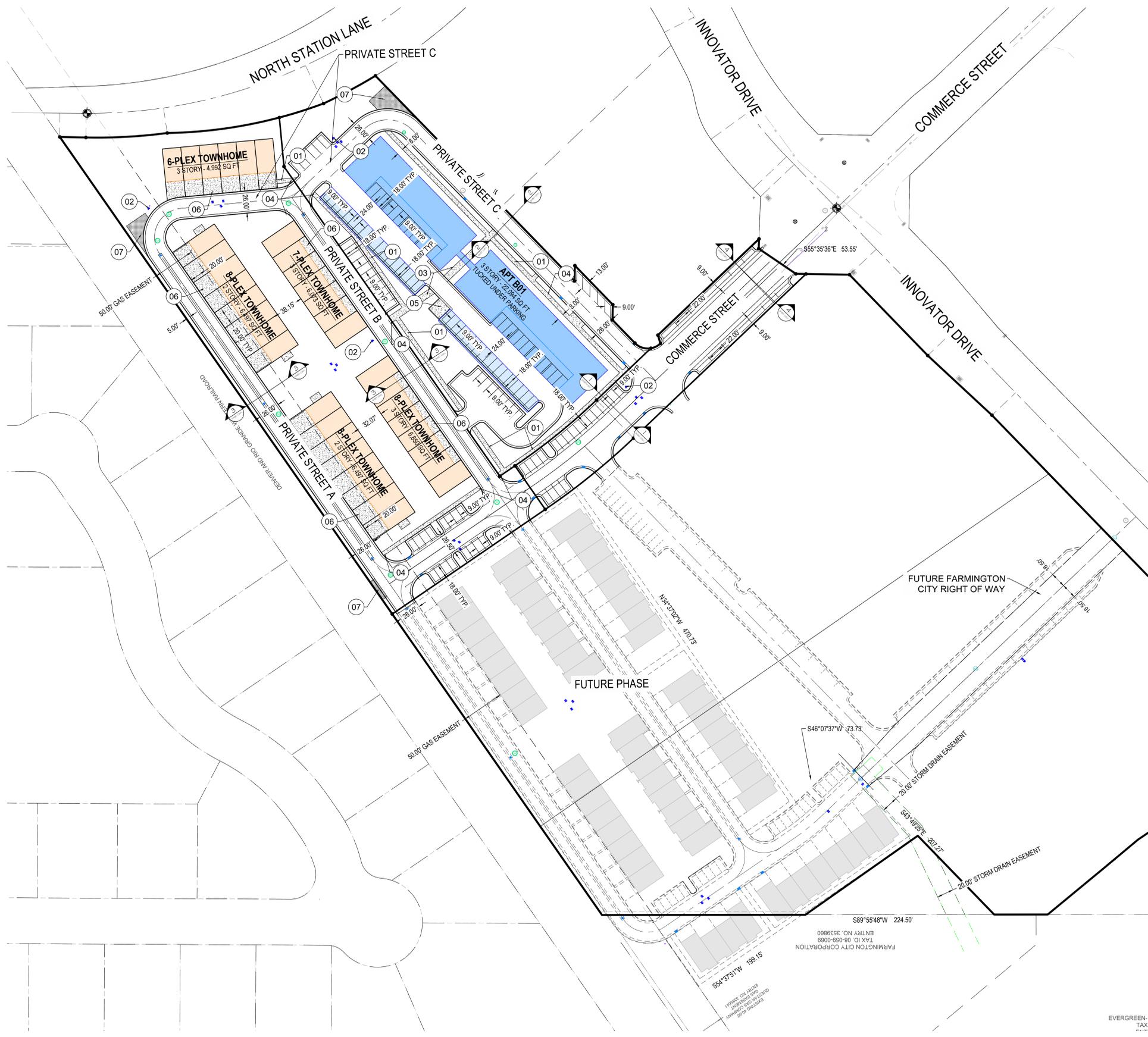
project:
**NORTH
 STATION R1 -
 DEVELOPMENT**

project#: 22.0555
 date: 03/22/2024

revisions :

title:
**Townhouse -
 Renderings**

sheet:
SK-05.c



LEGEND

	ROW TO BE DEDICATED TO FARMINGTON CITY
	NEW ASPHALT
	APARTMENTS
	TOWNHOMES
	NEW CONCRETE
	EX ASPHALT
	ROAD BASE

- KEYNOTES:**
- 01 5' SIDEWALK PER APWA DETAIL # 231
 - 02 FIRE HYDRANT
 - 03 8' SIDEWALK PER APWA DETAIL # 231
 - 04 ADA RAMP
 - 05 ENCLOSED DUMPSTER PAD
 - 06 3" THICK CONCRETE PAD
 - 07 SNOW STORAGE



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2138 SOUTH 1280 WEST
S.L.C. UTAH 84119
P: 801-860-2191
E: isaac.riches@wccg.us

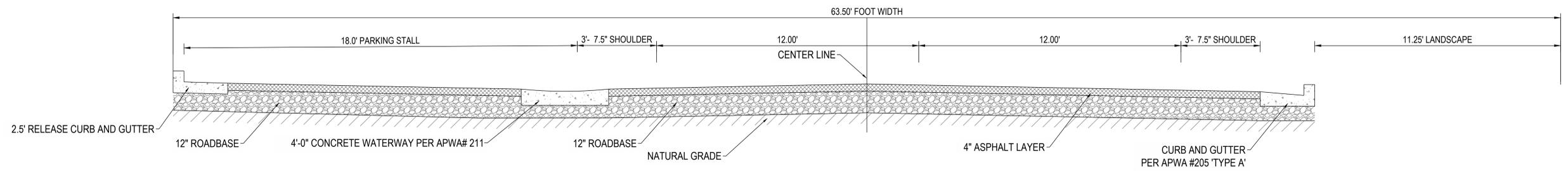
NO.	REMARKS	BY	DATE

CHECKED BY: IJR	DATE: 10/17/2024
DRAWN BY: IJR	

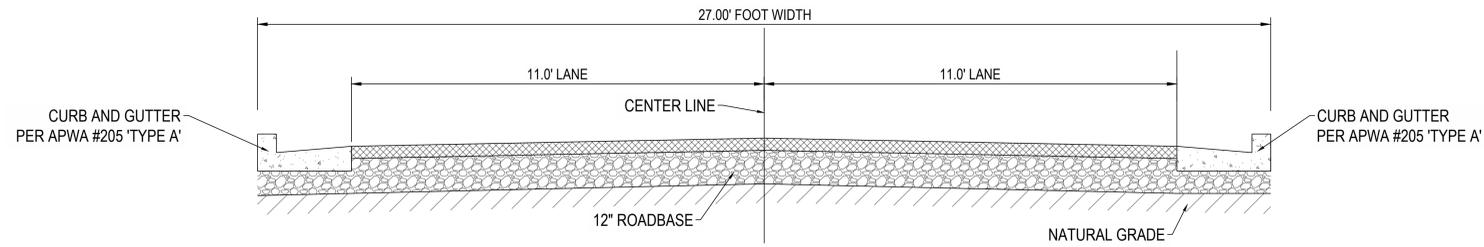
WALL CONSULTANT GROUP
4100 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173
FAX: 801-449-1173
WWW.WCCG.COM

NORTH STATION R1 - DEVELOPMENT	PHASE 1	23-355
	CONCEPT SITE PLAN	
PROJECT NO.	23-355	
SHEET NO.	C300	

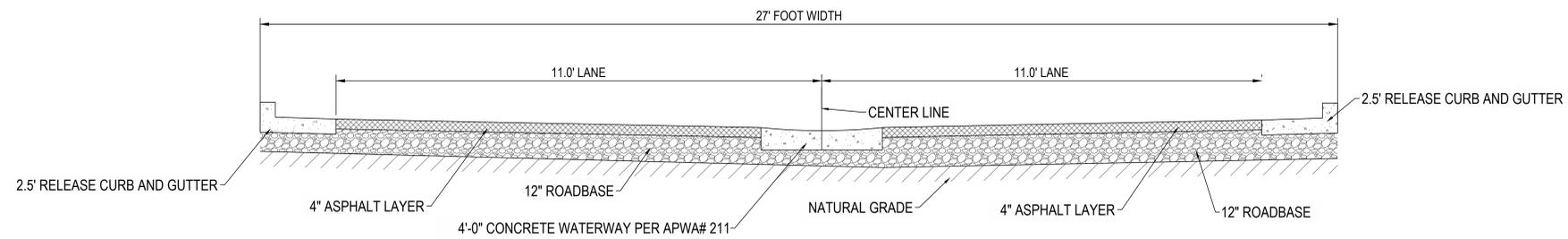
P:\Projects\2023\23-355\23-355-01\23-355-01-01\23-355-01-01-01.dwg
 10/17/2024 10:17:24 AM
 IJR
 10/17/2024 10:17:24 AM



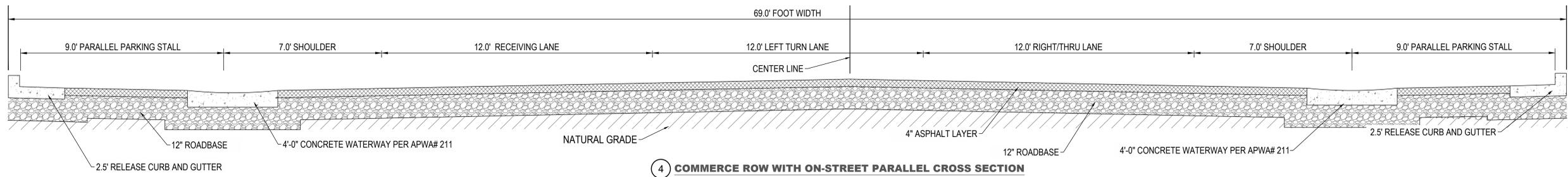
1 36.50' WIDTH ROAD CROSS SECTION



2 27.0' WIDTH ROW CROSS SECTION



3 27.0' WIDTH ROW WITH ON-STREET PARKING CROSS SECTION



4 COMMERCE ROW WITH ON-STREET PARALLEL CROSS SECTION

REVISIONS		NO.	REMARKS	BY	DATE


WCG
 WALL CONSULTANT GROUP
 1200 WEST 1500 SOUTH
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173
 FAX: 801-449-1174

NORTH STATION R1 - DEVELOPMENT	PHASE 1	23-355
PRELIMINARY STREET CROSS SECTIONS		
PROJECT NO.	23-355	SHEET NO. C301

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

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

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ENGINEER
ISAAC RICHES, P.E.
 WALL CONSULTANT GROUP
 2139 SOUTH 1280 WEST
 SLC, UTAH 84119
 P: 801-860-2191
 E: isaac.riches@wcg.us

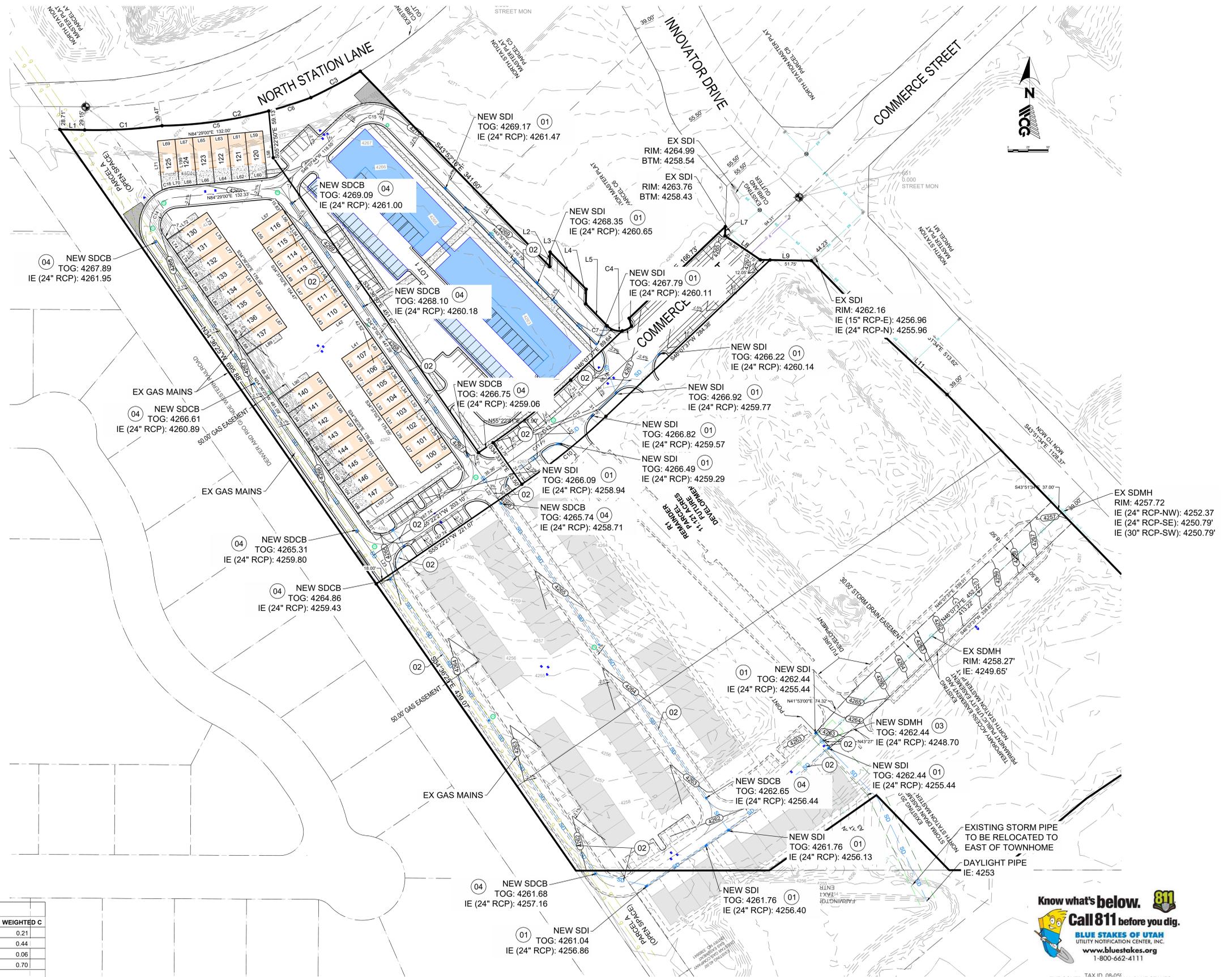
KEYNOTES:

- 01 NEW SDI PER FARMINGTON CITY STD #308 & 315
- 02 24" DIA RCP PIPE (TYP.)
- 03 NEW SDMH PER FARMINGTON CITY STD #302
- 04 NEW 2x2' SDCB PER FARMINGTON CITY STD

LEGEND

- APARTMENTS
- TOWNHOMES
- STORM DRAIN LINE

STORM CALCULATIONS					
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'	WEIGHTED C		
Building Area	95702.00 ft ²	C _b	0.9	0.21	
Pavement Area	205298.99 ft ²	C _p	0.9	0.44	
Landscape Area	117795.01 ft ²	C _i	0.2	0.06	
Total Area 'A'	418796.00 ft ²	WEIGHTED C	0.15	0.70	
CA	9.61 Acres				
	6.76				
DESIGN FREQUENCY					
	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre		
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.50 in/hr	294459.89 ft ²	27605.61 ft ³	0.00 ft ³	27605.61 ft ³
30 min	3.03 in/hr	294459.89 ft ²	37175.56 ft ³	0.00 ft ³	37175.56 ft ³
60 min	1.88 in/hr	294459.89 ft ²	46132.05 ft ³	0.00 ft ³	46132.05 ft ³
180 min	0.76 in/hr	294459.89 ft ²	55800.15 ft ³	0.00 ft ³	55800.15 ft ³
360 min	0.40 in/hr	294459.89 ft ²	59333.67 ft ³	0.00 ft ³	59333.67 ft ³
720 min	0.24 in/hr	294459.89 ft ²	69198.07 ft ³	0.00 ft ³	69198.07 ft ³
1440 min	0.13 in/hr	294459.89 ft ²	78326.33 ft ³	0.00 ft ³	78326.33 ft ³
EQUATION	CA = C*A		F = d/12*CA	D=R*A*60*T	Storage = F-D



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S.C. UTAH 84119
P: 801-960-2191
E: isaac.riches@wcg.us

REVISIONS	NO.	REMARKS	BY	DATE

CHECKED BY:	UR
DRAWN BY:	UR
DATE:	10/17/2024

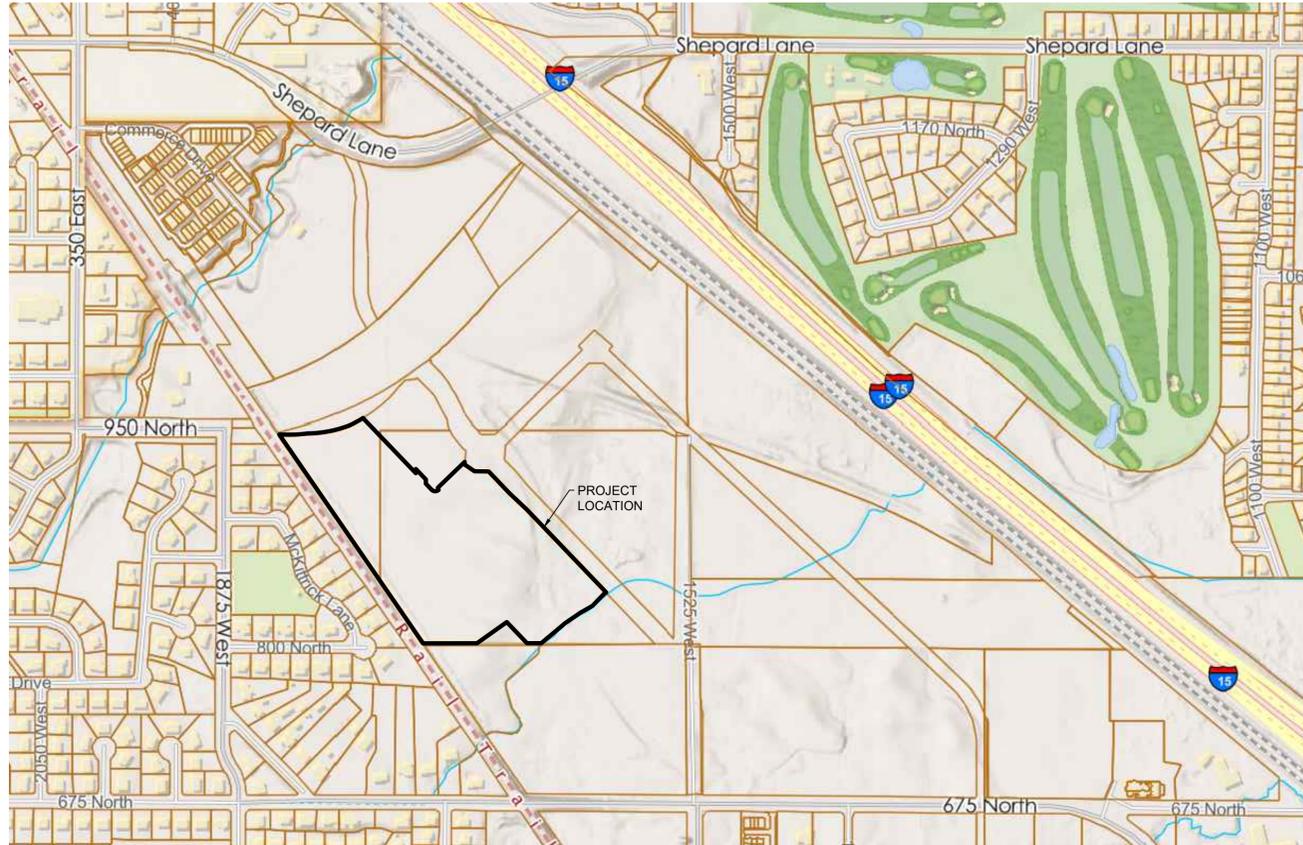
WCG
WALL CONSULTANT GROUP
2000 WEST
SOUTH UTAH BLVD
PHOENIX, AZ 85001
PHONE: 602-449-1173
NA

NORTH STATION RT - DEVELOPMENT	PHASE 1	23-355
PRELIMINARY GRADING/DRAINAGE		
PROJECT NO.	23-355	
SHEET NO.	C500	

NORTH STATION R1 FIRST AMENDMENT
AMENDING PARCEL R1 OF THE
NORTH STATION MASTER PLAT
FARMINGTON CITY, DAVIS COUNTY, UTAH
AUGUST 2025
PRELIMINARY PLAT

SURVEYOR'S CERTIFICATE

I, DEVRON JAY ANDERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 7897281 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE; AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO LOTS, PARCELS, AND STREETS KNOWN HEREAFTER AS **NORTH STATION R1 FIRST AMENDMENT** AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



VICINITY MAP
NOT TO SCALE

NOTES

1. ANY EASEMENT PERTAINING TO OR REQUIRED FOR THE DEVELOPMENT OF NORTH STATION MASTER PLAT PARCEL R2, PARCEL C5, OR PARCEL C6 IS HEREBY GRANTED TO DEVELOPER.

BOUNDARY DESCRIPTION

ALL OF PARCEL R1, NORTH STATION MASTER PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NUMBER _____ IN THE DAVIS COUNTY RECORDER'S OFFICE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO PARCELS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS **NORTH STATION R1 FIRST AMENDMENT** AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

DATED THIS _____ DAY OF _____, 2025.

BY: _____
 STACK FARMINGTON LAND, LLC NAME: _____
 A UTAH LIMITED LIABILITY COMPANY ITS: _____

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____
 ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

File Path: C:\Shared\drives\2023\Projects\33-355 Farmington North - Stack Development\09_Dat\Right of Way\Boundary\23355 Farmington Plat Base R1_Final_20250730.dwg Aug 08, 2025 - 11:42am

<p style="text-align: center;">BENCHLAND WATER DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE BENCHLAND WATER DISTRICT.</p> <p>_____ BENCHLAND WATER DISTRICT MANAGER</p>	<p style="text-align: center;">WEBER BASIN WATER DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.</p> <p>_____ WEBER BASIN WATER DISTRICT MANAGER</p>	<p style="text-align: center;">CENTRAL DAVIS SEWER DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE CENTRAL DAVIS SEWER DISTRICT.</p> <p>_____ CENTRAL DAVIS SEWER DISTRICT MANAGER</p>	<p>PROJECT NUMBER _____ 23-355</p> <p>DESIGNED BY _____ KWT</p> <p>DRAWN BY _____ KWT</p> <p>CHECKED BY _____ DRW DATE _____</p>
<p style="text-align: center;">PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE FARMINGTON CITY PLANNING COMMISSION.</p> <p>_____ FARMINGTON CITY PLANNING COMMISSION CHAIRMAN</p>	<p style="text-align: center;">CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE FARMINGTON CITY ATTORNEY.</p> <p>_____ FARMINGTON CITY ATTORNEY</p>	<p style="text-align: center;">FARMINGTON CITY ENGINEER</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE FARMINGTON CITY ENGINEER.</p> <p>_____ DATE _____ FARMINGTON CITY ENGINEER</p>	<p style="text-align: center;">CITY COUNCIL APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2025, BY THE FARMINGTON CITY COUNCIL.</p> <p>_____ CITY RECORDER</p> <p style="text-align: right;">_____ CITY MAYOR</p>

WCG WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173

NORTH STATION R1 FIRST AMENDMENT
LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DAVIS COUNTY, UTAH
DAVIS COUNTY RECORDER RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ DAVIS COUNTY RECORDER

File Path: C:\Shared drives\2023 Projects\03-355 Farmington North - Stock Development\03-355 Farmington North - Stock Development\03-355 Farmington Plat Base R1_Final_20250730.dwg Aug 08, 2025 - 11:53am

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	96.91'	629.57'	N86°49'32"E	96.82'	8°49'11"
C2	190.12'	553.86'	N79°12'20"E	189.19'	19°40'03"
C3	70.11'	650.50'	N61°39'38"E	70.08'	6°10'32"
C4	33.77'	21.50'	S88°52'19"E	30.41'	90°00'06"
C5	134.90'	553.86'	S82°03'42"W	134.57'	13°57'19"
C6	55.21'	719.57'	S72°13'40"W	55.20'	4°23'46"
C7	20.73'	21.50'	N71°53'22"W	19.94'	55°14'58"
C8	12.89'	21.50'	S63°18'20"W	12.70'	34°21'26"
C9	125.22'	763.66'	N50°49'33"E	125.08'	9°23'42"
C10	135.55'	827.16'	S50°49'22"W	135.39'	9°23'21"
C11	81.73'	795.63'	N52°34'36"E	81.69'	5°53'08"
C12	48.65'	795.63'	N47°52'49"E	48.64'	3°30'13"
C13	130.38'	795.41'	N50°49'27"E	130.24'	9°23'31"
C14	72.75'	35.00'	S24°56'17"W	60.34'	119°05'25"
C15	64.40'	41.00'	N88°52'16"W	57.98'	90°00'00"
C16	15.70'	48.50'	N75°12'39"E	15.63'	18°32'41"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S88°49'38"E	31.05'
L2	N01°07'56"E	18.38'
L3	S43°52'16"E	65.05'
L4	S01°07'56"W	18.38'
L5	S43°52'16"E	38.38'
L6	N16°33'36"W	10.48'
L7	S01°58'51"W	11.64'
L8	S55°35'36"E	53.55'
L9	S89°01'47"E	63.80'
L10	S43°46'39"E	134.37'
L11	S46°49'44"E	104.76'
L12	S55°48'17"W	10.09'
L13	S43°59'37"W	75.76'
L14	S60°17'55"W	61.73'
L15	S55°49'14"W	83.32'
L16	S49°53'04"W	54.17'

