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

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, November 18th, 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.

- Discuss Fire Department move to 8 handed staffing
- Discuss Park Reservation Policy
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Amy Shumway, Councilmember
- Pledge of Allegiance – Brigham Mellor, City Manager

PRESENTATION:

- Recognition of Hailey Robinson, Student of the Month 3
- Resolution renaming Kings Cross Trail to Ben's Berms 5

PUBLIC HEARINGS:

- Consideration of a rezone Development Agreement and Schematic Subdivision plan for the Heritage Residential Subdivision 8
- Issuance of Series 2025 Sales & Franchise Tax Revenue Bond 201

BUSINESS:

- Consider approval of SIRQ Construction to be the Construction Manager / General Contractor for Fire Station 72 203
- Consideration of a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plat for C3 Quik Trip, including sign details. 242
- Consideration of a Project Master Plan PMP and schematic subdivision plat for The Violet 279
- White Horse Preliminary Planned Unit Development (PUD) 308
- Amendment to Development Agreement for the Hess Farms Subdivision 336
- Packer Subdivision Alternate Lot Size and Sidewalk Installation Considerations 353

Minute motion adjourning to the Board of Municipal Canvassers

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION: 377

1. Approval of Minutes for 10.21.25 378
2. Monthly Financial Report 392
3. Surplus Property List 393

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

.I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on November 13, 2025

CITY COUNCIL AGENDA

PRESENTATION

AGENDA TITLE: Student of the Month – Hailey Robinson

MEETING DATE: November 18, 2025

Farmington City Student of the Month

Hailey Robinson

Hailey is amazing! She is one of the most hard-working, considerate, and friendly students. She has a really bright future ahead of her and deserves positive recognition for all that she does.

Nomination by: Farmington Junior High Choir Teacher

CITY COUNCIL AGENDA

PRESENTATION

AGENDA TITLE: Resolution Renaming the Kings Cross Trail at the Farm Mountain Bike Park to Ben's Berms

MEETING DATE: November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Brigham Mellor

Date: 11/18/2025

Subject: Resolution renaming Kings Cross Mountain Bike Trail to Ben's Berms

RECOMMENDATION(S)

Approve the resolution renaming the trail Kings Cross to Ben's Berms.

BACKGROUND

Ben Butterfield has been an active supporter and promoter of Farmington's mountain biking community for years. He was involved from the beginning in creating the Farm mountain bike park. Ben is wrapping up his tenure as the Farmington Mountain High Bike coach. The youth from the mountain team have sent their team captains to the council with a special request - to rename this popular section of the trail in honor of Ben's service to the community.

Respectfully submitted,

Brigham Mellor
City Manager

RESOLUTION NO: 2025-48

A RESOLUTION OF THE FARMINGTON CITY COUNCIL RENAMING THE KINGS CROSS TRAIL AT THE FARM MOUNTAIN BIKE PARK TO BEN'S BERMS

WHEREAS, Farmington City maintains a public mountain bike park on the Eastern foothills of Farmington City named The Farm Mountain Bike Park; and

WHEREAS, multiple trails snake through this well-used and greatly appreciated park; and

WHEREAS, the Farmington High School Mountain Bike Team frequently uses those trails for practice and training; and

WHEREAS, Coach Ben Butterfield has coached the team for several years, along with other bicycle teams, and has long engaged in leadership and education for youth mountain biking; and

WHEREAS, the City Council desired to acknowledge and celebrate his years of service to the mountain biking community and Farmington City's youth,

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

Section 1: Renaming of Trail. The trail currently marked and known as Kings Cross Trail at The Farm Mountain Bike Park shall hereafter be named and marked as Ben's Berms Trail. City staff are directed to implement this change through signage and applications.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 18TH DAY OF NOVEMBER 2025.

ATTEST: **FARMINGTON CITY**

_____ _____

DeAnn Carlile, City Recorder **Brett Anderson, Mayor**

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Consideration of a Rezone Development Agreement and Schematic Subdivision plan for the Heritage Residential Subdivision
PRESENTED BY:	Lyle Gibson, Community Development Director
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: **Mayor and City Council**

From: **Lyle Gibson – Community Development Director**

Date: **11/18/2025**

Subject: **Consideration of a rezone, development agreement and schematic subdivision plan for the Heritage residential subdivision.**

RECOMMENDED MOTION

Motion to deny the rezone, development agreement and schematic subdivision plan for the Heritage residential subdivision.