LINE TABLE		
LINE #	BEARING	LENGTH
L17	S50°10'19"W	86.05'
L18	S89°55'48"W	63.67'
L19	N43°49'25"W	131.15'
L20	S54°37'48"W	163.94'
L21	S43°58'19"E	31.81'
L22	N34°37'02"W	31.75'
L23	S34°36'25"E	31.75'
L24	N55°22'58"E	46.65'
L25	S34°37'02"E	22.80'
L26	N34°37'02"W	22.80'
L27	S34°37'02"E	20.58'
L28	N34°37'02"W	20.58'
L29	S34°37'02"E	22.80'
L30	N34°37'02"W	22.80'
L31	S34°37'02"E	21.29'
L32	N34°37'02"W	21.29'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	S34°37'02"E	21.68'
L34	N34°37'02"W	21.68'
L35	S34°37'02"E	21.80'
L36	N34°37'02"W	21.80'
L37	S34°37'02"E	21.29'
L38	N34°37'02"W	21.29'
L39	S34°37'02"E	22.80'
L40	N34°37'02"W	22.80'
L41	S55°22'58"W	46.65'
L42	N55°22'58"E	46.65'
L43	S34°37'02"E	22.80'
L44	N34°37'02"W	22.80'
L45	S34°37'02"E	22.80'
L46	N34°37'02"W	22.80'
L47	S34°37'02"E	21.29'
L48	N34°37'02"W	21.29'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	S34°37'02"E	21.68'
L50	N34°37'02"W	21.68'
L51	S34°37'02"E	21.80'
L52	N34°37'02"W	21.80'
L53	S34°37'02"E	21.29'
L54	N34°37'02"W	21.29'
L55	S34°37'02"E	22.80'
L56	N34°37'02"W	22.80'
L57	S55°22'58"W	46.65'
L58	N05°31'00"W	59.54'
L59	S84°29'00"W	22.00'
L60	N84°29'00"E	22.00'
L61	S84°29'00"W	22.00'
L62	N84°29'00"E	22.00'
L63	S84°29'00"W	22.00'
L64	N84°29'00"E	22.00'

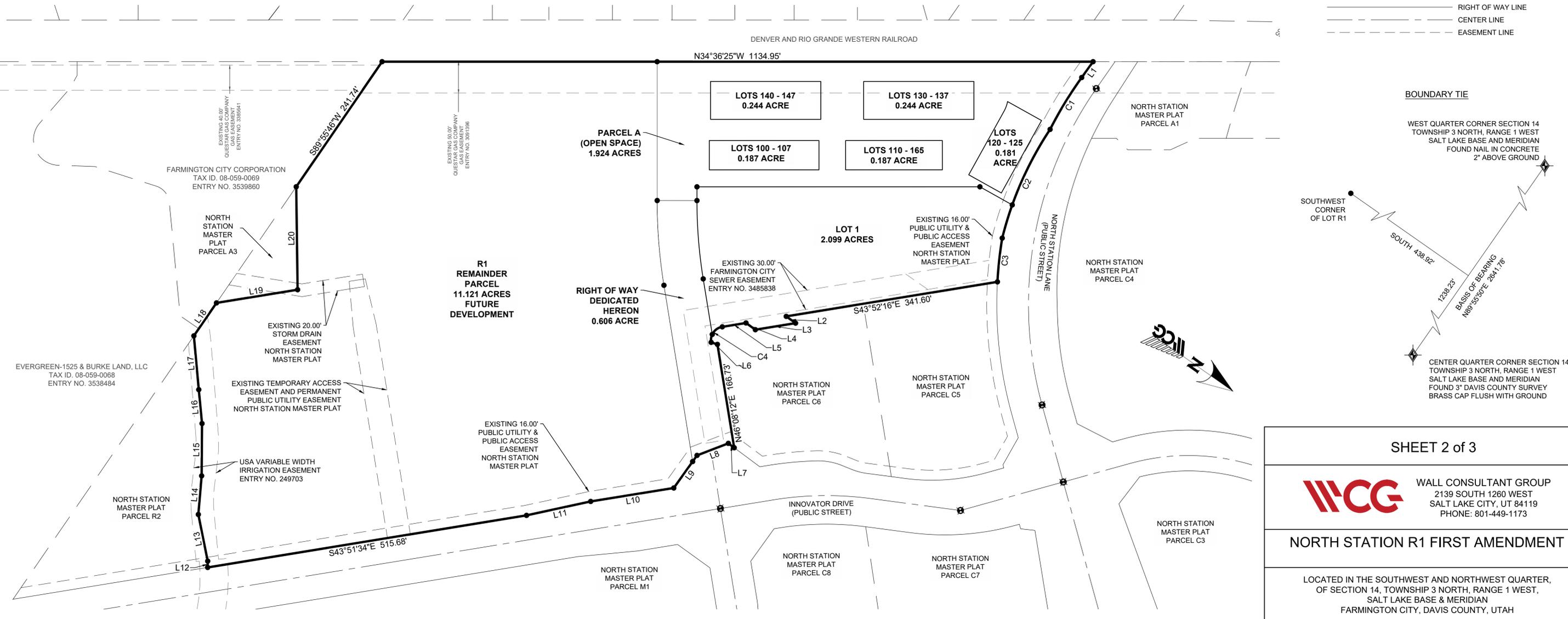
LINE TABLE		
LINE #	BEARING	LENGTH
L65	S84°29'00"W	22.00'
L66	N84°29'00"E	22.00'
L67	S84°29'00"W	22.00'
L68	N84°29'00"E	22.00'
L69	S84°29'00"W	22.00'
L70	N84°29'00"E	6.57'
L71	S05°31'00"E	62.06'
L72	S55°23'35"W	60.33'
L73	N34°36'25"W	22.00'
L74	S34°36'25"E	22.00'
L75	N34°36'25"W	22.00'
L76	S34°36'25"E	22.00'
L77	N34°36'25"W	22.00'
L78	S34°36'25"E	22.00'
L79	N34°36'25"W	22.00'
L80	S34°36'25"E	22.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L81	N34°36'25"W	22.00'
L82	S34°36'25"E	22.00'
L83	N34°36'25"W	22.00'
L84	S34°36'25"E	22.00'
L85	N34°36'25"W	22.00'
L86	S34°36'25"E	22.00'
L87	N34°36'25"W	22.00'
L88	S34°36'25"E	22.00'
L89	N55°23'35"E	60.33'
L90	S55°23'35"E	60.33'
L91	S34°36'25"E	22.00'
L92	N34°36'25"W	22.00'
L93	S34°36'25"E	22.00'
L94	N34°36'25"W	22.00'
L95	S34°36'25"E	22.00'
L96	N34°36'25"W	22.00'

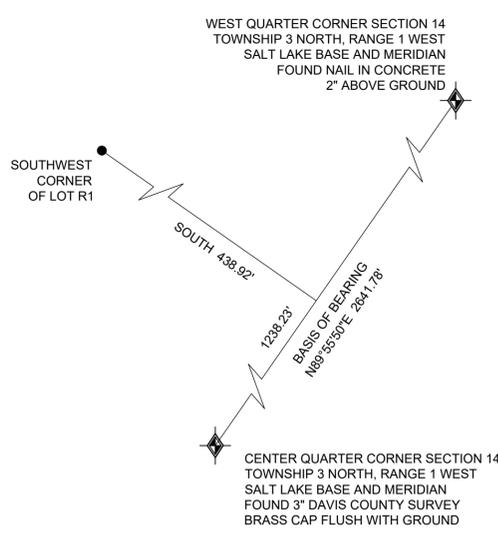
LINE TABLE		
LINE #	BEARING	LENGTH
L97	S34°36'25"E	22.00'
L98	N34°36'25"W	22.00'
L99	S34°36'25"E	22.00'
L100	N34°36'25"W	22.00'
L101	S34°36'25"E	22.00'
L102	N34°36'25"W	22.00'
L103	S34°36'25"E	22.00'
L104	N34°36'25"W	22.00'
L105	S34°36'25"E	22.00'
L106	N34°36'25"W	22.00'
L107	S55°23'35"W	60.33'

LEGEND

-  SECTION CORNER
-  STREET MONUMENT
-  SUBDIVISION BOUNDARY LINE
-  SECTION LINE
-  PARCEL LINE
-  RIGHT OF WAY LINE
-  CENTER LINE
-  EASEMENT LINE



BOUNDARY TIE

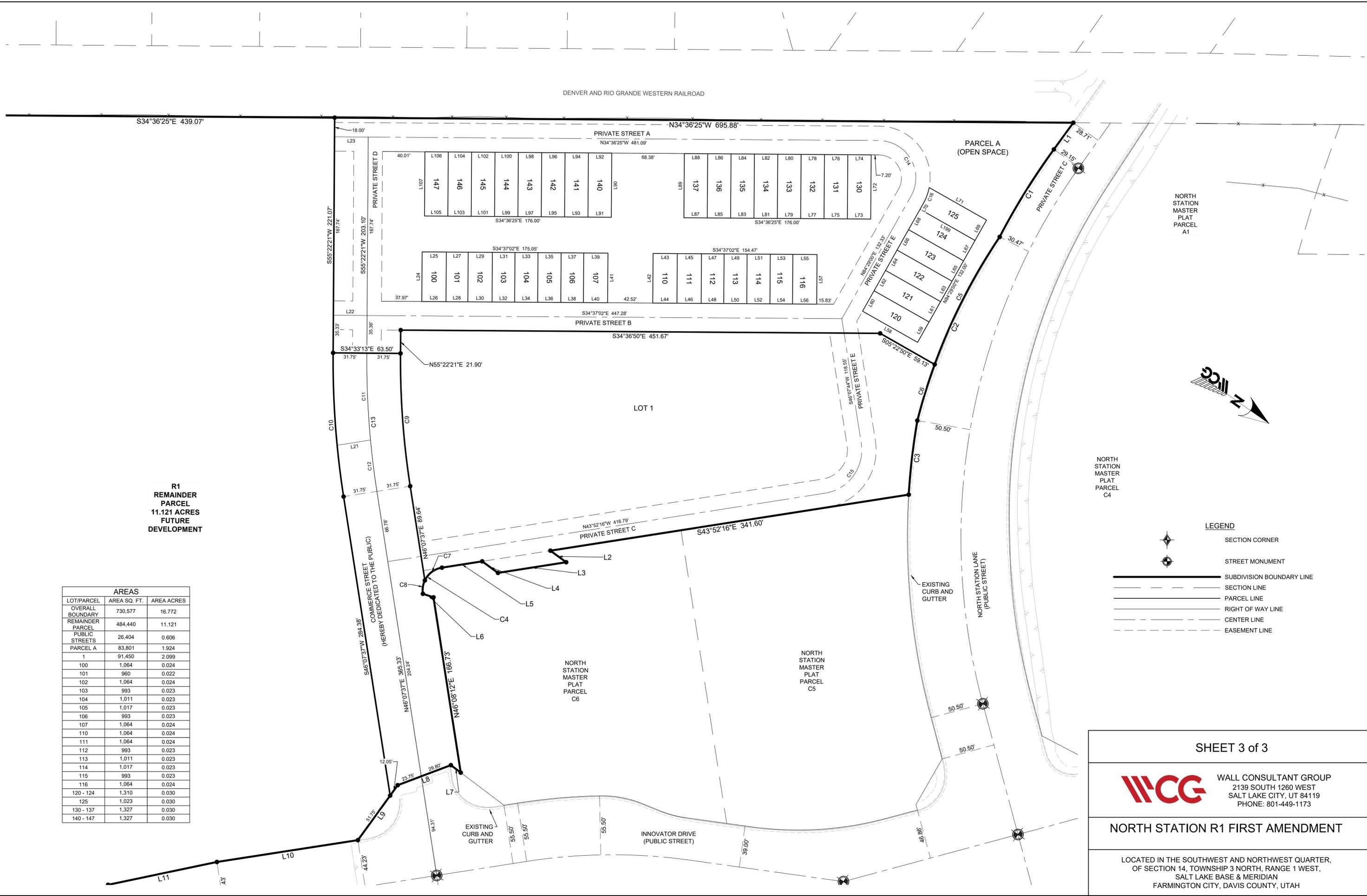


SHEET 2 of 3

WCG WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173

NORTH STATION R1 FIRST AMENDMENT

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



**R1
REMAINDER
PARCEL
11.121 ACRES
FUTURE
DEVELOPMENT**

AREAS		
LOT/PARCEL	AREA SQ. FT.	AREA ACRES
OVERALL BOUNDARY	730,577	16.772
REMAINDER PARCEL	484,440	11.121
PUBLIC STREETS	26,404	0.606
PARCEL A	83,801	1.924
1	91,450	2.099
100	1,064	0.024
101	960	0.022
102	1,064	0.024
103	993	0.023
104	1,011	0.023
105	1,017	0.023
106	993	0.023
107	1,064	0.024
110	1,064	0.024
111	1,064	0.024
112	993	0.023
113	1,011	0.023
114	1,017	0.023
115	993	0.023
116	1,064	0.024
120 - 124	1,310	0.030
125	1,023	0.030
130 - 137	1,327	0.030
140 - 147	1,327	0.030

LEGEND

- SECTION CORNER
- STREET MONUMENT
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE

SHEET 3 of 3

WCG WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-449-1173

NORTH STATION R1 FIRST AMENDMENT

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

ISSUE DESCRIP.	DATE
	10.17.2024

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2024

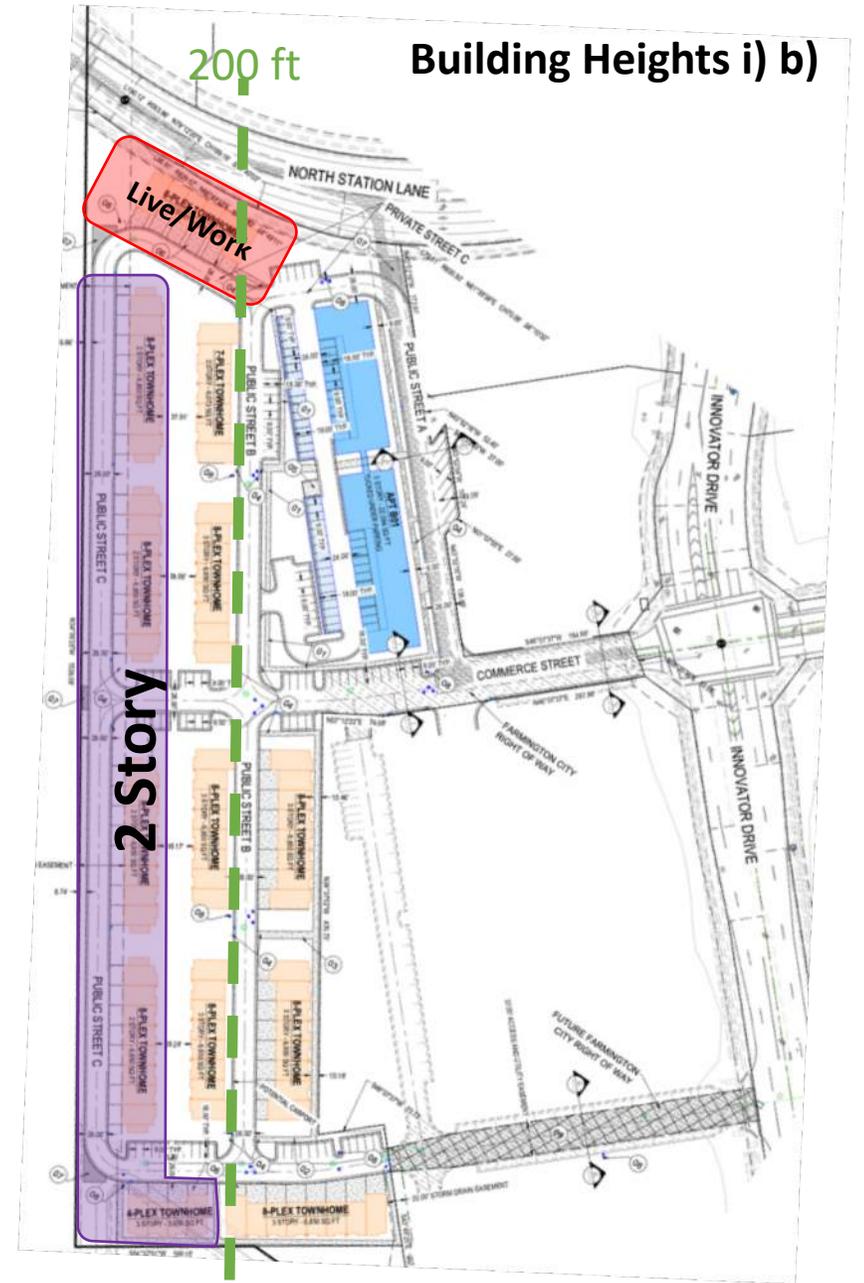
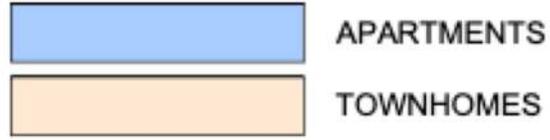


NORTH STATION R1
FARMINGTON, UTAH

LANDSCAPE
PLAN

L101

EXHIBIT F – 200 ft DRG Restriction Area



COMMERCIAL LANDSCAPE ZONES



PUBLIC STREET PARKSTRIP - SYNTHETIC TURF w/ PARKSTRIP TREES (30' o.c.)



DRIVE-THRU SERVICE LANDSCAPE AREAS - MAX. 6' TALL PLANT MATERIALS TO SCREEN VEHICLES FROM ADJACENT STREETS



PARKING LOT LANDSCAPE AREAS - LANDSCAPE SCREENING OF LOTS FROM ADJACENT PUBLIC STREETS, SHADE TREES AND LOW-WATER USE PLANT MATERIALS



RETAIL BUILDING PERIMETER LANDSCAPE AREAS - SEASONAL LANDSCAPE INTEREST, SCREEN UTILITY AREAS



PROJECT PERIMETER LANDSCAPE AREAS - SCREEN ADJACENT LAND USES THROUGH THE USE OF EVERGREEN AND DECIDUOUS TREES, GROUND-PLANE TREATMENT THROUGH THE USE OF LOW-WATER USAGE PLANT MATERIALS



PYLON SIGN AREA
 (UP TO 3 SIGNS)

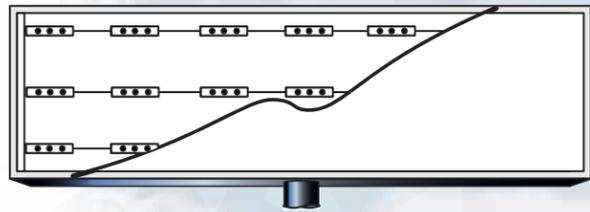
MONUMENT SIGN AREA
 (UP TO 10 SIGNS)

NOTE: Exact monument and pylon sign locations will be determined and presented on the adjacent site plan within the approved signage area -- not to exceed one sign per outlined sign area shown.

STACK REAL ESTATE

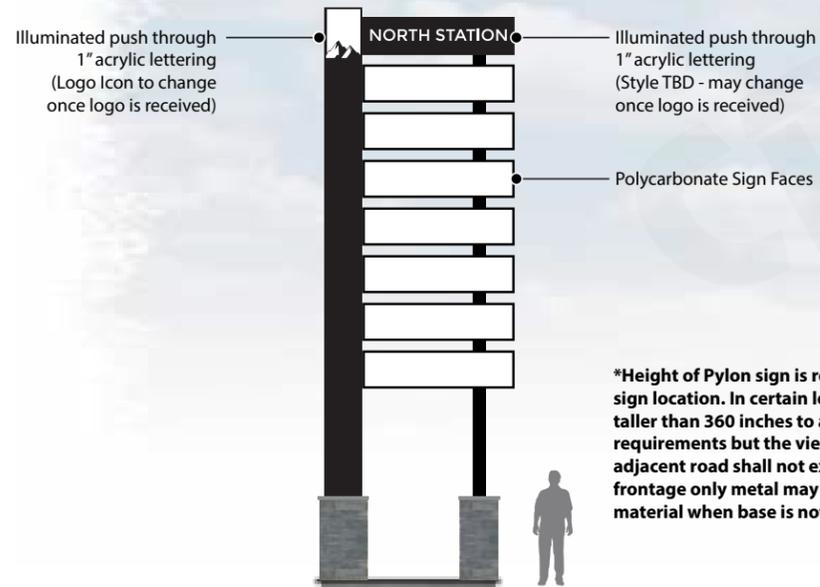
SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated cabinets built to UL specifications
- Double sided
- Overall Height: 30' - 0"
- Face type: Polycarbonate
- Illuminated with LED's
- Primary electrical requirement: 120 volt (installed by someone other than Creative Signs) Timer or photo-cell (installed by Creative Signs)

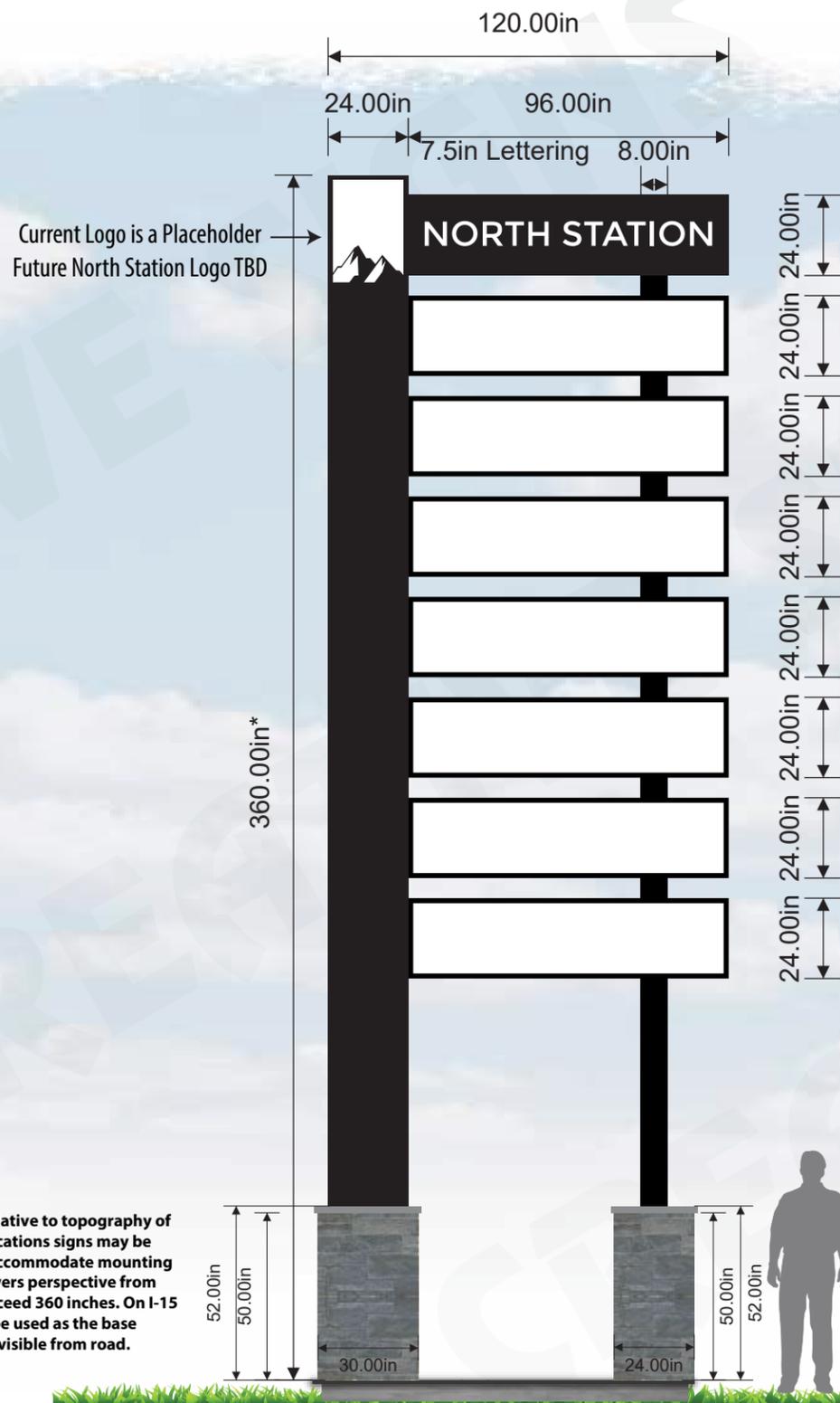


UL LISTED

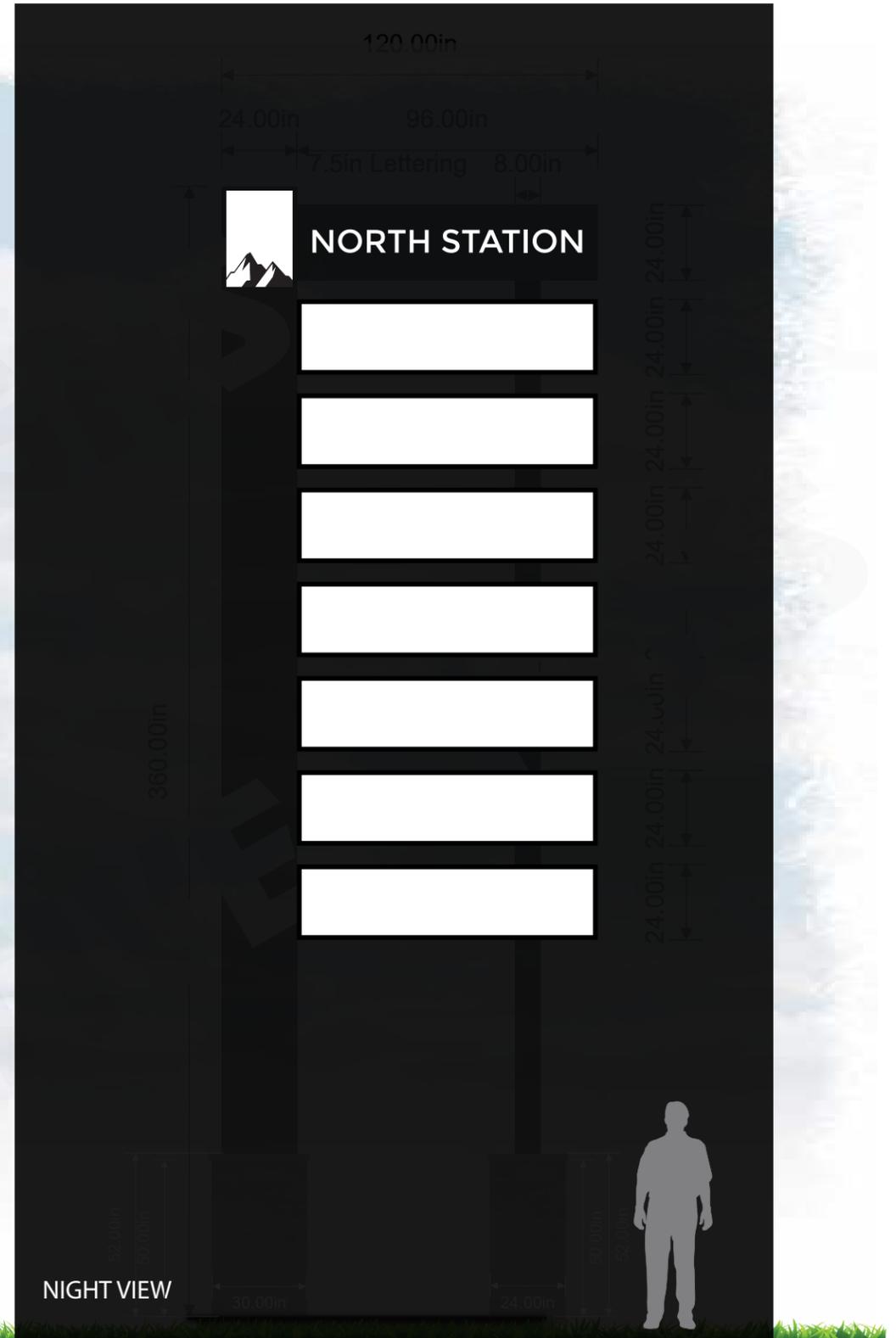
ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



*Height of Pylon sign is relative to topography of sign location. In certain locations signs may be taller than 360 inches to accommodate mounting requirements but the viewers perspective from adjacent road shall not exceed 360 inches. On I-15 frontage only metal may be used as the base material when base is not visible from road.



Current Logo is a Placeholder
 Future North Station Logo TBD



NIGHT VIEW

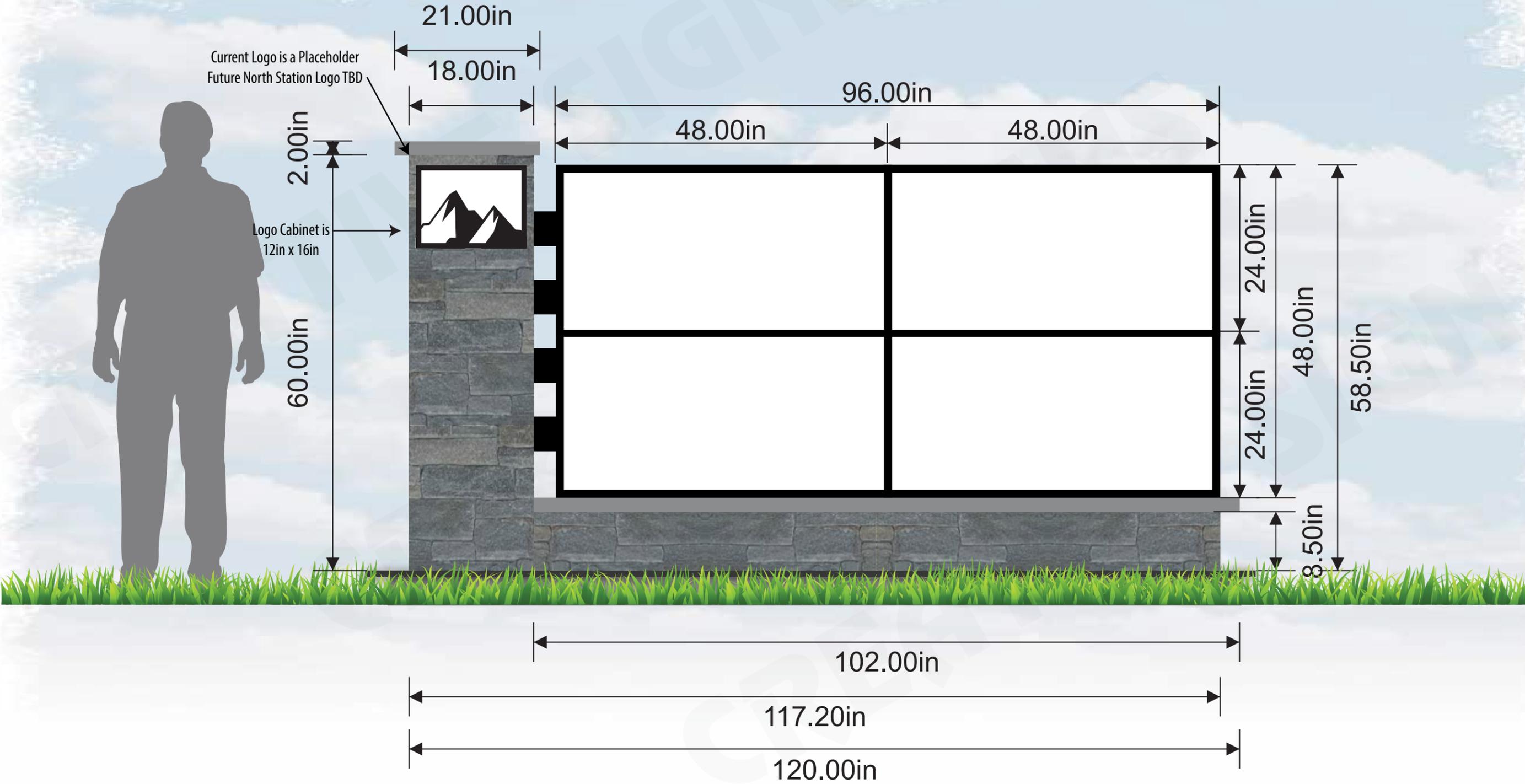
CREATIVE SIGNS

2333 N 200 E
 Spanish Fork, UT 84660

801-798-9892
 creativesigns.com



STACK REAL ESTATE



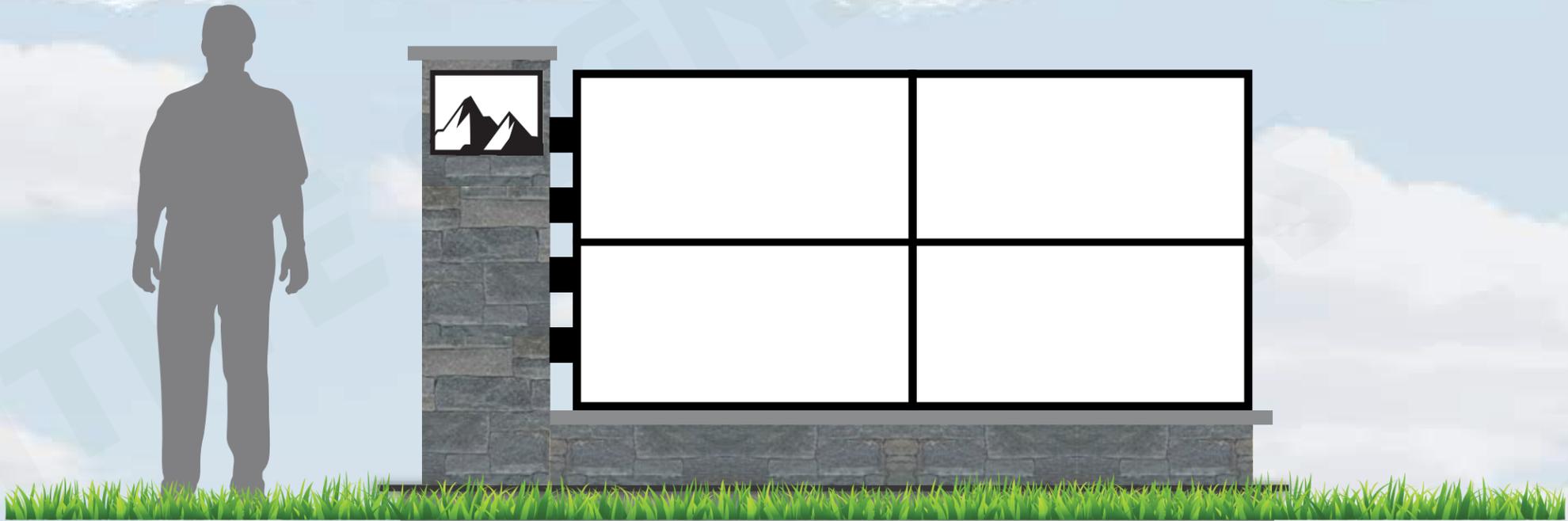
CREATIVE SIGNS

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Spanish Fork, UT 84660

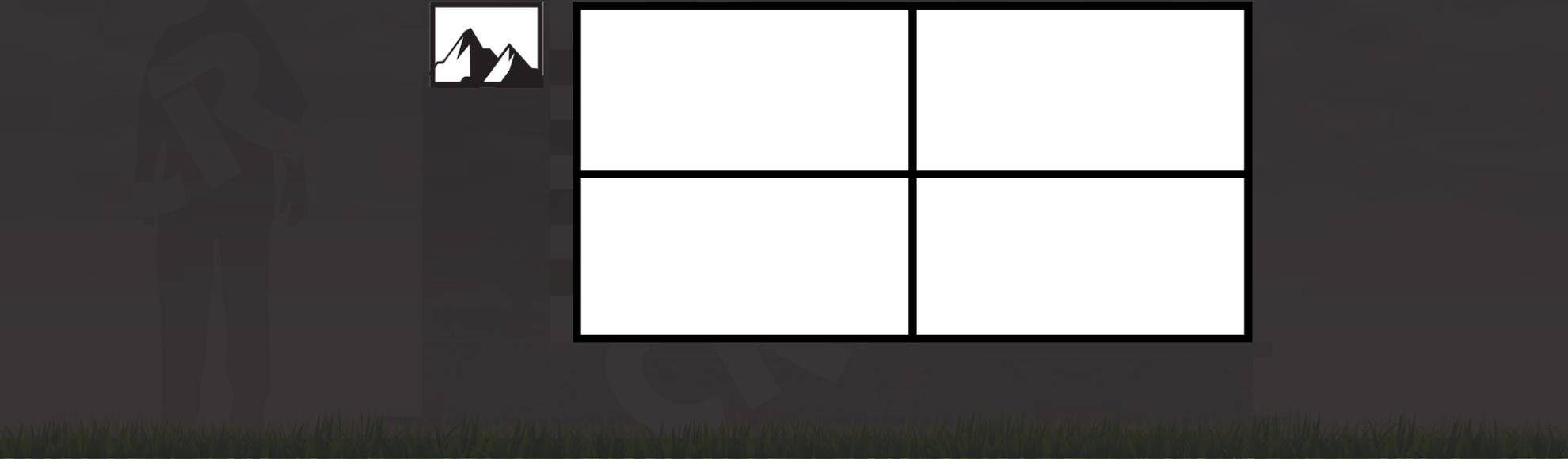
801-798-9892
creativesigns.com



STACK REAL ESTATE



NIGHT VIEW



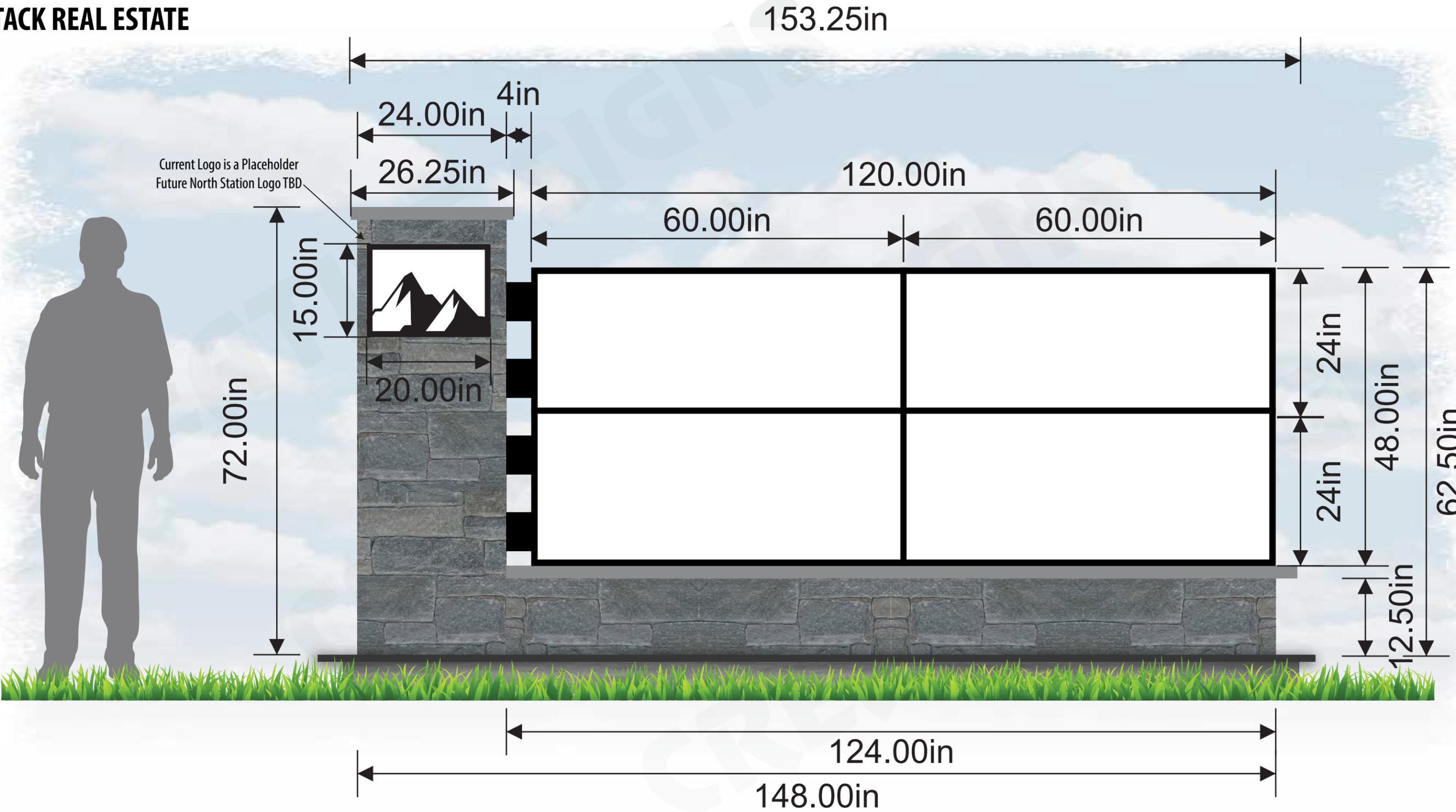
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STACK REAL ESTATE



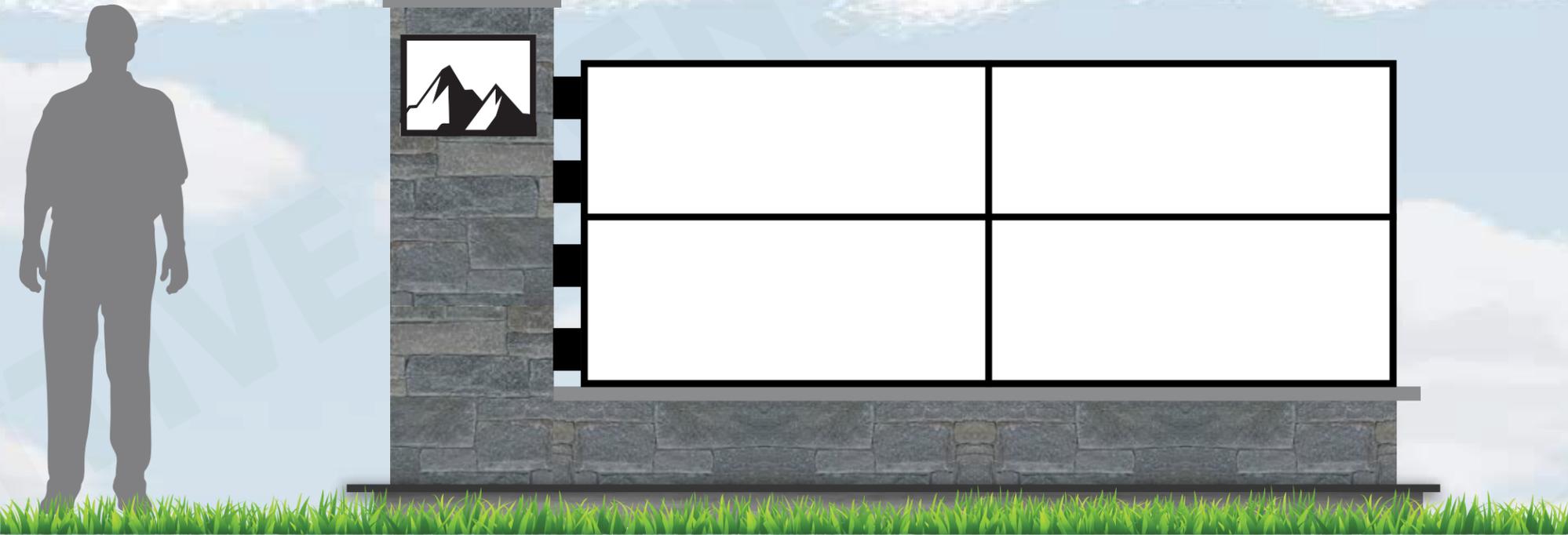
CREATIVE SIGNS

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Spanish Fork, UT 84660

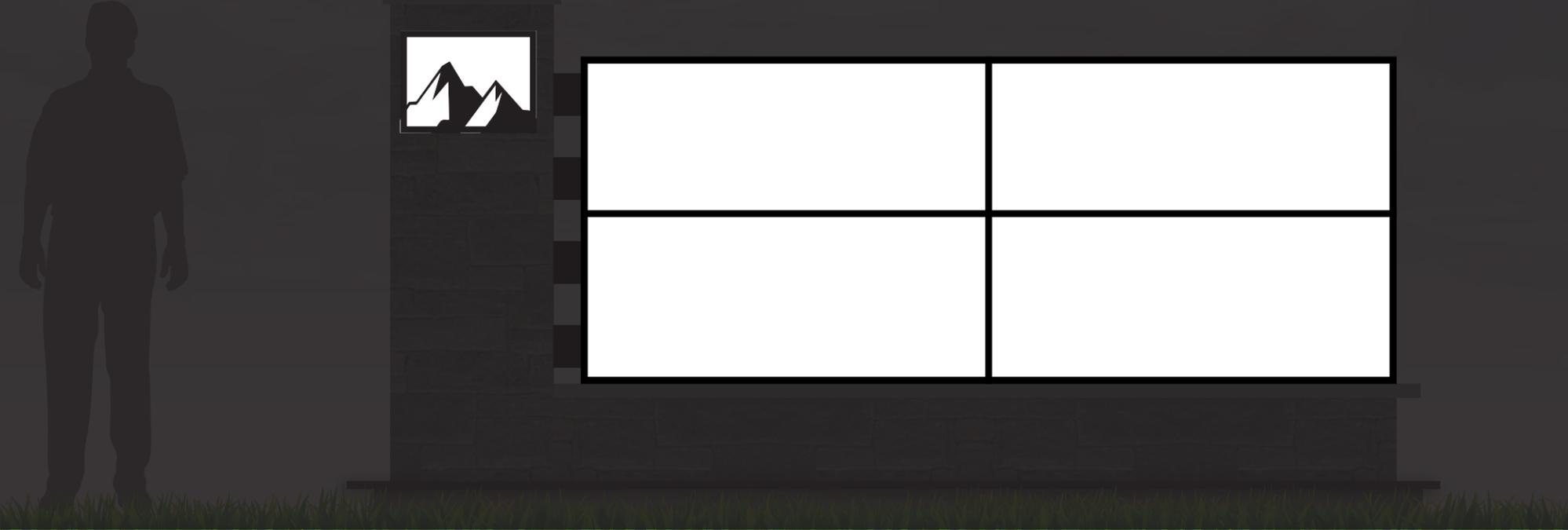
801-798-9892
creativesigns.com



STACK REAL ESTATE



NIGHT VIEW



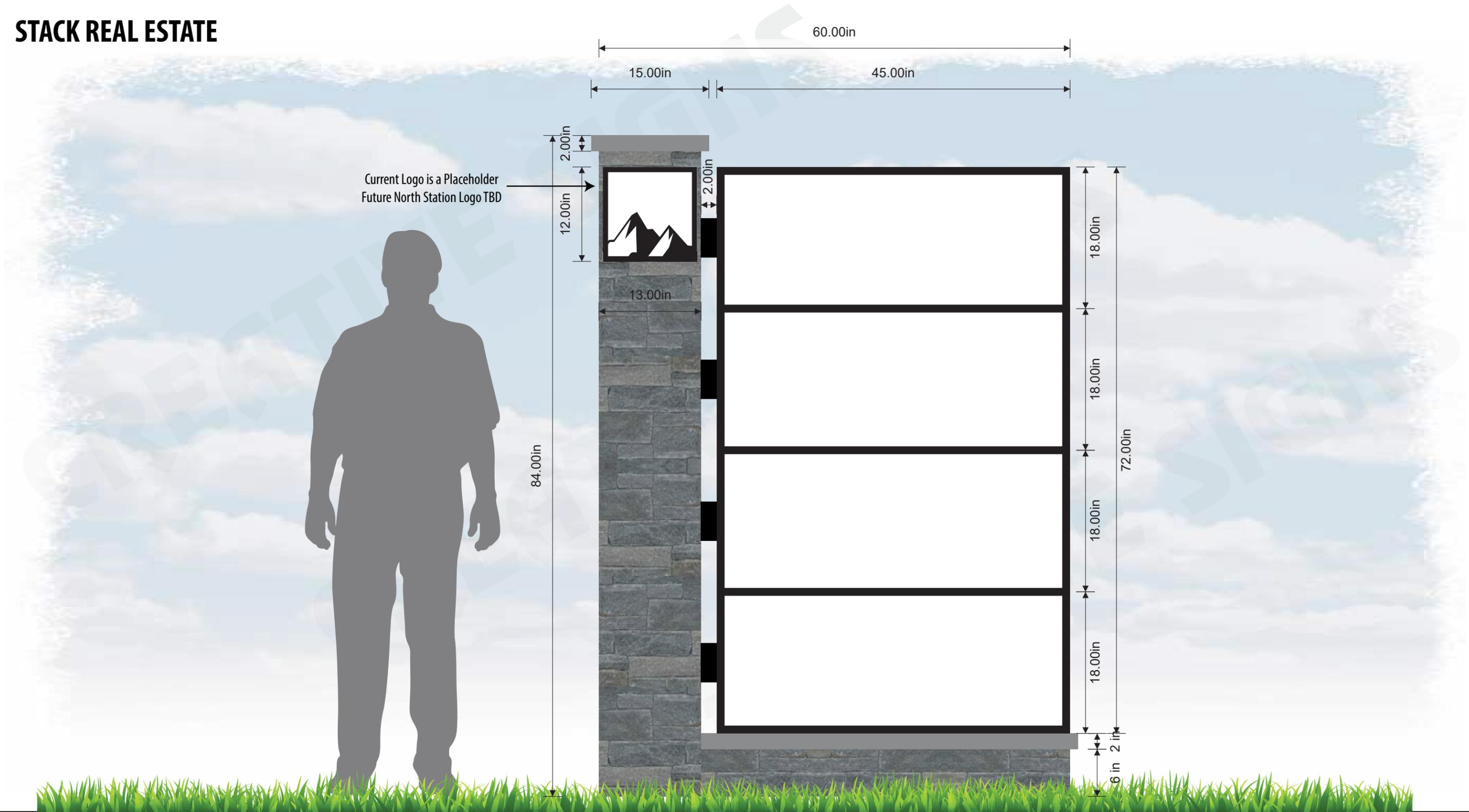
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creativesigns.com