Finding:

1. **The proposed development is inconsistent with the Farmington City General Plan and vision for the area.**
2. **The subdivision as designed creates a neighborhood that is incompatible with surrounding neighborhoods.**
3. **The proposed development does not comply with the stated purpose of the requested zoning district and the AP overlay.**
4. **Reasons vocalized by those in attendance at the public hearing and otherwise submitted to the record.**

BACKGROUND

The Planning Commission held a public hearing regarding this item on October 9, 2025. Minutes from the meeting have been included. The recommended motion in this report reflects the recommendation of the Planning Commission from that meeting. Recognizing the concerns expressed by the public and the lack of support from the Planning Commission as it relates to this proposal, the applicant is interested in presenting the project to the city council in hopes of receiving support from the council or to at least receive clear direction from city leaders as to what type of development may be accepted.

Report as presented to the Planning Commission:

The property owner operates the Buffalo Ranch equestrian center and grounds at the subject address which runs adjacent to the West Davis Corridor from roughly Clark Lane

to Flat Rock Drive. The property operates as a commercial use and was for many years under a conservation easement that was nullified by the new freeway project. While the conservation easement is no longer in effect to limit what can be done on the property, the city still maintains its land use authority and zoning powers The existing center essentially operates as a non-conforming business in a zone which otherwise is very limited in the amount of development that would be allowed. The property owner has expressed an interest in changing the use of the property as the freeway greatly impact their ability to operate the business as they have in the past. In search of alternate uses, Cole West has come to the table with a proposal for a residential subdivision.

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

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

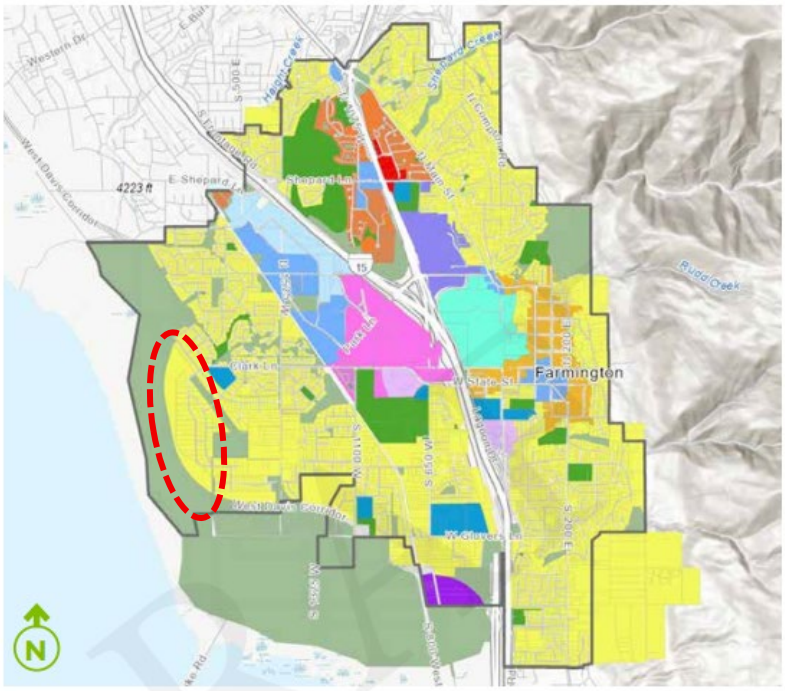
The existing zone would allow for development of 1 unit for every 5 acres of property, the proposed project, Heritage, is approximately 3.7 units per acre. The development as proposed includes single family home lots accessed from a public road network with access at the existing entrance to Buffalo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

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

The rezone and Development Agreement process signify a legislative process granting the city broad discretion in whether or not to approval the request. The City Council is tasked with making a decision as to whether or not to approve the project based on its findings of compatibility and/or appropriateness of the request. The general plan which was recently updated offers a vision upon which a motion may be supported. Regarding housing, the plan indicates some themes and priorities for consideration:

- **Preservation of Neighborhood Character, Compatibility and Integrity**
- **Housing Diversity**
- **Cohesive and Sustainable Growth**
- **Compatible & Planned Development Patterns**
- **Celebrate and Highlight Distinguishing Features**

General Plan Future Land Use Map:



- NR Neighborhood Residential
- OTR Original Townsite Residential
- MMR Mixed / Medium Residential
- NMU Neighborhood Mixed Use / Node
- MUC Mixed Use Commercial
- OMU Office Mixed Use / Business Park
- TMU Mixed Use / Transportation Center
- GC General Commercial
- CRR Commercial Recreation / Resort
- FLX Business Park / Flex Spaces / Commercial Ag
- M/LI Light Manufacturing / Light Industrial
- CR Community / Recreation Spaces
- OS Open Spaces / Conservation
- CV Civic / Community
- UI Utilities / Infrastructure