STACK REAL ESTATE



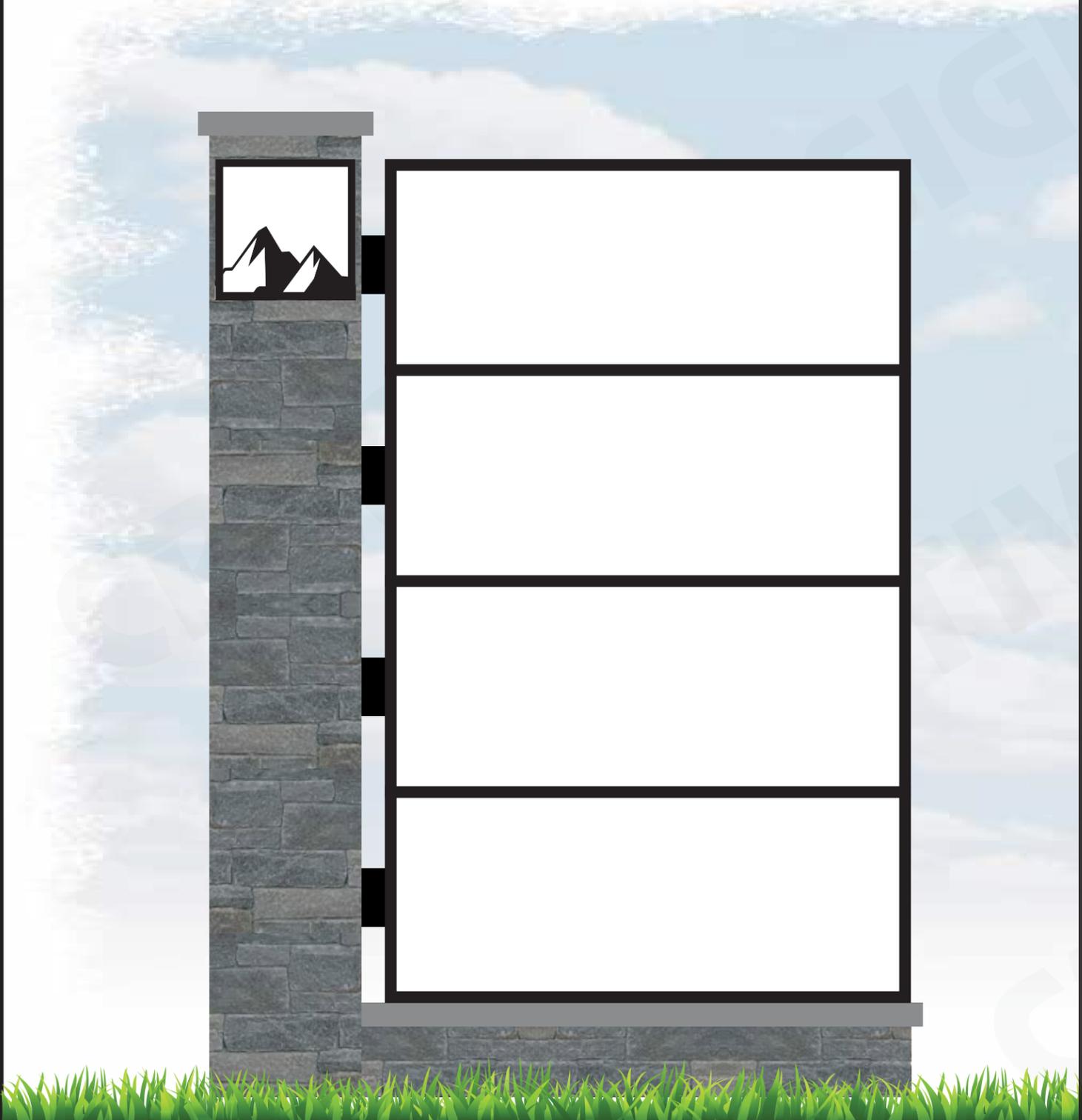
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2333 N 200 E
Spanish Fork, UT 84660

801-798-9892
creativesigns.com



STACK REAL ESTATE



NIGHT VIEW



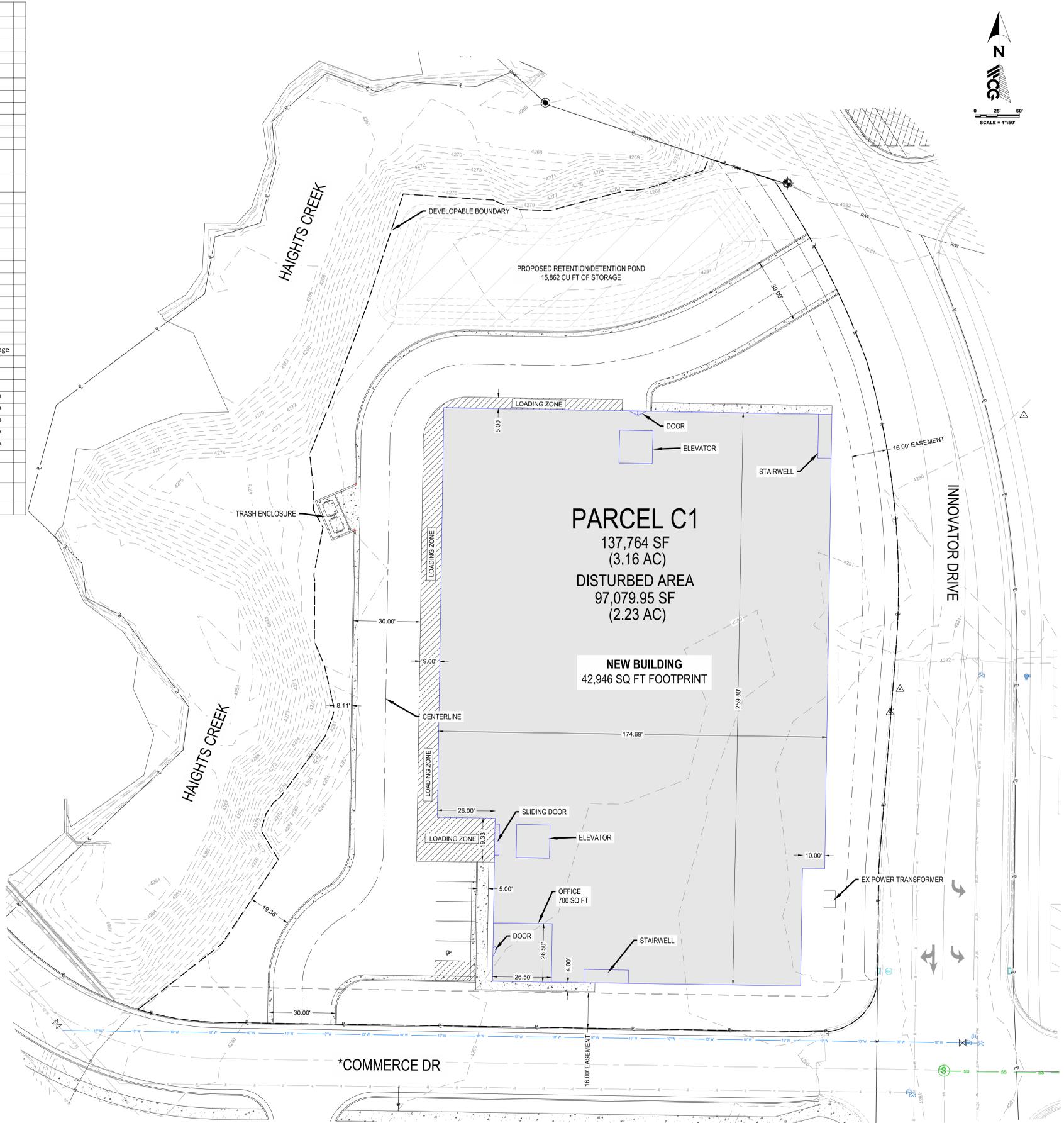
CREATIVE SIGNS

2333 N 200 E
Spanish Fork, UT 84660

801-798-9892
creativesigns.com



RETENTION POND								
Project:	North Station Storage							
Location:	Farmington, Utah							
Date:	5/19/2025							
Engineer:	Isaac Riches							
DETENTION POND								
Design Criteria								
Intensity Table	Per NOAA Atlas 14							
Return Period	100 yr							
Allowable Discharge	0.00 ft ³ /sec/Acre							
Property Acreage	2.23 Ac							
Allowable Discharges								
Storm Drain Discharge	0.00 ft ³ /sec							
Other Discharge	0.00 ft ³ /sec							
Total Discharge	0.00 ft ³ /sec							
Weighted "C" Value								
Surface Type	Area (sq ft)	"C" Value	CxA					
Building	42946.00 ft ²	0.85	36504.1					
Hardscape	20308.95 ft ²	0.9	18278.055					
Landscape	33825.00 ft ²	0.15	5073.75					
Totals	97079.95 ft ²		59855.905					
Weighted "C" Value	0.62							
Drainage Calculations								
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
15 min	4.50 in/hr	0.62	2.23 Ac	6.24 ft ³ /sec	5614.89 ft ³	0.00 ft ³ /sec	0.00 ft ³	5614.89 ft ³
30 min	3.03 in/hr	0.62	2.23 Ac	4.20 ft ³ /sec	7561.39 ft ³	0.00 ft ³ /sec	0.00 ft ³	7561.39 ft ³
60 min	1.88 in/hr	0.62	2.23 Ac	2.61 ft ³ /sec	9383.11 ft ³	0.00 ft ³ /sec	0.00 ft ³	9383.11 ft ³
120 min	1.11 in/hr	0.62	2.23 Ac	1.54 ft ³ /sec	11080.06 ft ³	0.00 ft ³ /sec	0.00 ft ³	11080.06 ft ³
180 min	0.76 in/hr	0.62	2.23 Ac	1.05 ft ³ /sec	11349.57 ft ³	0.00 ft ³ /sec	0.00 ft ³	11349.57 ft ³
360 min	0.40 in/hr	0.62	2.23 Ac	0.56 ft ³ /sec	12068.28 ft ³	0.00 ft ³ /sec	0.00 ft ³	12068.28 ft ³
720 min	0.24 in/hr	0.62	2.23 Ac	0.33 ft ³ /sec	14074.66 ft ³	0.00 ft ³ /sec	0.00 ft ³	14074.66 ft ³
1440 min	0.13 in/hr	0.62	2.23 Ac	0.18 ft ³ /sec	15931.32 ft ³	0.00 ft ³ /sec	0.00 ft ³	15931.32 ft ³
								Maximum Storage Requirement:
								15931.32 ft ³
								Maximum Storage Requirement (ac-ft):
								0.37 Ac-ft



CAUTION: NOTICE TO CONTRACTOR

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NO.	REVISIONS	DATE

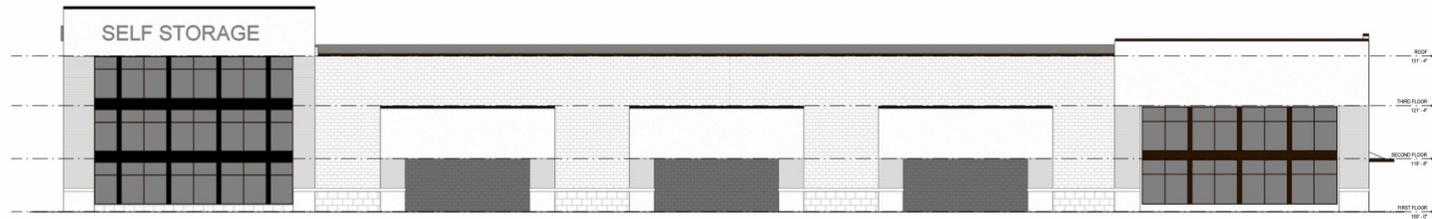
FARMINGTON NORTH STATION LOCATED IN SEC 14, T3N, R17W, S16E/8M FARMINGTON CITY, UTAH		CHECKED BY: IJR
DATE: 5/20/2025	DRAWN BY: IJR	SCALE: 1"=50'

CGI
WALL CONSULTANT GROUP
2199 SOUTH 1250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-466-1173

FARMINGTON NORTH STATION
PROJECT #23-355
CONCEPT C1

PROJECT NO. 23-355
SHEET NO. C1

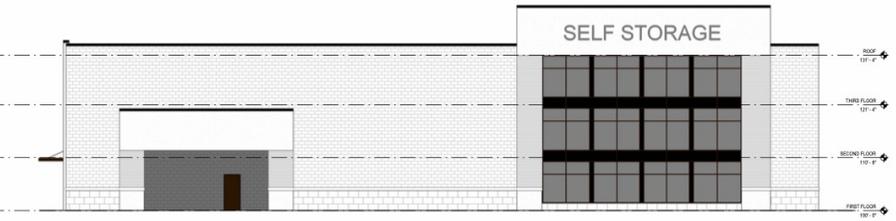
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



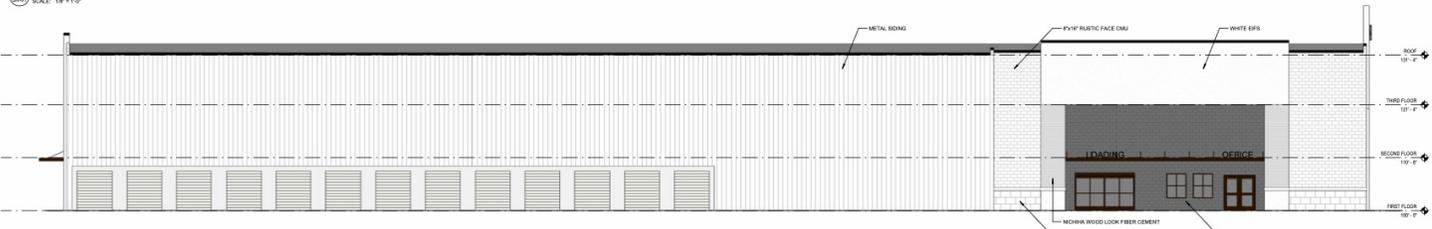
1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3D View 3
SCALE: 1/8" = 1'-0"



3D View 2
SCALE: 1/8" = 1'-0"



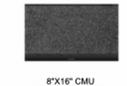
EIFS - WHITE FINE SAND FINISH



NITTERHOUSE MASONRY PRODUCTS, LLC
12x24 CMU SPLIT FACE - A-13



8x16 CMU ANTIQUE FINISH - AF-NM-35



8x16 CMU ANTIQUE FINISH - AF-NM-183



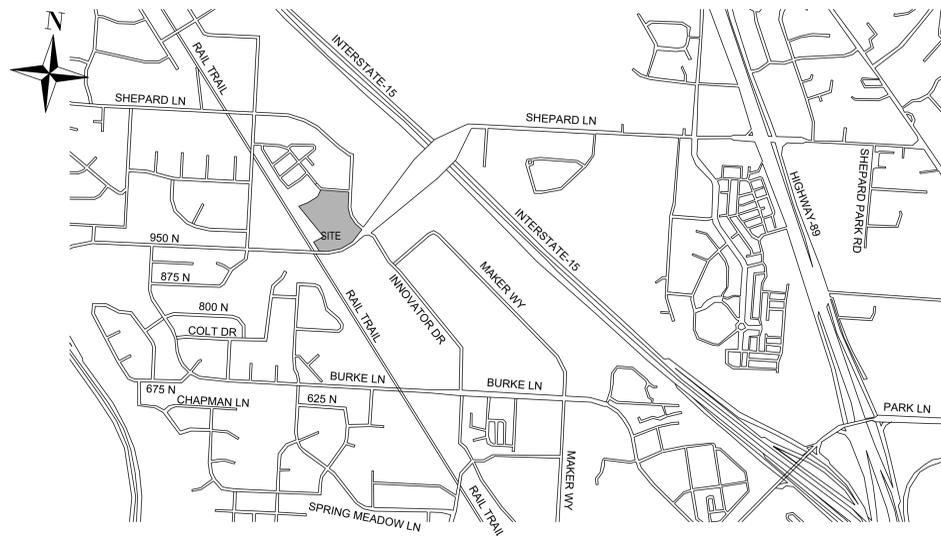
NICHIBA WOOD LOOK FIBER CEMENT

07/23/2025

NORTH STATION C4 - DEVELOPMENT

**1600 WEST 950 NORTH
FARMINGTON CITY, UTAH 84025**

**LOCATED IN THE NORTHEAST, SOUTHEAST,
SOUTHWEST, AND NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH
FARMINGTON CITY, UTAH**



VICINITY MAP

1. ALL WORK SHALL CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS.
5. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING CONDITIONS
4	C300	SCHEMATIC SITE PLAN
5	C400	SCHMATIC UTILITY PLAN
6	C500	SCHEMATIC GRADING/DRAINAGE PLAN

REVISIONS

NO.	REMARKS	BY	DATE

DATE	DRAWN BY:	CHECKED BY:
5/9/2025	LJR	LJR



NORTH STATION DEVELOPMENT	PARCEL C4	PROJECT NO.
	WCG NO. 23-355	23-355
	COVER	SHEET NO. C000

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
S.L.C. UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

LEGEND

	BUILDINGS
	NEW CONCRETE

LAND USE TABLE

TOTAL RETAIL UNITS: 11		
TOTAL ACREAGE	363,909 SQ FT (8.35 ACRES)	100%
TOTAL BUILDING FOOTPRINT	64,012 SQ FT	17.60%
BLDG - 1	42,012 SQ FT	11.50%
BLDG - 2	5,550 SQ FT	1.50%
BLDG - 3	4,620 SQ FT	1.30%
BLDG - 4	5,340 SQ FT	1.50%
BLDG - 5	6,490 SQ FT	1.80%
LANDSCAPING	107,107.60 SQ FT	29.40%
HARDSCAPING	192,789.40 SQ FT	53.00%
TOTAL PARKING	388 STALLS	



KEYNOTES:

- 01 3" CONCRETE SIDEWALK
- 02 5" CONCRETE SIDEWALK PER FARMINGTON CITY STANDARD
- 03 ADA RAMP
- 04 RETAINING WALL
- 05 2.5" ASPHALT OVER 8" ROADBASE PER GEOTECHNICAL REPORT
- 06 3.0" ASPHALT OVER 8" ROADBASE PER GEOTECHNICAL REPORT
- 07 2.5" RELEASE CURB & GUTTER
- 08 2.5" CATCH CURB & GUTTER
- 09 CURB AND GUTTER PER FARMINGTON CITY STANDARD



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REMARKS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REMARKS	BY	DATE																	<p>CHECKED BY: IJR</p> <p>DRAWN BY: IJR</p> <p>DATE: 5/9/2025</p>
NO.	REMARKS	BY	DATE																		
<p>WALL CONSULTANT GROUP 4115 SOUTH 1280 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173 FAX: N/A</p>																					
<p>NORTH STATION DEVELOPMENT</p> <p>PARCEL C4</p> <p>WCG NO. 23-355</p> <p>SCHMATIC SITE PLAN</p>																					
<p>23-355</p> <p>PROJECT NO.</p> <p>SHEET NO. C300</p>																					



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

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ENGINEER
ISAAC RICHES, P.E.
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2138 SOUTH 1280 WEST
S.L.C. UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us



BabcockDesign

STACK NORTH COMMERCIAL RETAIL - MIDBOX CONCEPTUAL DESIGN v6

FARMINGTON | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

02 APRIL 2025



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02 APRIL 2025

Left

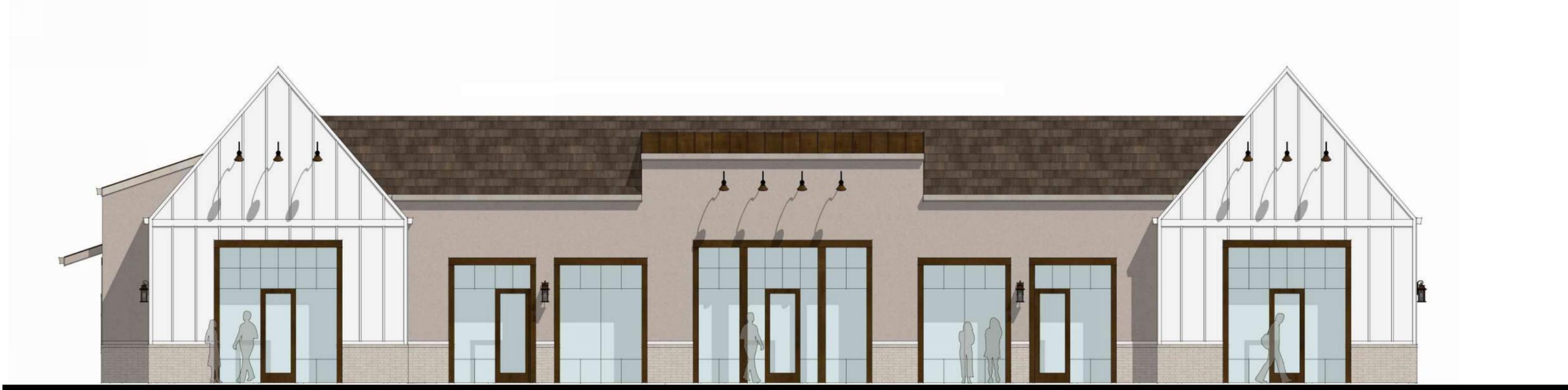


STACK NORTH COMMERCIAL RETAIL - MIDBOX CONCEPTUAL DESIGN v6
FARMINGTON | UTAH

02 APRIL 2025







COLOR SCHEME 1



COLOR SCHEME 2



FRONT FACE SIGNAGE ALLOWED (10% OF 2,495 SF = 249.5 SF)
 DIVIDED BETWEEN 5 SPACES = 49.9 SF ALLOWED FOR EACH SPACE



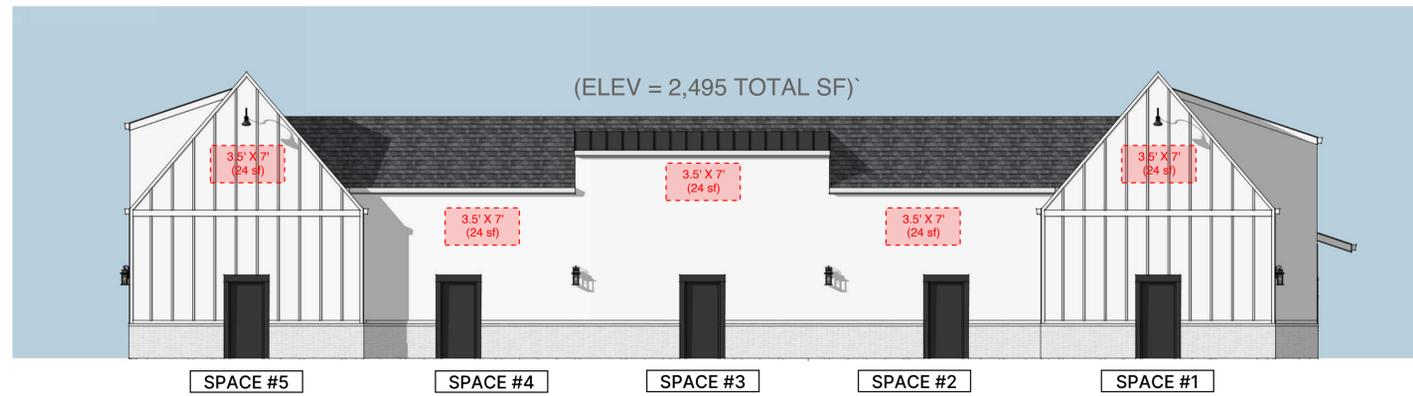
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SIDE FACE SIGNAGE ALLOWED (5% OF 1,726 SF = 86.3 SF)
 86 SF SIGN ALLOWED ON THIS FACE



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

REAR FACE SIGNAGE ALLOWED (5% OF 2,495 SF = 124.75 SF)
 DIVIDED BETWEEN 5 SPACES = 24.95 SF ALLOWED FOR EACH SPACE



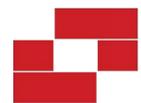
BACK ELEVATION
 SCALE: 1/8" = 1'-0"

SIDE FACE SIGNAGE ALLOWED (5% OF 1,726 SF = 86.3 SF)
 86 SF SIGN ALLOWED ON THIS FACE



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

SIGNAGE DIAGRAMS



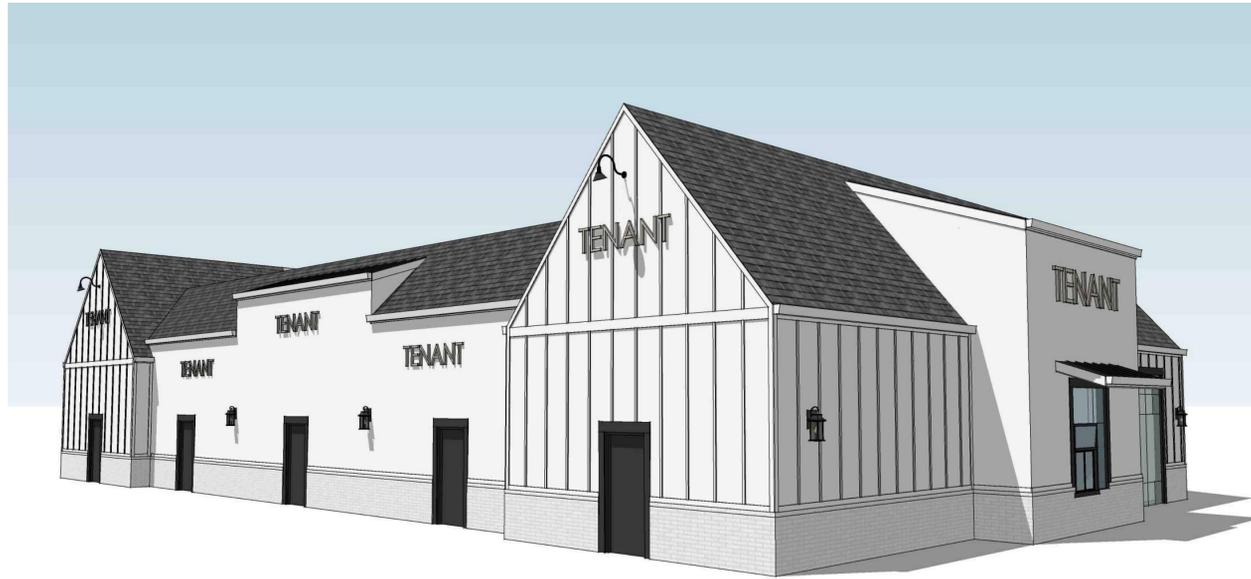
Babcock Design

NORTH STATION COMMERCIAL - RETAIL CONCEPT

STACK REAL ESTATE | FARMINGTON, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

19 FEBRUARY 2024



NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



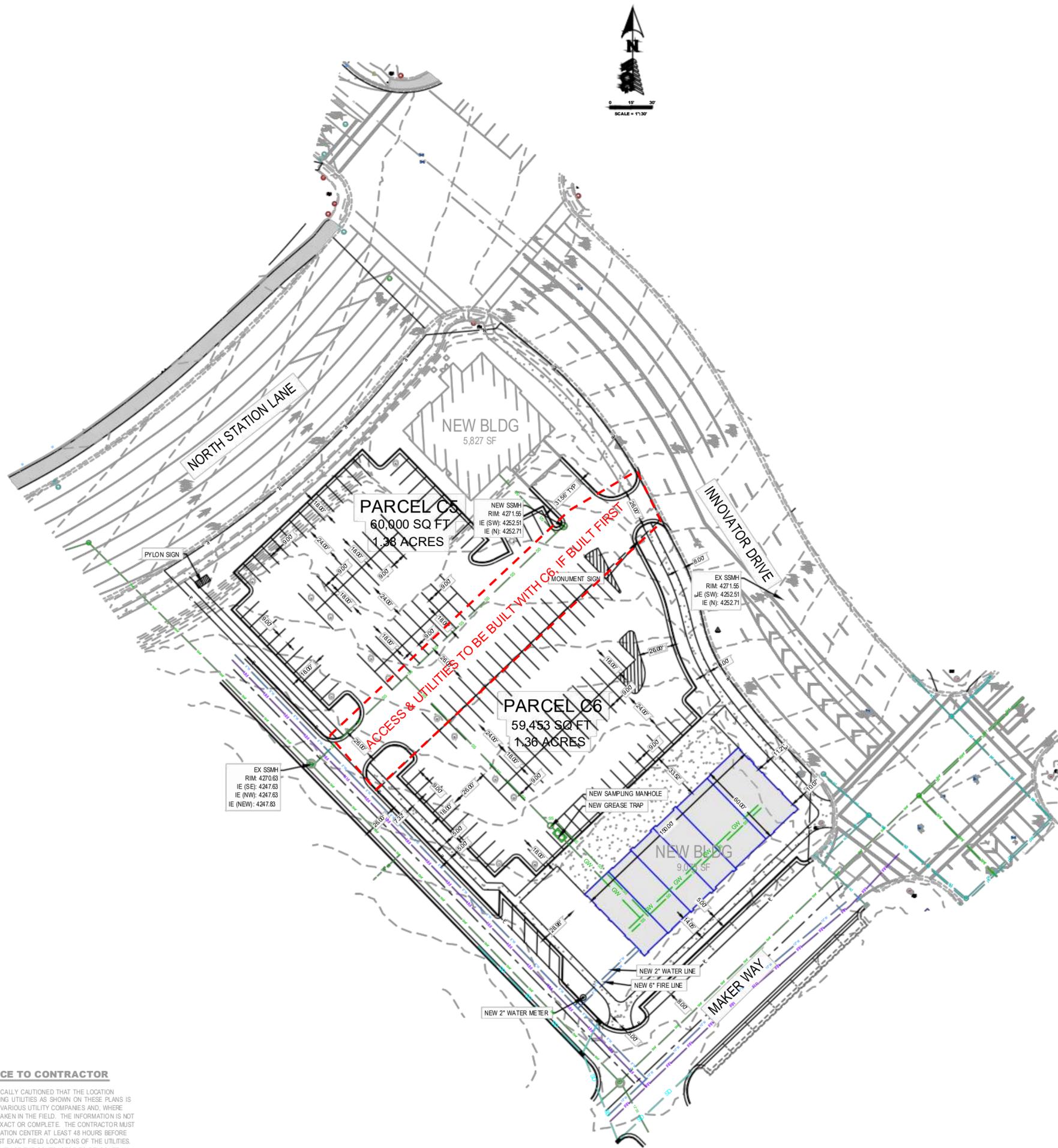
BabcockDesign

NORTH STATION COMMERCIAL - RETAIL CONCEPT
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19 FEBRUARY 2024

TF-01



PARCEL C5		
ZONING - OFFICE MIXED-USE DISTRICT (OMU)		
BUILDING USE - RETAIL/OFFICE		
PARCEL C5 ACREAGE (SQ FT)	1.38 ACRES (60,000 SQ FT)	100%
BUILDING	5,827 SQ FT	9.71%
LANDSCAPE TOTAL	18,400 SQ FT	30.67%
HARDSCAPE	35,773 SQ FT	59.62%
PARKING	93 STALLS	

PARCEL C6		
ZONING - OFFICE MIXED-USE DISTRICT (OMU)		
BUILDING USE - RETAIL/OFFICE		
PARCEL C6 ACREAGE (SQ FT)	1.36 ACRES (59,453 SQ FT)	100%
BUILDING	9,073 SQ FT	15.30%
LANDSCAPE TOTAL	24,983 SQ FT	42.00%
HARDSCAPE	25,397 SQ FT	42.70%
PARKING	75 STALLS	

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



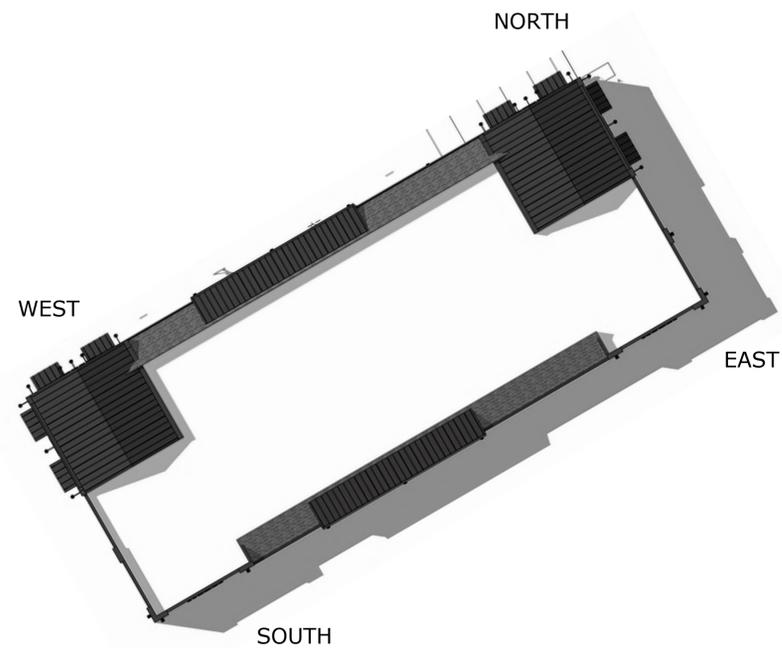
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

NO.	REVISIONS	DATE

FARMINGTON NORTH STATION LOCATED IN SEC 14, T3N, R17W, S18E FARMINGTON CITY, UTAH	CHECKED BY: UR
DATE: 7/22/2025	DRAWN BY: UR
SCALE: 1:30	

FARMINGTON NORTH STATION
PROJECT #23-355
CONCEPT DESIGN PARCELS C5 & C6

PROJECT NO. 23-355
SHEET NO. CC104



BUILDING PLAN
SCALE: 1" = 20'-0"



FRONT ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



BabcockDesign

STACK NORTH STATION COMMERCIAL C-6 (Opt 1)
FARMINGTON | UTAH

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June 4, 2025

TF-01



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



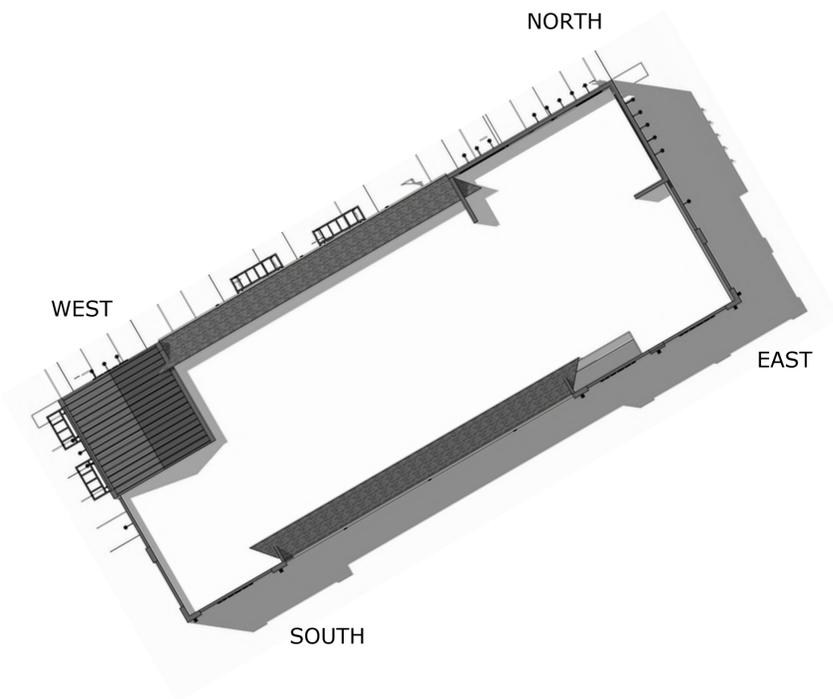
EAST ELEVATION



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STACK NORTH STATION COMMERCIAL C-6 (Opt 1)
 FARMINGTON | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



BUILDING PLAN
SCALE: 1" = 20'-0"



FRONT ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



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STACK NORTH STATION COMMERCIAL C-6 (Opt 5)
FARMINGTON | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

June 4, 2025

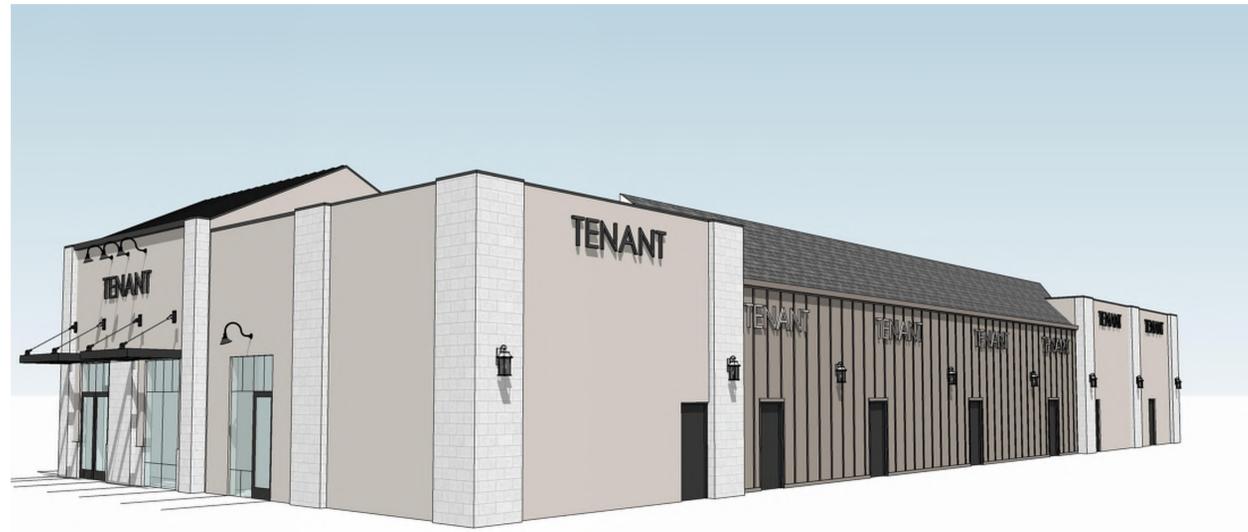
TF-01



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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STACK NORTH STATION COMMERCIAL C-6 (Opt 5) FARMINGTON | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

EXHIBIT "C"
Moderate Income Housing Deed Restriction

Upon recording return to:

Farmington City Attorney
160 S. Main St.
Farmington, UT 84025

DEED RESTRICTION
Multi-Family Housing Development
Stack R1 Development

This DEED RESTRICTION (this “Deed Restriction”) is granted as of _____, 2025 by Stack Farmington Holdings, LLC having a mailing address of 2801 North Thanksgiving Way – Lehi, UT 84043 (“Grantor”), for the benefit of FARMINGTON CITY, UTAH having a mailing address of 160 S. Main Street, Farmington, Utah 84025 (the “City”), as such Deed Restriction may be amended from time to time.

WITNESSETH:

A. Grantor holds or will acquire legal title to approximately 16.77 acres of land located at 1750 W 950 N, and further identified as R1 of the North Station Master Plat in the Records of the Davis County Recorder’s Office (the “Property”), and intends to construct a housing development, consisting of 37 townhomes and 52 multi-family units, at the Property. The Property is described in Exhibit A, attached hereto and incorporated by reference.

B. The Property is part of a project known as Stack R1 Phase 1 (the “Development”). The Property was developed pursuant to an Agreement under Section 10-9a-535(1) of the Utah Code, which permits the development of a certain number of moderate-income housing units as a condition of approval.

C. As a condition to the approval, the Grantor has agreed that this Deed Restriction be imposed upon the Property as a covenant running with the land and binding upon any successors to the Grantor, as owner thereof.

D. The City is authorized to monitor compliance with and to enforce the terms of this Deed Restriction.

E. The rights and restrictions granted herein to the City serve the public’s interest in the creation and retention of affordable housing for persons and households of low and moderate income.

F. On _____, 2025 the Grantor entered into a Development Agreement with the City regarding the construction of the Development, which includes attached multi-family rental units.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending that owners and renters of the units be bound by its terms, the Grantor hereby agrees that the Property shall be subject to the following rights and restrictions:

1. **Recitals Incorporated by Reference.** The foregoing recitals are incorporated by reference herein and made a part hereof.
2. **Definitions.** The following terms are defined for purposes of this Deed Restriction:
 - (a) “Affordable” means rent at or below the Small-Area Fair Market Rate established by HUD and published by the Davis Community Housing Authority.
 - (b) “Affordable Units” means a percentage of rental units which shall be leased to those meeting the income qualifications provided in Section 5 of this Deed Restriction.
 - (c) “Area Median Income” or “AMI” means a number calculated annually by the United States Department of Housing and Urban Development (HUD), which is the “middle” number of all of the incomes in the Ogden-Clearfield UT HUD Metro FMR Area, with 50% of individuals in that Area making more than that amount, and 50% making less than that amount. The AMI shall be rounded to the nearest tenth (for example, if the calculated AMI is 64% it shall be rounded down to 60%; if the calculated AMI is 65%, it shall be rounded up to 70%).
 - (d) “City” shall mean Farmington City, a political subdivision of the State of Utah.
 - (e) “Household” means all related and unrelated individuals occupying a Unit as a Tenant.
 - (f) “HUD” means the United States Department of Housing and Urban Development.
 - (g) “Notice” means correspondence complying with the provisions of Section 9(b) of this Deed Restriction.
 - (h) “Reasonable Effort” means good faith efforts to advertise a Unit for rent through appropriate local means complying with the provisions of Section 6 of this Deed Restriction.
 - (i) “Tenant” means an occupant of a Unit other than an owner or operator.
3. **Affordable Units**

- (a) Grantor agrees to set aside a variety of units types proportionate to the amount of each type of unit within the project, as Affordable Units:

<u>Number of Bedrooms</u>	<u>Percent Affordable 80% AMI Units</u>	<u>Percent Affordable 60% AMI Units</u>
Studio	9%	3%
1-Bedroom	9%	3%
2-Bedroom	9%	3%
3-Bedroom	9%	3%

- (b) Grantor is not required to identify specific physical units as “affordable units” on any designs or plans. Rather, the Grantor is only obligated to rent the specified percentage of units as Affordable Units at any given time, for the duration of this Deed Restriction.

4. Affordability and Occupancy Requirement.

(a) This Deed Restriction shall remain in effect from the date this Deed Restriction is recorded in the Davis County Recorder’s Office and continuing for a period of thirty (30) years thereafter (the “Affordability Period”) unless earlier terminated in accordance with Section (9)(h) hereof (the “Termination Date”). On and after the Termination Date, this Deed Restriction shall be of no further force or effect.

(b) During the Affordability Period, the rents charged by the Grantor for each Affordable Unit shall remain affordable and shall be rented to an individual or household whose gross annual household income does not exceed eighty percent (80%) or sixty percent (60%) of AMI, adjusted for Household size, as established from time to time by HUD.

(c) Adjustments for Household size are as follows, and consistent with HUD’s Small Area FMR’s for the Ogden-Clearfield, UT (as amended annually by HUD and published by the Davis Community Housing Authority):

1. Studio units: Use the income limit for a one-person household.
2. One-bedroom unit: use the income limit for a two-person household
3. Two-bedroom unit: use the income limit for a three-person household
4. Three-bedroom unit: use the income limit for a four-person household

- (d) The permitted rental amount includes the following:
1. Use and occupancy of the Unit and the associated land and facilities;
 2. Any separately charged fees and service charges assessed by Grantor, which are required by all Tenants but is not to include security deposits;
 3. Utilities to include garbage collection, sewer, water, electricity, gas and other heating, cooking, refrigeration fuels, but not to include telephone service, cable television, or high-speed internet access. If a unit Tenant pays all or some of the utilities, then a “utility allowance” shall be

determined as the average amount paid per month for those utilities, and the rent shall be reduced by the amount of the “utility allowance.”

4. Possessory interest taxes or other fees and charges assessed for use of the associated land and facilities by a public or private entity other than Grantor.
5. Access to at least one parking stall per Unit.

(e) Except as provided in Section 4(a), the Property shall remain affordable during the Affordability Period.

(f) This Deed Restriction’s compliance with the affordability requirements shall be monitored and enforced by the City.

5. Income Qualifications.

(a) The Affordable Units shall at all times be occupied by Households, adjusted for Household size, earning an average of 80% or 60% AMI based upon the table in Exhibit B (as amended annually by HUD).

- (b) Income qualification shall adhere to the following process:
1. Determine the number of adults and children (all Household members) to occupy the available unit.
 2. Collect either 1040 Federal Tax Returns for the most recent year or current pay stub and/or projected income for all Household members generating income.
 3. Add together the adjusted gross income for all Household members to determine the total Household income.
 4. Review Exhibit B (as amended annually by HUD) to determine whether total Household income is less than the income of a Household of the same size earning 80% or 60% AMI.

(c) Households shall meet the above income qualifications annually by Grantor and shall be required to submit to the income qualification process above prior to the renewal of any lease.

6. Advertisement.

(a) At the time of initial occupancy, Grantor shall use Reasonable Efforts to advertise for qualified Tenants for a period of not less than thirty (30) days and shall thereafter fill the Affordable Units with income qualified applicants. Upon the occurrence of a vacancy in an Affordable Unit, Grantor shall review its wait list of qualified applicants (and may advertise for qualified Tenants if necessary to obtain a qualified Tenant).

(b) If no income qualified applicants have applied for the unit within the advertisement period, then the Grantor may rent the unit to a non-income qualified Tenant for a period of one-year. If Grantor exercises this option, then upon the next vacancy in

the category (studio, 1-bedroom, etc), the Grantor shall engage in the advertisement period for that unit to seek an income-qualified applicant.

(c) The rental of an Affordable Unit to a Tenant who is not income qualified does not limit the applicability of this Deed Restriction in any way with respect to such Tenant's use, occupancy and subsequent lease of the Affordable Unit.

7. Enforcement.

(a) The rights hereby granted shall include the right of the City to enforce this Deed Restriction independently by appropriate legal proceedings and to obtain injunctive and other appropriate relief against any violations including without limitation relief requiring restoration of the Property to its condition prior to any such violation (it being agreed that there shall be no adequate remedy at law for such violation), and shall be in addition to, and not in limitation of, any other rights and remedies available to the City. Notwithstanding the foregoing, the City may not enforce this Deed Restriction by: (i) voiding a conveyance by Grantor; (ii) terminating Grantor's interest in the Property; or (iii) subjecting Grantor to contractual liability from Tenants, such as damages, specific performance or injunctive relief.

(b) Grantor shall keep accurate and complete records of all Tenants. Grantor shall provide to the City a quarterly rent roll showing each Affordable Unit occupied, the name of the Tenant or Tenants, rent charged, Household gross income, and the term of the lease. The City shall have the right to audit Grantor's files annually upon ten (10) days' advance written notice.

(c) Grantor for itself and Grantor's successors and assigns, hereby grants to the City the right to enter upon the Property for the purpose of enforcing the restrictions herein contained, or of taking all actions with respect to the Property, which the City may determine to be necessary or appropriate pursuant to court order, or with the consent of Grantor to prevent, remedy or abate any violation of this Deed Restriction.

(d) The City may delegate the responsibility of monitoring Grantor for compliance with this Deed Restriction to any not-for-profit or government organization. In no case shall this delegation result in additional fees or financial responsibilities of the Grantor. Grantor agrees to cooperate with any delegate of the City to the same extent as required under this Deed Restriction.

8. Covenants to Run with the Property.

(a) A copy of this Deed Restriction, as recorded, shall be provided to the Monitoring Agent and the appropriate official of the Municipality.

(b) This Deed Restriction shall be deemed to be a requirement for the development of a certain number of moderate-income housing units as a condition of

approval of a land use application, pursuant to a written agreement, as provided in Utah Code Ann. § 10-9a-535(1).

(c) Grantor acknowledges, declares and covenants on behalf of Grantor and Grantor's successors and assigns (i) that this Deed Restriction shall be and are covenants running with the land, encumbering the Property for the Affordability Period, and are binding upon Grantor's successors in title and assigns, (ii) are not merely personal covenants of Grantor, and (iii) shall bind Grantor, and Grantor's successors and assigns, and inure to the benefit of and be enforceable by the City and its successors and assigns, for the Affordability Period.

9. Miscellaneous Provisions.

(a) Amendments. This Deed Restriction may not be rescinded, modified or amended, in whole or in part, without the written consent of the current owner of the Property and the City.

(b) Notice. Any notices, demands or requests that may be given under this Deed Restriction shall be sufficiently served if given in writing and delivered by hand or mailed by certified or registered mail, return receipt requested, or via reputable overnight courier, in each case postage prepaid and addressed to the parties at their respective addresses set forth below, or such other addresses as may be specified by any party (or its successor) by such notice. All such notices, demands or requests shall be deemed to have been given on the day it is hand delivered or mailed:

Grantor:

Stack Real Estate, LLC
2801 Thanksgiving Way, Ste. 100
Lehi, Utah 84043

City:

Attn: CED Director
Farmington City
160 S. Main Street
Farmington, UT 84025

(c) Severability. If any provisions hereof or the application thereof to any person or circumstance shall come, to any extent, to be invalid or unenforceable, the remainder hereof, or the application of such provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and enforced to the fullest extent permitted by law.

(d) Waiver by City: No waiver by the City of any breach of this Deed Restriction shall be deemed to be a waiver of any other or subsequent breach.

(e) Third Party Beneficiary. The City shall be entitled to enforce this Deed Restriction and may rely upon the benefits hereof.

(f) Gender; Captions. The use of the plural in this Deed Restriction shall include the singular, the singular, the plural and the use of any gender shall be deemed to include all genders. The captions used in this Deed Restriction are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of the intent of this Deed Restriction.

(g) Binding Successors. This Deed Restriction shall bind, and the benefits shall inure to, the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns; provided, that Grantor may not assign this Deed Restriction or any of its obligations hereunder without the prior written approval of the Monitoring Agent and the Municipality pursuant to the terms of this Deed Restriction.

(h) Termination. This Deed Restriction may be terminated by the written, mutual consent of both the Grantor and the City of Farmington, which authorization must be rendered by the City Council prior to termination.

(h) Governing Law. This Deed Restriction is being executed and delivered in the State of Utah and shall in all respects be governed by, construed and enforced in accordance with the laws of said State without giving effect to any conflict of law provision or rule. Venue to resolve disputes regarding this Deed Restriction shall lie in the Second District Court of Utah, Farmington Division.

(i) Independent Counsel. GRANTOR ACKNOWLEDGES THAT HE, SHE, OR THEY HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND HAS HAD THE OPPORTUNITY TO CONSULT LEGAL AND FINANCIAL ADVISORS OF HIS, HER OR THEIR CHOOSING REGARDING THE EXECUTION, DELIVERY AND PERFORMANCE OF THE OBLIGATIONS HEREUNDER.

[signatures appear on next page]

IN WITNESS WHEREOF, the parties hereto each caused this Deed Restriction to be duly executed and delivered by themselves or their respective duly authorized representatives as of the day and year set forth above.

GRANTOR:

Stack Farmington Holdings, LLC

By: _____

Title: _____

STATE OF UTAH

ss:

COUNTY OF DAVIS

In _____ County on this ____ day of _____, 2025, before me personally appeared _____, the _____ of _____, to me known, and known by me to be the party executing the foregoing instrument and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, in said capacity, and the free act and deed of _____.

Notary Public
Printed Name: _____
My Commission Expires: _____

The terms of this Deed Restriction are acknowledged by:

CITY:

By: _____

Name: _____

Title: _____

STATE OF UTAH

ss:

COUNTY OF DAVIS

In Davis County on this _____ day of _____, 2025, before me personally appeared Brett Anderson , the Mayor of the Farmington City, to me known, and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, in said capacity, and the free act and deed of Farmington City.

Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit A

Property Description

All of Parcel R1 North Station Master Plat containing 16.77 acres.