Future Land Use & Zoning Correlation Matrix

	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV
Residential & Neighborhood Zones														
AA - Agriculture - Very Low Density	■									■			■	
A - Agriculture	■									■				
AE - Agricultural Estates	■													
LS - Large Suburban Residential	■													
S - Suburban Residential	■													
LR - Large Residential	■													
R - Residential	■	■												
OTR - Original Townsite Residential	■	■	■	■										
R-2 - Residential		■	■											
R-4 - Residential			■											
R-8 - Residential			■											
CRT - Commercial Recreation Transition			■	■	■									
Conservation / Community Zones														
B - Buffer													■	
Commercial; Employment Zones														
C - General Commercial								■						
BR - Business Residential				■	■									■
BP - Business Park										■				■
OP - Office Professional						■								■
C-H - Commercial Highway								■						
C-R - Commercial Recreation									■					
LM&B - Light Manufacturing & Business											■			
Mixed Use Zones														
OS - Open Space							■					■	■	
RMU - Residential Mixed Use							■							
OMU - Office Mixed Use							■							■
GMU - General Mixed Use							■							
TMU - Transit Mixed Use							■							
CMU - Commercial Mixed Use					■	■	■							
NMU - Neighborhood Mixed Use				■		■								

NR

The Neighborhood Residential areas of Farmington offer opportunities for conventional residential neighborhoods. These areas include medium-to-large residential lots and may also include clustered developments with smaller lots that offer shared open spaces and/or protect sensitive areas.