Exhibit B

HUD Table of Small Area FMR's for Ogden-Clearfield, UT HUD
Metro FMR Area, Zip Code 84025
(as amended annually by HUD and published by the Davis Community Housing
Authority)

Number of Bedrooms	Household Size	Maximum Monthly Rent
0	1	\$1,080
1	2	\$1,180
2	3	\$1,440
3	4	\$1,980
4	5	\$2,400

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Sales and Franchise Tax Revenue Bond Parameters

PRESENTED BY: Shannon Harper, Treasurer

DEPARTMENT: Administration

MEETING DATE: October 21, 2025



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shannon Harper, City Treasurer
Date: October 21st, 2025
Subject: Sales & Franchise Tax Revenue Bond Parameters

RECOMMENDATION

Adopt a Resolution authorizing the issuance and sale of not more than \$8,000,000 aggregate principal amount of Sales and Franchise Tax Revenue Bonds, Series 2025.

BACKGROUND

This resolution is to establish the parameters of the Sales & Franchise Tax Revenue Bonds, Series 2025. This bond proceeds will be used towards construction of the new fire station and related improvements.

Respectfully submitted,

A handwritten signature in black ink that reads 'Shannon Harper'.

Shannon Harper
City Treasurer

Review and concur,

A handwritten signature in black ink that reads 'Brigham Mellor'.

Brigham Mellor
City Manager

RESOLUTION 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY, UTAH (THE “ISSUER”), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$8,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES AND FRANCHISE TAX REVENUE BONDS, SERIES 2025 (THE “SERIES 2025 BONDS”); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2025 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2025 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2025 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2025 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2025 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of the Issuer desires to (a) finance the acquisition and/or construction of a new fire station and related improvements (the “Series 2025 Project”), (b) fund any necessary debt service reserve funds, and (c) pay costs of issuance with respect to the Series 2025 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales and Franchise Tax Revenue Bonds, Series 2025 (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), (b) this Resolution, and (c) a General Indenture of Trust (the “General Indenture”), under which the City issued prior series of Sales and Franchise Tax Revenue Bonds, and a Supplemental Indenture of Trust to be entered into in connection with the Series 2025 Bonds (the “Supplemental Indenture” and together with the General Indenture, the “Indenture”), with such Indenture in substantially the form presented in the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to post a Notice of Public Hearing and Bonds to Be Issued with respect to the Series 2025 Bonds in compliance with the Act; and

WHEREAS, pursuant to Sections 11-14-316, and 11-14-318 of the Act, the Notice of Public Hearing and Bonds to Be Issued shall (a) constitute the notice of intent to issue bonds, (b) constitute notice of a public hearing to receive input from the public with respect to the Series 2025 Bonds and (c) initiates a 30-day contestability period in which any person of interest may contest the issuance of the Series 2025 Bonds; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the “Bond Purchase Agreement”), in substantially the form attached hereto as Exhibit C to be entered into between the Issuer and the underwriter or the purchaser (the “Underwriter/Purchaser”) selected by the Issuer for the purchase of all or of any portion of the Series 2025 Bonds; and

WHEREAS, in order to allow the Issuer flexibility in setting the pricing date of the Series 2025 Bonds, the Council desires to grant to any two of the Mayor or Mayor pro tem (together, the “Mayor”), the City Manager, the City Treasurer or the City Finance Director (each, a “Designated Officer”) the authority to (a) determine whether all or a portion of the Series 2025 Bonds should be sold pursuant to a private placement or a public offering; (b) approve the principal amounts, interest rates, terms, maturities, redemption features, and purchase price at which the Series 2025 Bonds shall be sold; and (c) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE BE IT RESOLVED by the City Council of Farmington City, Utah, as follows:

Section 1. For the purpose of (a) financing the Series 2025 Project, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2025 Bonds, the Issuer hereby authorizes the issuance of the Series 2025 Bonds which shall be designated “Farmington City, Utah Sales and Franchise Tax Revenue Bonds, Series 2025” (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$8,000,000. The Series 2025 Bonds shall mature in not more than twenty-two (22) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed six percent (6.0%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The selection of the method of sale, the selection of the Underwriter/Purchaser, and the determination of the final terms and redemption provisions for the Series 2025 Bonds by the Designated Officers shall be evidenced by the execution of the Bond Purchase Agreement and the Indenture in

substantially the forms attached hereto as Exhibits B and C or a term sheet if the selected Underwriter/Purchaser prefers.

Section 3. The Indenture and the Bond Purchase Agreement in substantially the forms presented in this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver the Indenture and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof.

Section 4. The Designated Officers or other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2025 Bonds, the Bond Purchase Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2025 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States. The execution thereof by the Mayor or Designated Officer on behalf of the Issuer of the documents approved hereby shall conclusively establish such necessity, appropriateness, and approval with respect to all such additions, modifications, deletions, and changes incorporated therein.

Section 5. The form, terms, and provisions of the Series 2025 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2025 Bonds and to deliver said Series 2025 Bonds to the trustee (the "Trustee") for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution. The Series 2025 Bonds shall recite that the Series 2025 Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and any other applicable law.

Section 6. The Designated Officers or other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2025 Bonds in accordance with the provisions of the Indenture.

Section 7. Upon their issuance, the Series 2025 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2025 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2025 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The Designated Officers and other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Series 2025 Bonds are delivered by the Trustee to the Underwriter/Purchaser and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10. In accordance with the provisions of the Act, the Issuer directs its officers and staff to cause a “Notice of Public Hearing and Bonds to be Issued” (the “Notice”), to be published in substantially the form below. The Issuer shall hold a public hearing on November 18, 2025 to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds issued under the Act, and (b) the potential economic impact that the improvements to be financed with the proceeds of the Series 2025 Bonds issued under the Act will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is (a) posted as a Class A notice under Section 63G-30-102 (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) published as required in Section 45-1-101, Utah Code. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Farmington City offices, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the posting date thereof. The Issuer directs its officers and staff to post a “Notice of Public Hearing and Bonds to be Issued” in substantially the following form:

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on October 21, 2025, the City Council (the “Council”) of Farmington City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Sales and Franchise Tax Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds and (b) any potential economic impact that the Series 2025 Project (defined below) financed with the proceeds of the Series 2025 Bonds may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on November 18, 2025, at the hour of 7:00 p.m. at 160 S Main Street, in Farmington, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2025 Bonds and (b) any potential economic impact that the Series 2025 Project (defined below) to be financed with the proceeds of the Series 2025 Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2025 BONDS

The Series 2025 Bonds will be issued for the purpose of (a) financing the acquisition and/or construction of a new fire station and related improvements (the “Series 2025 Project”), (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Series 2025 Bonds.

PARAMETERS OF THE SERIES 2025 BONDS

The Issuer intends to issue the Series 2025 Bonds in the aggregate principal amount of not more than Eight Million Dollars (\$8,000,000), to mature in not more than twenty-two (22) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof and bearing interest at a rate or rates not to exceed six percent (6.00%) per annum. The Series 2025 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust and a Supplemental Indenture of Trust (together, the “Indenture”) which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2025 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2025 Bonds for any reason and at any time up to the issuance of the Series 2025 Bonds.

SALES AND USE TAXES PROPOSED TO BE PLEDGED

The City proposes to pledge 100% of the (i) local sales and use tax revenues received by the City pursuant to the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2 of the Utah

Code, (ii) the Municipal Energy Sales and Use Tax revenues received by the City pursuant to Title 10, Chapter 1, Part 3, Utah Code; and (iii) the Telecommunications Franchise License Tax or fee revenues received by the City pursuant to Title 10, Chapter 1, Part 4, Utah Code for the payment of the Series 2025 Bonds (the Revenues”).

OUTSTANDING BONDS SECURED BY PLEDGED TAXES

The Issuer currently has \$157,000 of bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer’s outstanding bonds may be found in the Issuer’s financial report (the “Financial Report”) at: <http://secure.utah.gov/auditor-search/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact the City Manager at (801) 451-2383.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer’s current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2025 Bonds to be issued under the Act to finance the Series 2025 Project, if held until maturity, is \$9,139,632.

A copy of the Resolution and the Indenture are on file in the office of the Farmington City Recorder, 160 S Main Street, Farmington, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (as it pertains to the Series 2025 Bonds), or the Series 2025 Bonds, or any provision made for the security and payment of the Series 2025 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this October 21, 2025.

/s/ DeAnn Carlile
City Recorder

Section 11. The Issuer hereby reserves the right to opt not to issue the Series 2025 Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 13. Upon the issuance of the Series 2025 Bonds, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 14. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Series 2025 Project. The Series 2025 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Series 2025 Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2025 Bonds which will be issued to finance the reimbursed costs of the Series 2025 Project is not expected to exceed \$8,000,000.

APPROVED AND ADOPTED this October 21, 2025.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

I, DeAnn Carlile, the duly appointed and qualified City Recorder of Farmington City, Utah (the “City Recorder”), do hereby certify according to the records of the City Council (the “Council”) of Farmington City, Utah (the “Issuer”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on October 21, 2025, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on October 21, 2025, and pursuant to the Resolution, a “Notice of Public Hearing and Bonds to be Issued” will be (a) posted as a Class A notice under Section 63G-30-102 (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) published as required in Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of Farmington City, this October 21, 2025.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, DeAnn Carlile, the undersigned City Recorder of Farmington City, Utah (the “City Recorder”), do hereby certify, according to the records of Farmington City (the “City”) in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the October 21, 2025, public meeting held by the City Council (the “Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted in a public location within the City at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City’s official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this October 21, 2025.

(SEAL)

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

ORDINANCE 2024-58

**AN ORDINANCE ESTABLISHING DATES, TIME AND PLACE FOR HOLDING
REGULAR FARMINGTON CITY COUNCIL MEETINGS**

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

Section 1. Time and Place of Regular Council Meeting.

The Governing body shall generally conduct two regular meetings per month which shall be held on the first and third Tuesday of each month or as noted otherwise herein.

Meetings shall be held in the **City Council Room of the Farmington City Hall, 160 South Main Street, Farmington, Utah**, unless otherwise noticed. Each meeting shall begin promptly at 7:00 p.m. The schedule of meetings for 2025 shall be as follows:

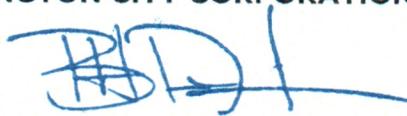
January	7	&	21
February	4	&	18
March	18		
April	1	&	15
May	6	&	20
June	3	&	17
July	1	&	15
August	5	&	19
September	2	&	16
October	7	&	21
November	18		
December	9		

Section 2. Effective Date. This ordinance shall take effect immediately upon posting after passage.

PASSED AND ORDERED POSTED BY 5 of 5 Council Members present at the regular meeting of the Farmington City Council held on this 17th day of December 2024. Notice should be given as required by the Utah Open Meetings Act.

FARMINGTON CITY CORPORATION

By: _____


Brett Anderson
Mayor

ATTEST:


DeAnn Carlile, City Recorder

EXHIBIT B

FORM OF INDENTURE

SECOND SUPPLEMENTAL INDENTURE OF TRUST

Dated as of December 1, 2025

between

FARMINGTON CITY, UTAH,
as Issuer

and

ZIONS BANCORPORATION, NATIONAL ASSOCIATION
as Trustee

and supplementing

General Indenture of Trust
Dated as of December 1, 2020

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SECOND SUPPLEMENTAL INDENTURE OF TRUST

This Second Supplemental Indenture of Trust, dated as of December 1, 2025, by and between Farmington City, Utah, a political subdivision, municipal corporation and body politic duly organized and existing under the Constitution and laws of the State of Utah (the “Issuer”) and Zions Bancorporation, National Association, a national bank duly organized and existing under the laws of the United States of America, authorized by law to accept and execute trusts and having its principal office in Salt Lake City, Utah, as trustee (the “Trustee”);

WITNESSETH:

WHEREAS, the Issuer has entered into a General Indenture of Trust, dated as of December 1, 2020, as previously supplemented (the “General Indenture”), with the Trustee; and

WHEREAS, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”) authorizes the issuance of non-voted excise tax revenue bonds payable solely from the excise tax revenues of cities, towns, or counties, levied and collected by the said government entity or levied by the State of Utah and rebated pursuant to law; and

WHEREAS, the Issuer desires to acquire and/or construct a new fire station and related improvements (the “Series 2025 Project”); and

WHEREAS, to (a) finance the Series 2025 Project, and (b) pay the costs of issuance associated with the issuance of the Series 2025 Bonds (defined below) herein authorized, the Issuer has determined to issue its Sales and Franchise Tax Revenue Bonds, Series 2025 in the aggregate principal amount of \$_____ (the “Series 2025 Bonds”); and

WHEREAS, based upon the information available to the Issuer, the Series 2025 Bonds shall not at any one time exceed an amount for which the average annual installments of principal and interest will exceed eighty percent (80%) of the taxes included in the Revenues received by the Issuer (or would have been received by the Issuer had such taxes been in place) during its fiscal year immediately preceding the fiscal year in which the Series 2025 Bonds will be issued; and

WHEREAS, the Series 2025 Bonds will be authorized, issued, and secured under the General Indenture, as amended and supplemented by this Second Supplemental Indenture of Trust (the “Second Supplemental Indenture,” and collectively with the General Indenture, and any amendments thereto or hereto, the “Indenture”); and

WHEREAS, the execution and delivery of the Series 2025 Bonds and of this Second Supplemental Indenture have in all respects been duly authorized and all things necessary to make the Series 2025 Bonds, when executed by the Issuer and authenticated by the Trustee, the valid and binding legal obligations of the Issuer and to make this Second Supplemental Indenture a valid and binding agreement have been done;

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE OF TRUST WITNESSETH, that to secure the Series 2025 Bonds, and all Additional Bonds issued and outstanding under the Indenture, the payment of the principal or redemption price thereof and interest thereon, the rights of the Registered Owners of the Bonds, to secure the Security

Instrument Issuers of Security Instruments for any Bonds, and of all Reserve Instrument Providers of Reserve Instruments for any Bonds, and the performance of all of the covenants contained in such Bonds and herein, and for and in consideration of the mutual covenants herein contained and of the purchase of such Bonds by the Registered Owners thereof from time to time, and the issuance of Reserve Instruments by Reserve Instrument Providers, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer has executed and delivered this Second Supplemental Indenture of Trust, and by these presents does, in confirmation of the General Indenture, as amended and supplemented, hereby sell, assign, transfer, set over and pledge unto Zions Bancorporation, National Association, as Trustee, its successors and trusts and its assigns forever, to the extent provided in the General Indenture, as amended and supplemented, all right, title and interest of the Issuer in and to (i) the Revenues (as defined in the General Indenture), (ii) all moneys in funds and accounts held by the Trustee under the General Indenture and hereunder (except the Rebate Fund), and (iii) all other rights granted under the General Indenture and hereinafter granted for the further securing of such Bonds.

TO HAVE AND TO HOLD THE SAME unto the Trustee and its successors in trust hereby created and its and their assigns forever;

IN TRUST, NEVERTHELESS, FIRST, for the equal and ratable benefit and security of all present and future Registered Owners of Bonds and related Security Instrument Issuers without preference, priority, or distinction as to lien or otherwise (except as otherwise specifically provided), of any one Bond or Security Instrument Repayment Obligation over any other Bond or Security Instrument Repayment Obligation, and SECOND, for the equal and proportionate benefit, security and protection of all Reserve Instrument Providers, without privilege, priority or distinction as to the lien or otherwise of any Reserve Instrument Repayment Obligation over any of the others by reason of time of issuance, delivery or expiration thereof or otherwise for any cause whatsoever.

ARTICLE I SUPPLEMENTAL INDENTURE; DEFINITIONS

Section 1.1 Supplemental Indenture. This Second Supplemental Indenture is supplemental to, and is executed in accordance with and pursuant to Articles II and IX of the General Indenture.

Section 1.2 Definitions. All terms which are defined in the General Indenture, shall have the meanings, respectively, herein (including the use thereof in the recitals and the granting clauses thereof) unless expressly given a different meaning or unless the context clearly otherwise requires. All terms used herein which are defined in the recitals hereto shall have the meanings therein given to the same unless the context requires otherwise and, in addition, the following terms shall have the meanings specified below:

“Dated Date” means, with respect to the Series 2025 Bonds, the date of initial issuance and delivery thereof.

“Interest Payment Date” means, with respect to the Series 2025 Bonds, each _____ and _____ commencing _____.

“Issuer” means Farmington City, Utah.

“Regular Record Date” means the fifteenth day immediately preceding each Interest Payment Date.

“Series 2025 Bonds” means the Issuer’s \$ _____ Sales and Franchise Tax Revenue Bonds, Series 2025 herein authorized.

“Series 2025 Construction Account” means the account established within the Construction Fund under the General Indenture held in trust by the Trustee, into which a portion of the proceeds of the Series 2025 Bonds shall be deposited as provided herein.

“Series 2025 Cost of Issuance Account” means the account established pursuant to Section 3.2 hereof.

“Series 2025 Debt Service Reserve Requirement” means \$0.

“Series 2025 Project” means the acquisition and/or construction of a new fire station and all related improvements.

“Underwriter[/Purchaser]” means _____

ARTICLE II ISSUANCE OF THE SERIES 2025 BONDS

Section 2.1 Principal Amount, Designation and Series. The Series 2025 Bonds are hereby authorized for issuance under the Indenture for the purpose of providing funds to (i) finance all or a portion of the costs of the Series 2025 Project and (ii) pay costs incurred in connection with the issuance of the Series 2025 Bonds. The Series 2025 Bonds shall be limited to \$ _____ in aggregate principal amount, shall be issued in fully registered form, in denominations of \$5,000 or any integral multiple thereof, shall be in substantially the form and contain substantially the terms contained in Exhibit A attached hereto and made a part hereof, and shall bear interest at the rates and be payable as to principal or redemption price as specified herein. The Series 2025 Bonds shall be designated as, and shall be distinguished from the Bonds of all other series by the title, “Sales and Franchise Tax Revenue Bonds, Series 2025.”

Section 2.2 Date, Maturities and Interest. The Series 2025 Bonds shall be dated as of the Dated Date, and shall mature on August 1, 2045 in the years and in the amounts and shall bear interest from the Interest Payment Date next preceding their date of authentication thereof unless authenticated as of an Interest Payment Date, in which event such Bonds shall bear interest from such date, or unless such Bonds are authenticated prior to the first Interest Payment Date, in which event such Bonds shall bear interest from their Dated Date or unless, as shown by the records of the Trustee, interest on the Series 2025 Bonds shall be in default, in which event such Bonds shall bear interest from the date to which interest has been paid in full, or unless no interest shall have been paid on such Bonds, in which event such Bonds shall bear interest from their Dated Date, payable on each Interest Payment Date, at the rates per annum as set forth below:

Maturity Date
(_____)

Principal Amount

Interest Rate

Interest shall be calculated on the basis of a year of 360 days comprised of twelve 30-day months.

Section 2.3 Execution of Bonds. The Mayor is hereby authorized to execute by facsimile or manual signature the Series 2025 Bonds and the City Recorder to countersign by facsimile or manual signature the Series 2025 Bonds and to have imprinted, engraved, lithographed, stamped or otherwise placed on the Series 2025 Bonds a facsimile of the official seal of the Issuer, and the Trustee shall manually authenticate the Series 2025 Bonds.

Section 2.4 Optional Redemption. The Series 2025 Bonds are not subject to optional redemption prior to maturity.

Section 2.5 Delivery of Bonds. The Series 2025 Bonds, when executed, registered, and authenticated as provided herein and by law, shall be delivered by the Issuer to the _____ upon payment of the purchase price thereof.

Section 2.6 Designation of Registrar. Zions Bancorporation, National Association, Salt Lake City, Utah or Trustee's Principal Corporate Trust Office, is hereby designated as Registrar for the Series 2025 Bonds, which appointment shall be evidenced by a written acceptance from the Registrar.

Section 2.7 Designation of Paying Agent. Zions Bancorporation, National Association, Salt Lake City, Utah or Trustee's Principal Corporate Trust Office, is hereby designated as Paying

Agent for the Series 2025 Bonds, which appointment shall be evidenced by a written acceptance from the Paying Agent.

Section 2.8 Limited Obligation. The Series 2025 Bonds, together with interest thereon, shall be limited obligations of the Issuer payable solely from the Revenues (except to the extent paid out of moneys attributable to the Series 2025 Bonds proceeds or other funds created hereunder or under the Indenture or the income from the temporary investment thereof).

Section 2.9 Perfection of Security Interest.

(a) The Indenture creates a valid and binding pledge and assignment of security interest in all of the Revenues pledged under the Indenture in favor of the Trustee as security for payment of the Series 2025 Bonds, enforceable by the Trustee in accordance with the terms thereof.

(b) Under the laws of the State, such pledge and assignment and security interest is automatically perfected by Section 11-14-501, Utah Code Annotated 1953, as amended, and is and shall have priority as against all parties having claims of any kind in tort, contract, or otherwise hereafter imposed on the Revenues.

Section 2.10 General Covenant. The average annual installments of principal and interest on the Series 2025 Bonds will not at any one time exceed eighty percent (80%) of the total amount of Revenues received by the Issuer during the Bond Fund Year immediately preceding the Bond Fund Year in which the resolution authorizing the issuance of the Series 2025 Bonds was adopted.

ARTICLE III APPLICATION OF PROCEEDS

Section 3.1 Application of Proceeds of the Series 2025 Bonds. The Issuer shall deposit with the Trustee the proceeds from the sale of the Series 2025 Bonds in the amount of \$_____ being the par amount of the Series 2025 Bonds, which amount the Trustee shall apply as follows:

(a) In the Series 2025 Construction Account within the Construction Fund, the amount of \$_____ to finance the Series 2025 Project; and

(b) The remaining amount to be deposited into the Series 2025 Cost of Issuance Account to pay costs of issuance.

Section 3.2 Creation and Operation of Series 2025 Cost of Issuance Account. A Series 2025 Cost of Issuance Account is hereby created to be held by the Trustee. Moneys in such Account shall be used to pay costs of issuance of the Series 2025 Bonds. Costs of issuance shall be paid by the Trustee from the Series 2025 Cost of Issuance Account upon receipt from the Issuer of an executed Cost of Issuance Disbursement Request by an Authorized Representative in substantially the form of Exhibit B attached hereto. Any unexpended balances remaining in the

Series 2025 Cost of Issuance Account 60 days after delivery of the Series 2025 Bonds shall be paid to the Issuer.

Section 3.3 Disbursements from Series 2025 Construction Account. Disbursements of moneys in the Series 2025 Construction Account shall be made in accordance with the provisions of Section 5.1 of the General Indenture.

Section 3.4 No Series 2025 Debt Service Reserve Account. There shall be no Debt Service Reserve Requirement with respect to the Series 2025 Bonds.

Section 3.5 Series 2025 Bonds as Additional Bonds. The Series 2025 Bonds are issued as Additional Bonds under the Indenture and are on parity with Bonds previously issued and Outstanding under the General Indenture. The Issuer hereby certifies that the following requirements set forth in Section 2.13 of the General Indenture have been and will be complied with in connection with the issuance of the Series 2025 Bonds.

(i) No Event of Default has occurred and be continuing under the Indenture; and

(ii) A certificate has been delivered to the Trustee by an Authorized Representative to the effect that the Revenues for the 12 month period beginning July 1, 2024 and ending June 30, 2025 (within the 24 months immediately preceding the date of issuance of the Series 2025 Bonds) were at least equal to 150% of the sum of (x) the maximum Aggregate Annual Debt Service Requirement on all Bonds and Additional Bonds to be Outstanding following the issuance of the Series 2025 Bonds plus (y) the average annual installments due on all Reserve Instrument Repayment Obligations to be outstanding following the issuance of the Series 2025 Bonds; and

(iii) All payments required by the Indenture to be made into the Bond Fund have been made in full, and there is on deposit in each account of the Debt Service Reserve Fund (taking into account any Reserve Instrument Coverage) the full amount required by the Indenture, if any, to be accumulated therein at such time; and

(iv) The proceeds of the Series 2025 Bonds will be used to finance a Project (including the funding of necessary reserves and the payment of costs of issuance).

ARTICLE IV

CONFIRMATION OF GENERAL INDENTURE, SALE OF SERIES 2025 BONDS

Section 4.1 Confirmation of General Indenture. As supplemented by this Second Supplemental Indenture, and except as provided herein, the General Indenture is in all respects ratified and confirmed, and the General Indenture, and this Second Supplemental Indenture shall

be read, taken and construed as one and the same instrument so that all of the rights, remedies, terms, conditions, covenants and agreements of the General Indenture shall apply and remain in full force and effect with respect to this Second Supplemental Indenture, and to any revenues, receipts and moneys to be derived therefrom.

Section 4.2 Confirmation of Sale of Series 2025 Bonds. The sale of the Series 2025 Bonds to the _____ as described in Section 3.5 herein is hereby ratified, confirmed and approved.

ARTICLE V MISCELLANEOUS

Section 5.1 Severability. If any provision of this Second Supplemental Indenture shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or sections in this Second Supplemental Indenture contained, shall not affect the remaining portions of this Second Supplemental Indenture, or any part thereof.

Section 5.2 Counterparts. This Second Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this Second Supplemental Indenture of Trust to be executed as of the date first above written.

FARMINGTON CITY, UTAH

(SEAL)

By: _____
Mayor

COUNTERSIGN:

City Recorder

ZIONS BANCORPORATION,
NATIONAL ASSOCIATION, as Trustee

By: _____
Title:

EXHIBIT A

(FORM OF SERIES 2025 BONDS)

**UNITED STATES OF AMERICA
FARMINGTON CITY, UTAH
SALES AND FRANCHISE TAX REVENUE BONDS
SERIES 2025**

Number R - _____ \$ _____

Interest Rate Maturity Date Dated Date

Registered Owner: _____

Principal Amount: _____ AND NO/100 DOLLARS*****

Farmington City, Utah (“Issuer”), a political subdivision, municipal corporation and body politic duly organized and existing under the Constitution and laws of the State of Utah, for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner named above or registered assigns, out of the special fund hereinbelow designated and not otherwise, the Principal Amount specified above on or before the Maturity Date specified above with interest thereon until paid at the Interest Rate specified above per annum, payable semiannually on _____ and _____ of each year commencing _____ (each an “Interest Payment Date”), until said Principal Amount is paid. Principal shall be payable upon surrender of this Bond at the principal offices of Zions Bancorporation, National Association, Salt Lake City, Utah (“Trustee” and “Paying Agent”) or its successors. Interest on this Bond shall be payable by check or draft mailed on the Interest Payment Date to the Registered Owner of record hereof as of the fifteenth day immediately preceding each Interest Payment Date (the “Record Date”) at the address of such Registered Owner as it appears on the registration books of the Paying Agent, who shall also act as the Registrar for the Issuer, or at such other address as is furnished to the Paying Agent in writing by such Registered Owner. Interest hereon shall be deemed to be paid by the Paying Agent when mailed. Both principal and interest shall be payable in lawful money of the United States of America.

This Series 2025 Bond is one of an issue of Bonds of the Issuer designated Sales and Franchise Tax Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) in the aggregate principal amount of \$ _____ of like tenor and effect, except as to date of maturity and interest rate, numbered R-1 and upwards, issued by the Issuer pursuant to a General Indenture of Trust, dated as of December 1, 2020, and a Second Supplemental Indenture of Trust dated as of December 1, 2025, each by and between the Issuer and the Trustee, (together, the “Indenture”) approved by a resolution of the Issuer adopted on October 21, 2025 (the “Resolution”), for the purpose of (i)

financing a new fire station and all related improvements (collectively, the “Series 2025 Project”), and (ii) paying issuance expenses to be incurred in connection with the issuance and sale of the Series 2025 Bonds, all in full conformity with and authority of the Constitution, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), and other applicable laws of the State of Utah. Both principal of and interest on this Bond and the issue of which it is a part are payable solely from a special fund designated “Farmington City, Utah Sales Tax Revenue Bond Fund” (the “Bond Fund”), into which fund, to the extent necessary to assure prompt payment of the principal of and interest on the issue of which this is one and on all series of bonds issued on a lien parity with this Bond shall be paid the Revenues as defined in and more fully described and provided in the Indenture.

The Series 2025 Bonds shall be payable only from the Revenues and shall not constitute a general indebtedness or pledge of the full faith and credit of the Issuer, within the meaning of any constitutional or statutory provision or limitation of indebtedness.

As provided in the Indenture, additional bonds, notes and other obligations of the Issuer may be issued and secured on an equal lien parity with the Series 2025 Bonds, from time to time in one or more series, in various principal amounts, may mature at different times, may bear interest at different rates and may otherwise vary as provided in the Indenture, and the aggregate principal amount of such bonds, notes and other obligations issued and to be issued under the Indenture is not limited.

Reference is hereby made to the Indenture, copies of which are on file with the Trustee, for the provisions, among others, with respect to the nature and extent of the rights, duties and obligations of the Issuer, the Trustee and the Registered Owners of the Series 2025 Bonds, the terms upon which the Series 2025 Bonds are issued and secured, and upon which the Indenture may be modified and amended, to all of which the Registered Owner of this Bond assents by the acceptance of this Bond.

Except as otherwise provided herein and unless the context indicates otherwise, words and phrases used herein shall have the same meanings as such words and phrases in the Indenture.

Interest on the initially issued Series 2025 Bonds and on all Series 2025 Bonds authenticated prior to the first Interest Payment Date, shall accrue from the Dated Date specified above. Interest on the Series 2025 Bonds authenticated on or subsequent to the first Interest Payment Date, shall accrue from the Interest Payment Date next preceding their date of authentication, or if authenticated on an Interest Payment Date as of that date; provided, however, that if interest on the Series 2025 Bonds shall be in default, interest on the Series 2025 Bonds issued in exchange for Series 2025 Bonds surrendered for transfer or exchange shall be payable from the date to which interest has been paid in full on the Series 2025 Bonds surrendered.

The Series 2025 Bonds are subject to optional redemption prior to maturity as provided in the Indenture.

This Series 2025 Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the Principal Corporate Trust Offices of Zions Bancorporation, National Association (the “Registrar”), but only in the manner, subject to the

limitations and upon payment of the charges provided in the Indenture and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond or Bonds of the same series and the same maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor.

The Issuer and the Paying Agent may deem and treat the Registered Holder hereof as the absolute owner hereof (whether or not this Series 2025 Bond shall be overdue) for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and neither Issuer nor Paying Agent shall be affected by any notice to the contrary.

This Series 2025 Bond is issued under and pursuant to the Act, and this Series 2025 Bond does not constitute a general obligation indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. The issuance of the Series 2025 Bonds shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of ad valorem taxation therefor or to make any appropriation for their payment.

The Issuer covenants and agrees that, within the limits provided by law, it will cause to be collected and accounted for sufficient Revenues as defined in the Indenture as will at all times be sufficient to pay promptly the principal of and interest on this Series 2025 Bond and the issue of which it forms a part and to make all payments required to be made into the Bond Fund, and to carry out all the requirements of the Indenture.

IN ACCORDANCE WITH SECTION 11-14-307, UTAH CODE ANNOTATED 1953, AS AMENDED, THE STATE OF UTAH HEREBY PLEDGES AND AGREES WITH THE HOLDERS OF THE SERIES 2025 BONDS THAT IT WILL NOT ALTER, IMPAIR OR LIMIT THE TAXES INCLUDED IN THE REVENUES IN A MANNER THAT REDUCES THE AMOUNTS TO BE REBATED TO THE ISSUER WHICH ARE DEVOTED OR PLEDGED AS AUTHORIZED IN SECTION 11-14-307, UTAH CODE ANNOTATED 1953, AS AMENDED, UNTIL THE SERIES 2025 BONDS, TOGETHER WITH APPLICABLE INTEREST THEREON, ARE FULLY MET AND DISCHARGED; PROVIDED, HOWEVER, THAT NOTHING SHALL PRECLUDE SUCH ALTERATION, IMPAIRMENT OR LIMITATION IF AND WHEN ADEQUATE PROVISION SHALL BE MADE BY LAW FOR PROTECTION OF THE HOLDERS OF THE SERIES 2025 BONDS.

It is hereby declared and represented that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Series 2025 Bond have existed, have happened and have been performed in regular and due time, form and manner as required by law, that the amount of this Series 2025 Bond, together with the issue of which it forms a part, does not exceed any limitation prescribed by the Constitution or statutes of the State of Utah, that the Revenues of the Issuer have been pledged and that an amount therefrom will be set aside into a special fund by the Issuer sufficient for the prompt payment of the principal of and interest on this Series 2025 Bond and the issue of which it forms a part, as authorized for issue under the Indenture, and that the Revenues of the Issuer are not pledged, hypothecated or anticipated in any way other than by the issue of the Bonds of which this Series 2025 Bond is one and all bonds issued on a parity with this Series 2025 Bond.

This Series 2025 Bond shall not be valid or become obligatory for any purpose nor be entitled to any security or benefit under the Indenture until the Certificate of Authentication on this Series 2025 Bond shall have been manually signed by the Trustee.

IN WITNESS WHEREOF, the Issuer has caused this Series 2025 Bond to be signed by the manual or facsimile signature of its Mayor and countersigned by the manual or facsimile signature of its City Recorder under its corporate seal or a facsimile thereof.

(SEAL)

(facsimile or manual signature)
Mayor

COUNTERSIGN:

(facsimile or manual signature)
City Recorder

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Sales and Franchise Tax Revenue Bonds, Series 2025 of Farmington City, Utah.

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, as Trustee

By: _____ (Manual Signature)
Authorized Officer

Date of Authentication: _____, 2025

ASSIGNMENT

FOR VALUE RECEIVED, _____, the undersigned, hereby sells, assigns and transfers unto:

(Social Security or Other Identifying Number of Assignee)

(Please Print or Typewrite Name and Address of Assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature: _____

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an “eligible guarantor institution” that is a member of or a participant in a “signature guarantee program” (e.g., the Securities Transfer Agents Medallion Program, the Stock Exchange Medallion Program or the New York Stock Exchange, Inc. Medallion Signature Program).

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM – as tenants in common
TEN ENT – as tenants by the entireties
JT TEN – as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT _____
(Cust.)

Custodian for _____
(Minor)

under Uniform Gifts to Minors Act of _____
(State)

Additional abbreviations may also be used though not in the above list.

EXHIBIT B

COST OF ISSUANCE DISBURSEMENT REQUEST

Zions Bancorporation, National Association
One South Main Street, 12th Floor
Salt Lake City, Utah 84133

Pursuant to Section 3.2 of the Second Supplemental Indenture of Trust dated as of December 1, 2025, you are hereby authorized to pay the following costs of issuance from the Series 2025 Cost of Issuance Account:

[See Attached Schedule]

AUTHORIZED REPRESENTATIVE,
FARMINGTON CITY, UTAH

COSTS OF ISSUANCE

Series 2025 Bonds

<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
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EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

BOND PURCHASE AGREEMENT

§ _____
FARMINGTON CITY, UTAH
SALES AND FRANCHISE TAX REVENUE BONDS,
SERIES 2025

_____, 2025

Farmington City
160 S Main Street
Farmington, UT, 84025

The undersigned, _____, its successors and assigns, (collectively, the “Purchaser”), offers to purchase from Farmington City, Utah (the “Issuer”), all (but not less than all) of the \$_____ Sales and Franchise Tax Revenue Bonds, Series 2025 of the Issuer (the “Bonds”) for the par amount thereof with delivery and payment at the offices of Gilmore & Bell, P.C. in Salt Lake City, Utah, based upon the covenants, representations, and warranties set forth below. This offer is made subject to your acceptance of this Bond Purchase Agreement (the “Purchase Agreement”) on or before 11:59 p.m., Utah time, on the date hereof.

1. Upon the terms and conditions and upon the basis of the representations set forth herein, the Purchaser hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Purchaser, the Bonds. Exhibit A, which is hereby incorporated by reference into this Purchase Agreement, contains a brief description of the Bonds, the manner of their issuance, the purchase price to be paid, and the expected date of delivery and payment therefor (the “Closing”).

2. You represent and covenant to the Purchaser that (a) you have and will have at the Closing the power and authority to: (i) adopt, upon recommendation by the City Council of the Issuer (the “Council”) pursuant to the Council’s Resolution dated October 21, 2025 (the “Resolution”), (ii) execute and enter into the General Indenture of Trust dated as of December 1, 2020, as previously supplemented and as further supplemented by a Second Supplemental Indenture of Trust dated as of December 1, 2025, (together, the “Indenture”), each between you and Zions Bancorporation, National Association, as trustee (the “Trustee”), (iii) enter into and perform this Purchase Agreement, dated as of _____, 2025 (the “Purchase Agreement”), and (iv) deliver and sell the Bonds to the Purchaser; (b) this Purchase Agreement, the Indenture, and the Bonds do not and will not conflict with or create a breach or default under the Resolution or any existing law, regulation, order, or agreement to which the Issuer is subject; (c) other than the Resolution, no governmental approval or authorization is required in connection with the execution and delivery of the Indenture; (d) the Resolution and the Bonds are and shall be at the time of the Closing legal, valid, and binding obligations of the Issuer enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency, or other similar laws generally affecting creditors’ rights; and (e) there is no action, suit, proceeding, inquiry, or investigation, at

law or in equity, before or by any court, public board, or body, pending or, to the knowledge of the Issuer, threatened against or affecting the Issuer or affecting the corporate existence of the Issuer or the titles of its officers to their respective offices or seeking to prohibit, restrain, or enjoin the sale, issuance, or delivery of the Bonds or in any way contesting or affecting the transactions contemplated hereby or the validity or enforceability of the Bonds, the Indenture, the Resolution, or this Purchase Agreement, or contesting the powers of the Issuer or any authority for the issuance, sale and delivery of the Bonds, or the adoption, execution, and delivery of the Resolution, the Indenture or this Purchase Agreement.

3. As conditions to the Purchaser's obligations hereunder:

(a) From June 30, 2024 to the date of Closing, there shall not have been any (i) material adverse change in the financial condition or general affairs of the Issuer (as defined in the Indenture); (ii) event, court decision, proposed law, or rule which may have the effect of changing the federal income tax incidents of the Bonds or the interest thereon or the contemplated transaction; or (iii) international or national crisis, suspension of stock exchange trading, or banking moratorium materially affecting in an adverse way, in the Purchaser's opinion, the market price of the Bonds.

(b) At the Closing, the Issuer will deliver or make available to the Purchaser:

(i) The Bonds, in definitive form, duly executed and registered;

(ii) The Indenture in final form, duly executed and delivered;

(iii) A certificate from authorized officers of the Issuer, in form and substance acceptable to the Purchaser, to the effect that the representations and information of the Issuer contained in this Purchase Agreement are true and correct when made and as of the Closing as if made as of the time of the Closing;

(iv) The approving opinion of Gilmore & Bell, P.C., Bond Counsel to the Issuer, satisfactory to the Purchaser dated the date of Closing, relating to the legality and validity of the Bonds and the excludability of interest on the Bonds from gross income of the holders thereof for federal and State of Utah income tax purposes;

(v) The opinion of legal counsel to the Issuer, satisfactory to the Purchaser dated the date of Closing; and

(vi) Such additional certificates, instruments, and other documents as the Purchaser may deem necessary with respect to the issuance and sale of the Bonds, all in form and substance satisfactory to the Purchaser.

4. The Issuer will pay the cost of the fees and disbursements of counsel to the Issuer, and of Bond Counsel, Trustee fees and Municipal Advisor's fees.

5. This Purchase Agreement is intended to benefit only the parties hereto, and the Issuer's representations and warranties shall survive any investigation made by or for the Purchaser, delivery, and payment for the Bonds, and the termination of this Purchase Agreement.

6. This Purchase Agreement shall be governed by the laws of the State of Utah.

7. This Purchase Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Purchase Agreement shall become effective upon the execution by the parties hereto.

Sincerely,

By: _____

Title: _____

FARMINGTON CITY, UTAH

By: _____
Mayor

ATTEST AND COUNTERSIGN:

By: _____
City Recorder

(SEAL)

EXHIBIT A

DESCRIPTION OF BONDS

1. Issue Size: \$ _____
2. Purchase Price: \$ _____
3. Accrued Interest: \$-0-
4. Interest Payment Dates: _____ and _____, beginning _____
5. Dated Date: Date of delivery
6. Form: Registered Bonds
7. Closing Date: _____, 2025
8. Redemption: The Bonds are subject to optional redemption as provided in the Indenture

MATURITY SCHEDULE

Maturity Date (_____)	<u>Principal Amount</u>	<u>Interest Rate</u>
--------------------------	-------------------------	----------------------

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Consider Approval of Quote for Verkada System

PRESENTED BY: Colby Thackeray, Director

DEPARTMENT: Parks & Recreation

MEETING DATE: October 21, 2025



CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Colby Thackeray
Date: October 15, 2025
Subject: Approval of Quote for Site Furnishings Purchase from Big T Recreation

RECOMMENDATION

Staff recommends that City Council approve the contract with Geneva Communications for the installation of Verkada access control, security cameras, and alarm systems at North Cottonwood Commons in the amount of \$57,261.36.

BACKGROUND

As part of the North Cottonwood Park development, enhanced security infrastructure is needed to protect facilities, deter vandalism, and ensure safe operations. Staff has evaluated a unified system that provides camera surveillance, electronic access control for secured areas, and an integrated alarm system.

Geneva Communications, an approved vendor under Utah State Contract PC Stores MA4091 provided proposals for the installation and configuration of Verkada systems.

The project scope includes:

- Six (6) access-controlled doors with card readers and controllers.
- Fourteen (14) security cameras.
- One (1) site alarm system with horn speakers and monitoring

All equipment includes five-year licenses for software, storage, and monitoring.

Component	Description	Total
Verkada Access Control Hardware & Labor	Six doors, software configuration, and installation	\$11,390.50
Verkada Security Cameras & Alarms	Fourteen cameras, site alarm, software configuration, installation, and materials	\$45,870.86
Total Project Cost		\$57,261.36

SUPPLEMENTAL INFORMATION

1. Camera and Alarm Quote
2. Access Control Quote
3. North Cottonwood Commons Camera Design

Respectfully submitted,



Colby Thackeray
Parks & Recreation Director

Review and concur,



Brigham Mellor
City Manager

Project Name: Ivy Acres Cameras Design

Account Manager: Jay Maxwell



Part Number	Description	Qty.
Security Cameras & Licensing		
CB52-256TE-HW	Verkada CB52-E Outdoor Bullet Camera, 5MP, Telephoto Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention	3
CB52-256E-HW	Verkada CB52-E Outdoor Bullet Camera, 5MP, Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention	4
CF83-512E-HW	Verkada CF83-E Outdoor Fisheye Camera, 12MP, Fixed Lens, 512GB of Storage, Maximum 30 Days of Retention	2
CH53-1TBE-HW	Verkada CH53-E Outdoor Multisensor Camera, 4x5MP, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention	1
CY53-512E-HW	Verkada CY53-E Outdoor 2 Cam Multisensor Camera, 2x5MP, Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention	2

Camera Layout



Project Name:
Ivy Acres Park
Cameras Design

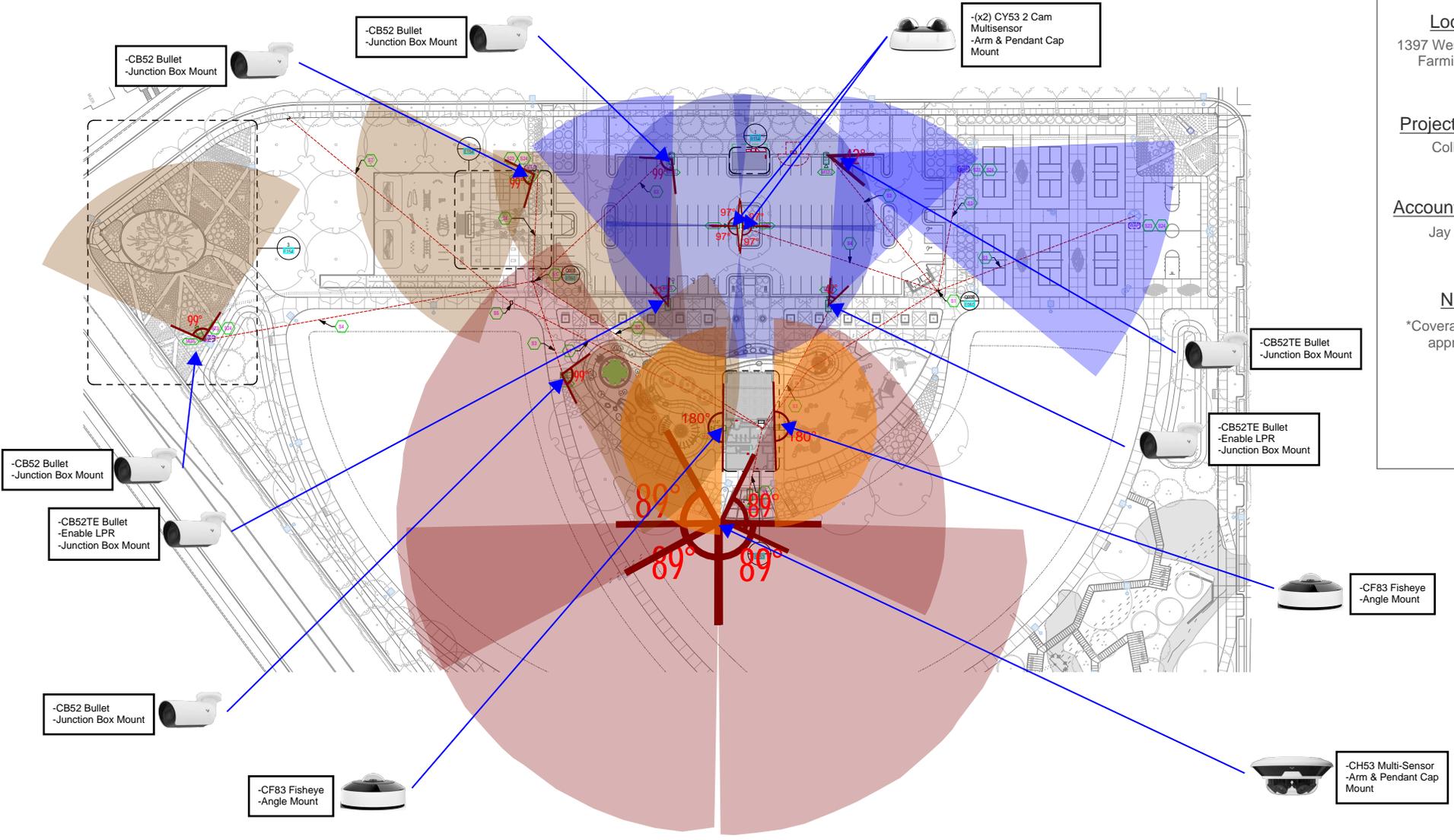
Project Number:
10072025-1552

Location:
1397 West Cook Lane
Farmington, UT

Project Engineer
Collin Most

Account Manager:
Jay Maxwell

Notes:
*Coverage shown is approximate.





2419 W Glover Ln, West Haven, UT 84401
 385.287.8380
 sales@genevacommunications.com

Date:	10/14/2025
Valid Until:	10/30/2025
Quote #:	10132025-1804

Utah State Contract: **PC Stores MA4091**

Sales Rep: Jay Maxwell

Sales Engineer: Collin Most

Client

Name: Brigham Mellor

Company Name: Farmington City - Ivy Park

Address: 160 S Main St

City - State - Zip Farmington, UT 84025

Terms: 50/50

Payable Ammount.

Initial Deposi \$ 22,935.43

Quote/Project Comments

Quote for Ivy Acres Park City of Farmington Security Cameras.
 -4 CB62 Bullet Cameras
 -3 CB62-TE Telephoto Bullet Cam's (2 for LPR, 1 for Tennis Courts)
 -2 CF83 Fisheye Cameras
 -2 CY63 2 Lens Multisensor Cameras
 -1 CH63 4 Lens Multisensor Camera
 - Site Alarm
 - 2 BZ11 Horn Speaker
 Project to be completed during business hours 8-5.30 p.m. M-F

Part Number	Description	Qty.		Total
Security Cameras & Licensing				
CB62-512TE-HW	Verkada CB62-TE Outdoor Bullet Camera, 4K, Telephoto Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention	3	\$	4,375.30
CB62-512E-HW	Verkada CB62-E Outdoor Bullet Camera, 4K, Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention	4	\$	5,526.53
CF83-512E-HW	Verkada CF83-E Outdoor Fisheye Camera, 12MP, Fixed Lens, 512GB of Storage, Maximum 30 Days of Retention	2	\$	2,763.26
CH63-2TBE-HW	Verkada CH63-E Outdoor Multisensor Camera, 4x4K, Zoom Lens, 2TB of Storage, Maximum 30 Days of Retention	1	\$	3,224.83
CY63-1TBE-HW	Verkada CY63-E Outdoor 2 Cam Multisensor Camera, 2x4K, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention	2	\$	4,299.26
LIC-CAM-5Y	Verkada 5-Year Camera License	9	\$	6,213.89
LIC-CAM-MLT2-5Y	5-Year Two-Camera Multisensor License	2	\$	2,456.06
LIC-CAM-MLT4-5Y	Verkada 5-Year Four-Camera Multisensor License	1	\$	2,072.83
Accessories				
ACC-POE-60W	Verkada PoE++ (802.3bt-2018) Injector, GigE	1	\$	114.43
ACC-MNT-POLE-1	Verkada Pole Mount	10	\$	1,605.12
ACC-MNT-ARM-1	Verkada Arm Mount	3	\$	228.10
ACC-MNT-HPEND-1	Verkada 4-Camera Multisensor Pendant Cap Mount	1	\$	106.75
ACC-MNT-YPEND-1	Verkada 2-Camera Multisensor Pendant Cap Mount	2	\$	167.42
ACC-MNT-ANGLE-1	Verkada Angle Mount, 30 deg	2	\$	228.86
ACC-MNT-SJBOX-1	Verkada Square Junction Box Mount	7	\$	478.46

Alarms

LIC-BA-5Y	Verkada 5-Year Standard Alarm License	1	\$	5,760.00
BZ11-HW	Verkada BZ11 Horn Speaker	2	\$	1,227.26
LIC-BZ-5Y-CAP	5-Year Horn Speaker License, Capacity Increase	1	\$	690.43

Labor

Labor - Wire Drop	Wire Drop Access Control / or Data	3	\$	676.49
Labor - Camera Installation	IP camera Installation	14	\$	979.61
Configuration	Software Configuration per Device	14	\$	980.00
Wire Cost & Misc.	Cat6, Cable Termination, and Miscellaneous	3	\$	899.96
Installation Hardware	Installation Hardware	1	\$	308.00

Shipping \$ 488.00

Tax \$ -

Grand Total \$ **45,870.86**

Thank you for your inquiry. We are pleased to provide you with this quote. Which is not an order or offer to sell, until you issue a purchase order and Geneva Communications and Control accepts it. This quote is for estimation purposes and is not a guarantee of cost for services. Quote is based on current information from the client about the project requirements. Actual cost may change once project elements are finalized or negotiated. Client will be notified of any changes in cost prior to them being incurred. Pricing, availability and special offers are subject to change at any time.

Payment Terms

Unless explicitly agreed prior to commencement of work, payment will be due as follows; 50 percent payment in advance and 50 percent after completion of the project. late fee of 1.5 percent will apply if payment is not recieved in full when the project has been completed.