Respectfully submitted,

Lyle Gibson
Community Development Director

Review and concur,

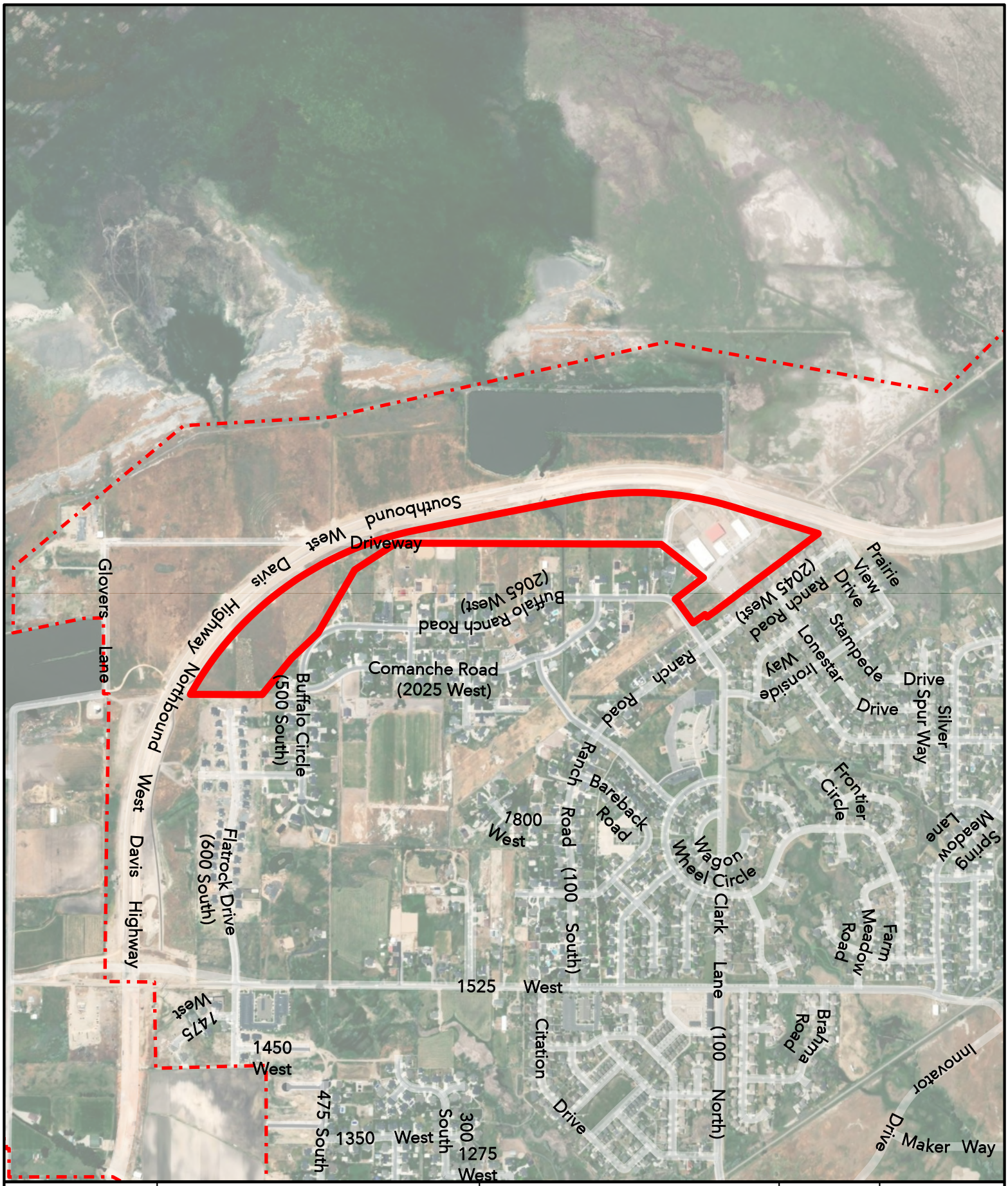
Brigham Mellor
City Manager

Supplemental Information

1. **Vicinity Map**
2. **Current Zoning Map**
3. **Traffic Study Summary**
4. **Development Agreement and General Development Plan / Schematic Plan**
5. **Applicant presentation**
6. Minutes from the 10/9/2025 Planning Commission Hearing, including copies of emails sent to the Planning Commission prior to the hearing.

Agreement approved as to form:

Paul Roberts



FARMINGTON
1847
MORE TIME FOR LIVING

VICINITY MAP

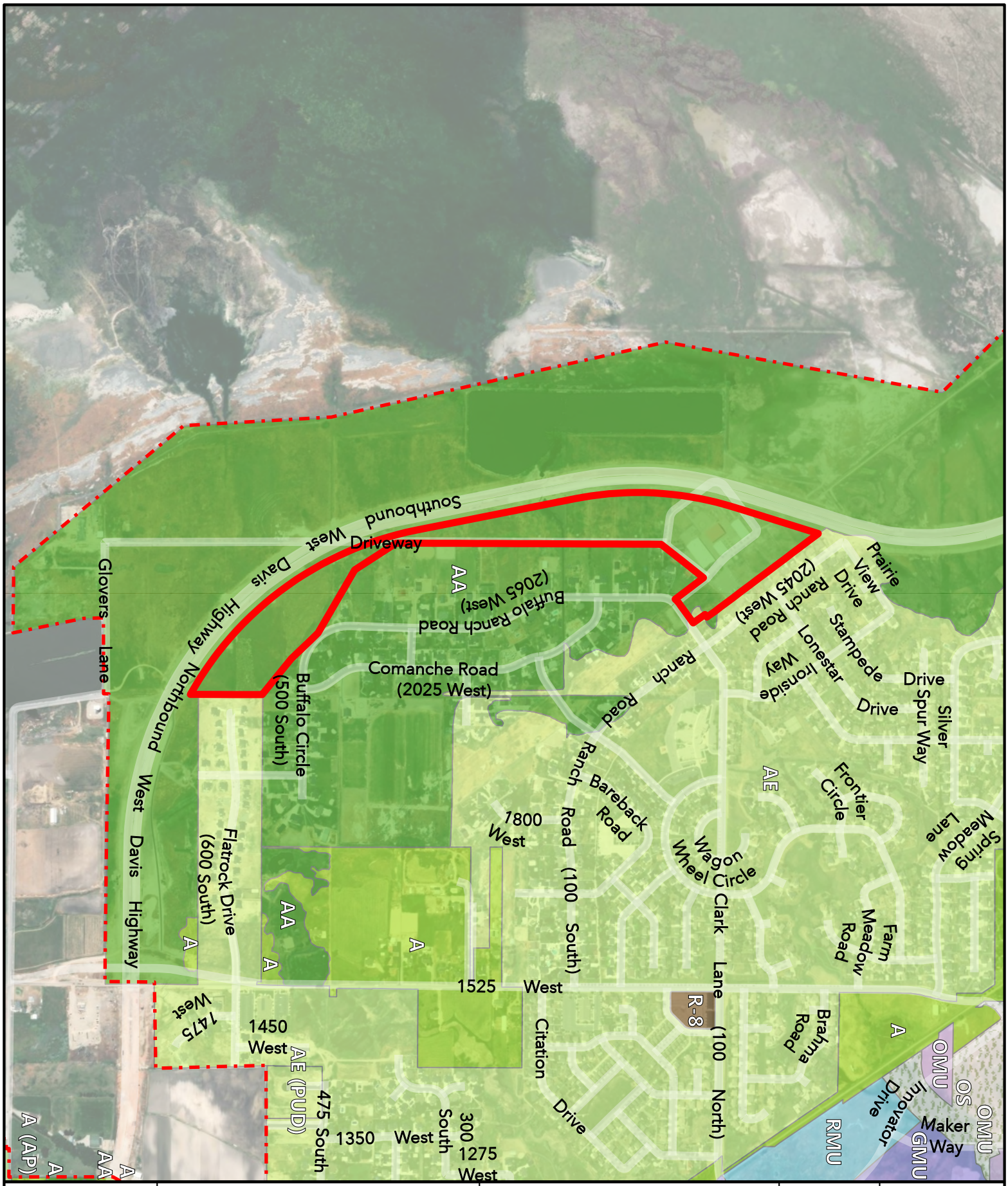
Heritage

0 500 1,000 1,500 2,000 Feet

0 110 220 330 440 Meters

W N S E

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



FARMINGTON
1847
MORE TIME FOR LIVING

VICINITY MAP

Heritage

0 500 1,000 1,500 2,000 Feet

0 110 220 330 440 Meters

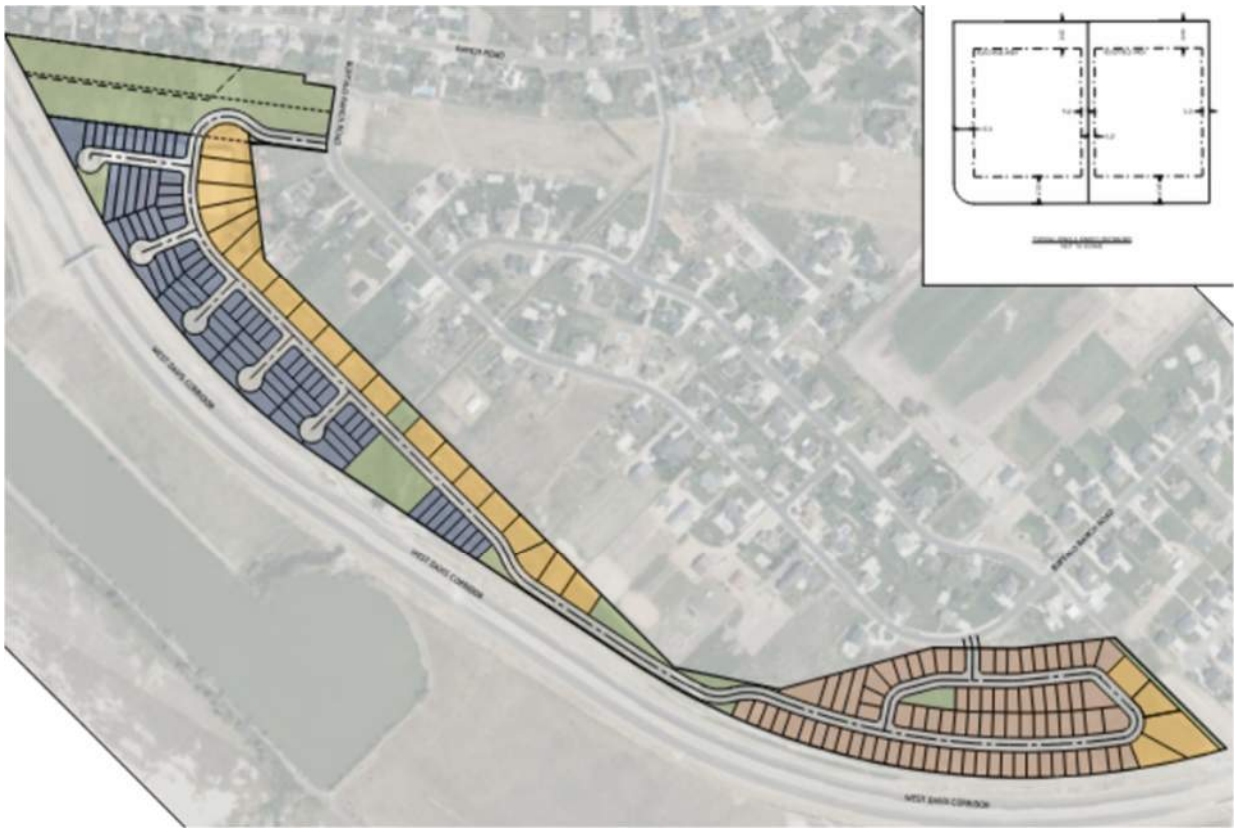
W N S E FC

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

HALES ENGINEERING
innovative transportation solutions

Heritage

Traffic Impact Study



Farmington, Utah

August 28, 2025

UT25-3079

LICENSED PROFESSIONAL ENGINEER
NO. 14018341
SCOTT E. M. DUCLOS
08/28/2025
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Heritage development located in Farmington, Utah. The development is located east of the West Davis Corridor and west of Buffalo Ranch Road.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2025) and future (2030) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

	Intersection	Level of Service							
		Existing (2025)				Future (2030)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Flatrock Drive / 1525 West	a	a	a	a	a	a	a	a
2	Clark Lane / 1525 West	A	A	A	A	A	A	A	A
3	2045 West / Buffalo Ranch Rd & Clark Ln	a	a	a	a	a	a	a	a
4	North Access / Buffalo Ranch Road	a	a	a	a	a	a	a	a
5	Comanche Road / Buffalo Circle	a	a	-	-	a	a	-	-
6	South Access / Buffalo Circle	-	-	a	a	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, August 2025

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of 187 single family residential units • The project is anticipated to generate approximately 1,775 weekday daily trips, including 131 trips in the morning peak hour, and 171 trips in the evening peak hour		
2025	**Background**	**Plus Project**
Findings	• Acceptable LOS	• Acceptable LOS
2030	**Background**	**Plus Project**
Assumptions	• 1% annual growth rate	• None
Findings	• Acceptable LOS	• Acceptable LOS

TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... **i**
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS i
TABLE OF CONTENTS ..... **ii**
LIST OF TABLES ..... **iii**
LIST OF FIGURES ..... **iii**
I. INTRODUCTION **1**
A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2