By signing this document, you agree to the terms and conditions

Signature: _____ Date: _____



2419 W Glover Ln, West Haven, UT 84401
 385.287.8380
 sales@genevacommunications.com

Date:	10/14/2025
Valid Until:	10/30/2025
Quote #:	10132025-1837

Utah State Contract: **PC Stores MA4091**

Sales Rep: Jay Maxwell

Sales Engineer: Collin I... t

Client

Name: Brigham Mellor

Company Name: Farmington City - Ivy Park

Address: 160 S Main St

City - State - Zip Farmington, UT 84025

Terms: 50/50

Payable Ammount.

Initial Depoist \$ 5,695.25

Quote/Project Comments

Quote for six access controlled doors at Ivy Acres Park in Farmington, Utah.

*Quote is for card readers, door controllers, and install of those devices only. Locking door hardware and cabling is to be supplied and installed by another contractor.

Project to be completed during business hours 8-5.30 p.m. M-F

Part Number	Description	Qty.		Total
<i>Verkada Access Control Hardware & Licensing</i>				
AD34-HW	Verkada AD34 Multi-format Card Reader	6	\$	1,563.59
AC42-HW	Verkada AC42 4 Door Controller	2	\$	2,686.63
ACC-BAT-4AH	Verkada 4AH Backup Battery for AC41, AC42, AX11, and BP41	2	\$	192.65
LIC-AC-5Y	Verkada 5-Year Door License	6	\$	4,475.72
<i>Labor</i>				
Labor - Door Hardware	Door Hardware Installation (Lock,REX,Sensor, etc)	8	\$	1,697.92
Configuration	Software Configuration per Device	8	\$	560.00
			Shipping	\$ 214.00
			Tax	\$ -
			Grand Total	\$ 11,390.50

Thank you for your inquiry. We are pleased to provide you with this quote. Which is not an order or offer to sell, until you issue a purchase order and Geneva Communications and Control accepts it. This quote is for estimation purposes and is not a guarantee of cost for services. Quote is based on current information from the client about the project requirements. Actual cost may change once project elements are finalized or negotiated. Client will be notified of any changes in cost prior to them being incurred. Pricing, availability and special offers are subject to change at any time.

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By signing this document, you agree to the terms and conditions

Signature: _____ Date: _____

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Amendments to Overnight Winter Parking Ordinance

PRESENTED BY: Paul Roberts, City Attorney,

DEPARTMENT: Administration

MEETING DATE: October 21, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Paul Roberts, City Attorney
Date: October 21, 2025
Subject: **Amendments to Overnight Winter Parking Ordinance**

The attached ordinance does four things:

1. It adjusts the date range during which overnight parking on city streets is prohibited from beginning November 15 to beginning December 1.
2. It adds a provision that even during that date range, it is only a violation of the code if snow is accumulating on the street during those hours, or if snow has accumulated on the street during the prior 24 hours.
3. It removes the prohibition entirely for parking within all mixed-use zones in the City. It makes it clear that cars that park on the street will be buried by snow pushed off of the travel lanes.
4. It eliminates the allowance for the Police Chief to permit on-street parking for 24 hours per request.

RECOMMENDATION(S)

Staff recommends that the Council approve these changes.

Suggested motion language: "I move that the Council adopt the ordinance amending provisions related to overnight, on-street winter parking."

BACKGROUND

Based upon prior years' experience, even if snow falls in late November, it rarely accumulates on roads. On those occasions when it does so, city snow removal vehicles will focus on clearing the travel lanes, but no residents will be ticketed for parking on the road overnight until after December 1.

Frequently, we have long stretches between snow storms and the roads are completely dry during those periods. There is no reason to restrict on-street parking when there is no snow accumulating – as such, we recommend adding provisions that only prohibit overnight parking if snow is accumulating or if it has snowed in

the past 24 hours. An individual who parks their vehicle on the street overnight bears some risk that it starts snowing after they parked there. It would be incumbent on anyone taking that risk to check the forecast or ongoing weather conditions – otherwise, they should find off-street parking.

The mixed-use zones are developed with an expectation that vehicles for the residential and commercial uses will utilize on-street parking. Unlike in other areas of the city where we provide curb to curb snow removal (when the street is not obstructed by parked vehicles), in the mixed-use zones the snow removal will be limited to the travel lanes. Snow will be pushed out of the travel lanes and into those parking areas – whether occupied by vehicles or not. If parking areas are clear of vehicles, then snow removal vehicles might be able to clear those spaces. Those that park on the street will have to understand that they may have to dig their vehicles out from under the snow which has been pushed off the travel lane, or through a ridge of snow on the edge of the travel lane.

Under our current code, the Police Chief, for good cause, is authorized to allow on-street parking for up to 24 hours in cases of “emergency or other unusual circumstances.” Without further guidance on what type of circumstances are unusual enough to warrant such a dispensation, the Chief would rather the code stand firm on a prohibition. It is always left to the discretion of enforcement officials to consider whether to issue the citation. Additionally, their supervisors and the appeal authority can assess whether enforcement action was warranted once the vehicle owner makes their appeal to have the decision overturned.

Respectfully submitted,



Paul Roberts
City Attorney

Review and concur,



Brigham Mellor
City Manager

ORDINANCE NO: _____

**AN ORDINANCE AMENDING PROVISIONS
RELATED TO OVERNIGHT, ON-STREET WINTER PARKING**

WHEREAS, the City provides snow removal service for public streets within the City: and

WHEREAS, the frequency and severity of winter storms varies year by year, making a uniform prohibition on overnight parking for several months unnecessary; and

WHEREAS, the chief concern of the Council in setting these restrictions is to advance the safe and efficient service of snow removal, when severe winter storms accumulate snow on the streets; and

WHEREAS, the City's development in mixed use areas contemplates the use of on-street parking for residents of those zones, making restrictions related to winter parking within those zones untenable; and

WHEREAS, the City finds that vesting permitting power in the Police Chief to allow winter parking during snowstorms, without providing parameters for that power, is unwise; and

WHEREAS, the City finds that the adjustments to the ordinance governing winter parking are reasonable and designed to balance the need for empty streets during snow removal with the needs of the public to utilize streets during periods of time when no snow is accumulating.

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

Section 1: Amendment. Section 14-5-010 of the Farmington Municipal Code is amended as provided in Exhibit A.

Section 2: Repeal. Section 14-5-020 of the Farmington Municipal Code is repealed.

Section 3: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4: Effective Date. This Ordinance shall become effective immediately upon its publication.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS __ TH DAY OF _____ 2025.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

14-5-010: ALL NIGHT PARKING:

- A. No person shall park a vehicle on any street within the jurisdiction of Farmington City during the period from ~~November 15~~December 1 to and including the last day of February, between the hours of one o'clock (1:00) A.M. and seven o'clock (7:00) A.M. ~~of any day if snow is accumulating on the street, or if any snow has accumulated on the street during the prior twenty-four (24) hours, except physicians during emergency calls or by permit provided in section 14-5-020 of this chapter.~~
- B. ~~Streets within or abutting a zone designated as mixed use (CMU, GMU, NMU, OMU, RMU, or TMU) on the Farmington City Zoning Map are not subject to the parking restriction of this section. Snow removal vehicles will push snow out of the travel lanes and into both occupied and non-occupied on-street parking spaces.~~
- A.C. ~~Physicians during emergency calls or emergency responders are not subject to this section.~~

14-5-020: ~~PERMIT FOR ALL NIGHT PARKING:~~ RESERVED

~~Any resident of Farmington City may apply to the City for a permit for all night parking when the same is required by emergency or other unusual circumstances. The City Chief of Police, upon good cause shown, may issue such a permit for a period not to exceed twenty four (24) hours and shall issue a sticker to be displayed by the owner under the windshield wiper of the automobile to be parked. The City Chief of Police shall be the sole judge as to the necessity and requirement for the issuance of such permit.~~

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes for 10-07-2025
2. Monthly Financial Report

FARMINGTON CITY – CITY COUNCIL MINUTES

October 7, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
Fire Chief Shelby Willis.*

Mayor **Brett Anderson** called the work session to order at 6:07 p.m.

CONSOLIDATED FEE SCHEDULE AND BUDGET AMENDMENT DISCUSSION

City Manager **Brigham Mellor** said the major proposed changes to the Consolidated Fee Schedule (CFS) include adding fire inspection and permit fees. Staff had assumed the building permit fees were covering those fees, but they weren't. Fire inspections will take a lot of time as apartment complexes come up in West Farmington, and it may make it necessary to create a full-time position. **Mellor** also said Farmington is becoming a mecca for food trucks, as the City's inspection fees have been free.

Councilmember **Scott Isaacson** said fees are the fairest tax there is because the person who gets the service is the one paying for it. That way it doesn't burden the whole community.

Finance Director **Levi Ball** said fire inspection and fire permit fees are very common, and most cities around Farmington charge them. **Ball** also said \$25 administrative invoice fees are common. It is to reimburse for costs spent producing that invoice including tracking hours. There is a service fee for credit and debit cards and building permits, but not for utilities, as that bill is automated.

Fire Chief **Shelby Willis** said the fire inspection and permit fees are fine with her.

Assistant City Manager/City Engineer **Chad Boshell** said there were recent changes in legislation regarding storm water, so the proposed CFS changes are in alignment with fees set by the state. Prior to the legislative change, the State had eliminated the fees so the City couldn't charge for violations of storm water standards.

Mellor said Farmington will now begin to charge Davis County for any blood draws the Fire Department does at the jail to test for blood alcohol levels. **Chief Willis** has been tracking this, and noted that one draw takes an hour out of their time. If the County doesn't want to pay Farmington for the blood draws, they may hire someone to do it.

Councilmember **Roger Child** said it may be good to look into the "I've fallen and can't get up" calls at assisting living facilities as well, as Farmington gets a lot of calls like that. **Willis** said

this it is an ongoing discussion of lowering call volumes, but it is a liability or risk for nursing staff to pick someone up if they are injured.

Mellor said **Willis** is gathering data to present in an upcoming Council meeting detailing where the Fire Department is spending their time. **Ball** said Staff will also be reviewing rec programs to make sure they are charging enough.

Regarding the proposed budget amendment, **Ball** said this is the first amendment of this current fiscal year, and he plans to do two or three more. These are expected amendments, as the timing or specific amounts were not known. The dump bed was an item that had been budgeted for prior, but it didn't happen last budget year as expected. So, it is a carry-over. The Historic Preservation Commission (HPC) requested \$6,000.

Community Development Director **Lyle Gibson** said the Historic Preservation Commission (HPC) would like to hire an architect to assess a barn behind a home on State Street to determine if it is historic. A federal grant in this case is not an option. The HPC would like an operational budget to use for Festival Days, educational pieces, projects, and signage. Many owners of historic properties are deterred from being on registries because it requires money to obtain a sign or plaque.

Budget amendments for the Police Department include a \$10,000 grant for Internet Crimes Against Children; and \$4,000 to re-certify each taser.

Councilmember **Alex Leeman** joined the meeting.

Mellor said revenues are on-target, so the fund balance will be used for these budget amendments. Most of the amendments were planned for, but not included in the budget because the availability of elements was unknown.

Child asked if outsourcing Farmington's brush truck to California could bring in revenue.

Mellor said there are some circumstances where that makes sense, and he would need to look into it.

Ball asked if the Council was O.K. placing the upcoming fire station bond at a maximum of \$8 million. While Farmington is likely not going to bond for that high of an amount, they have to place a cap on it somewhere.

Mellor said the bond payment would be about \$500,000 per year, and that debt service can be paid for with upcoming impact fees. The City will be getting \$10.5 million in cash revenue from the sale of property to Boyer, but that amount does not pay for the new fire station in full. They will still likely need \$4 million more. Some 16 companies came to the recent pre-bid meeting, so contractors are hungry for the work. Farmington has already spent \$2 million in soft cost expenses, which was already paid for by impact fees. The total anticipated cost is about \$16 million. **Mellor** is concerned that the water tank went up in expenses since it was started. The bond will be on an upcoming Council meeting agenda.

CLOSED SESESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Assistant City Manager/City Engineer Chad
Boshell, and
Assistant Finance Director Levi Ball.*

Motion:

At 6:34 p.m., Councilmember **Scott isaacson** made the motion to go into a closed meeting for the purpose of property acquisition and actual litigation.

Councilmember **Melissa Layton** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

Brett Anderson, Mayor

Motion:

At 6:59 p.m., **Layton** made the motion to reconvene to an open meeting.

Councilmember **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,*

*Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson, and
Finance Director Levi Ball.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:03 p.m. Councilmember **Roger Child** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**.

PRESENTATION:

Student Spotlight: Rhett Hinckley

Language Arts Teacher **Karen Stoddard** nominated **Rhett Hinckley** as student of the month. He serves as a student body officer at Farmington Junior High School, where his leadership affects others both in and out of the classroom. He is positive and has a great attitude.

PUBLIC HEARING:

Adoption of FY26 Budget Amendment #1 – Municipal Budget

Finance Director **Levi Ball** presented this agenda item, which is the first budget amendment of the current fiscal year. Amendments do not denote mismanagement or overspending. The General Fund balance is very healthy and close to the maximum 35% allowed by the State.

Administration wishes to amend budgets for items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted. These items include a fire engine pump repair (\$17,000 expense); Ambulance Medicaid Uniform Assessment QAZ Fee (\$10,000 expense); Police ICAC Grant Awarded (\$10,000 revenue and expense); building cameras annual lease payment (\$17,600 expense reallocation); Historic Preservation Commission – Operating Budget (\$17,600 expense reallocation); developer impact fee reimbursements – Evergreen (\$238,000 expense); dump bed for truck unit #416 (\$105,000 expense, carryover); and developer impact fee reimbursements – CW Mgmt (\$33,080 expense reallocation).

Ball said the overall effect of these amendments will result in \$23,000 coming out of the General Fund balance. When Fiscal Year 2026 began, it was with a \$200,000 increase compared to last fiscal year. He said the City budgeted a decrease in sales tax—one of the largest revenue sources in the General Fund—in order to be conservative. The City is in a good spot to handle amendments like this.

Mayor Anderson opened the Public Hearing at 7:13 p.m.

William Krstic asked that the Council budget for a bigger pool.

Councilmember **Scott Isaacson** explained the budget process to the high school students in the audience.

Mayor Anderson closed the Public Hearing at 7:18 p.m.

Motion:

Shumway moved that the City Council adopt the Fiscal Year 2026 amendment 1.

Councilmember **Alex Leeman** seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Roger Child	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Scott Isaacson	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Melissa Layton	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Amy Shumway	X Aye	<input checked="" type="checkbox"/>	Nay

Amending the Consolidated Fee Schedule (CFS)

Ball presented this agenda item. Changes are being proposed for Street Excavation Permit Fees; Storm Water Illicit Discharge Fees; Hazardous Material Clean-up; Blood Draw Fees; Fire Inspection and Permit Fees; and Invoice Administration Fee. These changes help Farmington recover the costs of Staff performing the services they provide. The biggest changes are in the fire permits and fees. He said invoice administrative fees are common in other cities. Food trucks are coming to Farmington to get their permits because they are not charged a fee.

Mayor Anderson explained that when someone gets pulled over while intoxicated and chooses not to do a breathalyzer test, they are sent to the jail for a blood draw. Farmington emergency crews respond to the jail to do a blood draw, but the City is not paid for this service. Davis County will now be charged for blood draws, putting the fee on the party that generated the expense rather than on all taxpayers.

Isaacson said fees are the fairest kind of tax, as the person who receives the direct benefit pays for it.

Mayor Anderson opened the Public Hearing at 7:22 p.m.

Charly Quayle and **Mabel Brown** addressed the Council, saying that they agree with the changes.

Mayor Anderson closed the Public Hearing at 7:24 p.m., saying the Council doesn't often get public comment when the public supports what they choose to do.

Motion:

Leeman moved that the City Council approve the resolution amending the Consolidated Fee Schedule as set forth in the Staff Report.

Layton seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input type="checkbox"/>	Nay
Councilmember Roger Child	X Aye	<input type="checkbox"/>	Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/>	Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/>	Nay
Councilmember Amy Shumway	X Aye	<input type="checkbox"/>	Nay

BUSINESS:

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

Community Development Director **Lyle Gibson** presented this agenda item. This is an arrow-shaped subdivision off 600 North in the Original Townsite Residential (OTR) zone. The developer could have gone through the conventional subdivision process for 10 lots that are each 10,000 square feet. There are now plans to preserve an existing home site built in 1890, which is not on the National Register. They are looking for flexibility from the Council to reorient things in order to conserve the home. **Gibson** said most zones automatically allow for lot flexibility, but the OTR doesn't, even though it needs it more than any other zone in town. During a public hearing at the Planning Commission, residents voiced concern over traffic patterns on Compton Road, which is a one-way street. Although the City needs to monitor that, Staff has recommended approval. **Isaacson** said it is not ideal to not have sidewalks on both sides of the street.

Applicant **Trent Preston** (173 N. Main, Farmington, Utah) said he does not yet have design standards to present, but plans to have porches visible from the front with side entry garages. He will follow OTR design standards and guidelines. He said the home being built right now to the north is being accessed off Compton Road as a flag lot.

Layton said she is grateful the old home is being saved because it adds to the character of Farmington. The developer didn't have to save this home, but is offering to do so. **Leeman** questioned the agreement asking for the home to be saved for at least 25 years.

Preston indicated his company would not agree to the 25 years, as they have no control over the future once they sell the home. It is something the Planning Commission requested and something he would like to discuss with the Council, as he has concerns about how it would be regulated and maintained over time.

Isaacson said it could be an agreement that is recorded to run with the land so it is in place whenever someone buys the home. That way, whoever buys the house will be bound by the agreement. While he is happy to give the applicant accommodations to preserve the home, it doesn't make sense if the home will not be preserved well into the future. If there is no mechanism to preserve the home, the owner could demolish it within 6 months and the City would lose its side of the bargain.

Preston replied that his company is in the business to develop and sell homes, and if this is recorded against a home, he feels people won't buy it. The more stipulations that are placed on a property, the more difficult it is to sell. He said "demolition" has a subjective definition. If this is going to be a requirement, he would rather just do 10 conventional lots.

Preston said preservation can happen in multiple ways, the first of which is that roads will surround it. The Historic Preservation Commission (HPC) will have a say if the home is

demolished in the future, which provides some additional oversight. He pointed out that this home doesn't qualify for the National Register of Historic Places.

Child said that Farmington has not required any other properties in the OTR not to demolish a home for 25 years. He is concerned about seismic ramifications, and requiring someone to live in a home that could be a death sentence. While he supports preservation of older homes, safety during earthquakes is also a consideration.

Child said he loves the plans for Accessory Dwelling Units (ADUs) on this plan. **Isaacson** and **Leeman** both agreed that ADUs are not enough of a benefit to the City that the developer should be allowed to deviate from standards. **Shumway** said it would be a benefit because the ADUs would be more affordable based solely on their size. **Leeman** said definitions are muddy, and more affordable housing is not necessarily actual affordable housing.

Preston said that if he was developing this under a conventional plan without accommodations for the historic home, he likely would not have ADUs in the plan, as they would be difficult to access. He pointed to the old rock home in Rice Farms, where a subdivision was built around it, and it is still there. By building a neighborhood around an old home, it becomes more difficult to demolish it and more likely to preserve it.

City Attorney **Paul Roberts** said the design of the subdivision itself would lend to preservation of the home. The developer is not getting more units or less open space by preserving the home. The only benefit is that the home is being preserved. As long as the HPC is a party to future demolition requests, the City has some control.

Isaacson asked if a future owner could somehow be incentivized to not tear down the house with something like lower property taxes. **Leeman** said while it is a cute old house, it is not a historic house. If it were a historic home, there would be incentives like grants available to its owner. **Preston** said qualifying a home as historic is very subjective and relies on which person inspects it.

Leeman and **Isaacson** said they are fine to approve this without a mechanism to enforce preservation. **Isaacson** said it is worth the risk to hope someone will appreciate and keep the house. The applicant is not getting more lots, and the City is just giving up sidewalk on one side. He asked that the address of the developer and section 13 be filled in on the Development Agreement.

Logan McNamee said preserving the house gives more benefit 25 years down the road.

Preston said each lot is 10,000 square feet, or a little less than a quarter of an acre.

William Krstic said Farmington is overcrowding small areas.

Edmund Cooley said while Farmington is known for Station Park and Lagoon, houses like this provide personality and a distinct difference.

Cassidy Marchant said many are not interested in preserving old, decaying houses with overgrown yards. He said people don't make plans to go out and look at old homes for fun. People are more important than the house itself.

Afton Gunn said it is a cute house, but wondered if the Council could take more time to make a decision.

Andrew Butterfield said the fact that the house is cute actually takes value from it, as it takes money to preserve it.

Mayor Anderson said the students who spoke tonight correctly identified the competing issues.

Motion:

Layton moved that the City Council approve the Agreement permitting the use of Alternative Lot Standards and non-standard public right of way improvements, amending subsection 4a to read “Developer has agreed to preserve the existing home on the property during the period of developer’s ownership.” This would delete the requirement for the developer to maintain the home for 25 years.

Findings 1-4:

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

Leeman seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for September 16, 2025
- Item 2: Fraud Risk Assessment. The Office of the State Auditor requires that all local government complete an annual fraud risk assessment internally. After completing the State Auditor’s fraud risk assessment questionnaire, Farmington has found that the City is currently at low risk for fraud.

Motion:

Child moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor thanked Councilmembers and Staff members for attending the Fire Department open house last night. He also mentioned a dinner he attended that was hosted by Davis County with 15 different sports league leaders from across the nation interested in holding future events at the Western Sports Park (WSP). Some asked **Mellor** if their tournaments could bleed over into use and leasing opportunities of Farmington’s fields at the nearby regional park. He told them that Farmington residents are the top priority. A lacrosse league with 65 teams was particularly interested, saying they bring in a multiplier of 1.5 per team member. These people would come and stay in Farmington hotels and eat at Farmington restaurants. Tournaments would typically be held all day Friday and all day Saturday. There are ways to mitigate field rest time, including chemical fertilization and treatment. He asked Councilmembers if they were interested in partnering with Davis County in this way in the future.

Shumway said Farmington should prioritize City residents. Many leagues and comp teams get frustrated when the regional park is not available for their practice. She pointed out that these teams are made up of Farmington residents, unlike the teams that will be coming in from out of town to use the WSP. However, it could be an opportunity to recoup the subsidizing Farmington does of its rec programs.

Mellor responded that comp teams play on Farmington fields, but they pay for that opportunity. This has to be a Council decision, as it has a political element.

Mayor Anderson and City Council Reports

Layton asked if the City could check in with All West, as there are still some residents who don’t have service living across from people who do. **Mayor Anderson** asked **Layton** to send him the addresses of those who want service and haven’t been able to get it, and he would look into it. **Mellor** said Farmington City switched from Utopia to All West and saved 50% off their usual bill.

Layton said residents want a four-way stop at 50 W. 750 South. There is a bend on the southeast side that affects visibility, and there are four special needs kids in that neighborhood. **Mellor** said Staff will check it out by sending police to monitor speeds and a traffic engineer to assess the situation. If the police don’t have a strong opinion, half the time the traffic engineer will say the City can do what they want.

Layton mentioned a missing sidewalk piece on the northeast corner of Glover and frontage road where children walk to school. **Mellor** said the asphalt trail on the east side north of the four-way stop will be ripped out for an upcoming road expansion, and completing the sidewalk will be part of that budget.

Mellor said trees are coming to the 90 affected homes. For every 30 feet of property exposed, property owners will get a tree planted.

Layton has had residents ask for opt-in text alerts for City Council and Planning Commission agendas. **Mellor** said so far the only text system the City has is for parks and rec, but it may be a possibility.

Isaacson asked for an update on the Stack project. **Mellor** answered that they are waiting on the Rocky Mountain Power (RMP) substation. RMP has been struggling financially due to lawsuits in Oregon and California. However, Kaysville has their own power right at the City border there.

Shumway suggested a potluck on July 5 in order to participate in a statewide event meant to bring neighborhoods together. A \$1,500 stipend may be available. It could become a fundraising opportunity for the Rock Mill.

Mellor said due to the North Salt Lake homeless shelter approval, the push for a homeless shelter is over for the time being in Davis County. A warming station will be available in Kaysville at a facility that used to do emission testing. The focus is now permanent support housing, which he has been talking to Davis County Commissioners about. He mentioned that appraisals showing the value of the Rock Hotel Dental with and without parking are back, showing a difference of \$170,000. Farmington will work with Davis County to get Glovers widened in 2027. This will require the annexation of Glovers into Farmington.

Child said residents would like a “dead end” sign with no outlet on 200 South, 375 E. Cobble Creek. **Isaacson** noted that mosquito foggers have been attached to an e-bike that travels up and down the trails throughout the City. **Leeman** asked if Farmington could install signage throughout the city to indicate area attractions such as the Western Sports Park and Lagoon.

Mellor said before the City agrees to putting garbage cans on the Denver and Rio Grande Western (D&RGW) Rail Trail crossings in order to keep the trails cleaner, he would like to bring City Parks and Recreation Director **Colby Thackeray** into the discussion. The only other trail that has garbage cans is the Lagoon Trail, and Lagoon empties those cans. **Shumway** said City parks are so clean because of the dumpsters, not because of garbage cans. When there was a garbage can by the pickleball courts, it was often overflowing and trash was blown by the wind.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:55 p.m.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

DeAnn Carlile, Recorder



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Levi Ball
Date: October 15, 2025
Subject: **September 2025 Monthly Financial Report**

The monthly financial report will be emailed directly to the mayor and city council members, outside of the council meeting packets. Please refer to that separate communication. As always, staff is ready and willing to discuss any questions you may have.

Respectfully submitted,

Levi Ball

Review and concur,

Brigham Mellor