II. EXISTING (2025) BACKGROUND CONDITIONS **4**
A. Purpose 4
B. Roadway System 4
C. Crash Data Summary 4
D. Traffic Volumes 5
E. Level of Service Analysis 6
F. Queuing Analysis 6
G. Mitigation Measures 6
III. PROJECT CONDITIONS **9**
A. Purpose 9
B. Project Description 9
C. Trip Generation 9
D. Trip Distribution and Assignment 9
E. Access 10
F. Auxiliary Lanes 10
IV. EXISTING (2025) PLUS PROJECT CONDITIONS **13**
A. Purpose 13
B. Traffic Volumes 13
C. Level of Service Analysis 13
D. Queuing Analysis 13
E. Mitigation Measures 13
V. FUTURE (2030) BACKGROUND CONDITIONS **16**
A. Purpose 16
B. Roadway Network 16
C. Traffic Volumes 16
D. Level of Service Analysis 16
E. Queuing Analysis 16
F. Mitigation Measures 16
VI. FUTURE (2030) PLUS PROJECT CONDITIONS **20**
A. Purpose 20
B. Traffic Volumes 20
C. Level of Service Analysis 20
D. Queuing Analysis 20
E. Mitigation Measures 20

Appendix A: Project Site Plan
Appendix B: Turning Movement Counts
Appendix C: LOS Results
Appendix D: Queuing Results
Appendix E: Crash Data Reports

LIST OF TABLES

Table 1: Level of Service Description 3
Table 2: Crash Severity by Intersection 4
Table 3: Crash Type by Intersection 5
Table 4: Existing (2025) Background Peak Hour LOS 6
Table 5: Trip Generation 9
Table 6: New Trip Distribution 10
Table 7: Existing (2025) Plus Project Peak Hour LOS 13
Table 8: Future (2030) Background Peak Hour LOS 19
Table 9: Future (2030) Plus Project Peak Hour LOS 20

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Farmington, Utah 1
Figure 2: Existing (2025) background peak hour traffic volumes 7
Figure 3: Trip assignment for the peak hours 11
Figure 4: Existing (2025) plus project peak hour traffic volumes 14
Figure 5: Future (2030) background peak hour traffic volumes 17
Figure 6: Future (2030) plus project peak hour traffic volumes 21

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Heritage development located in Farmington, Utah. The proposed project is located east of the West Davis Corridor and west of Buffalo Ranch Road. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2025) and future (2030) conditions with and without the proposed project and to recommend mitigation measures as needed.

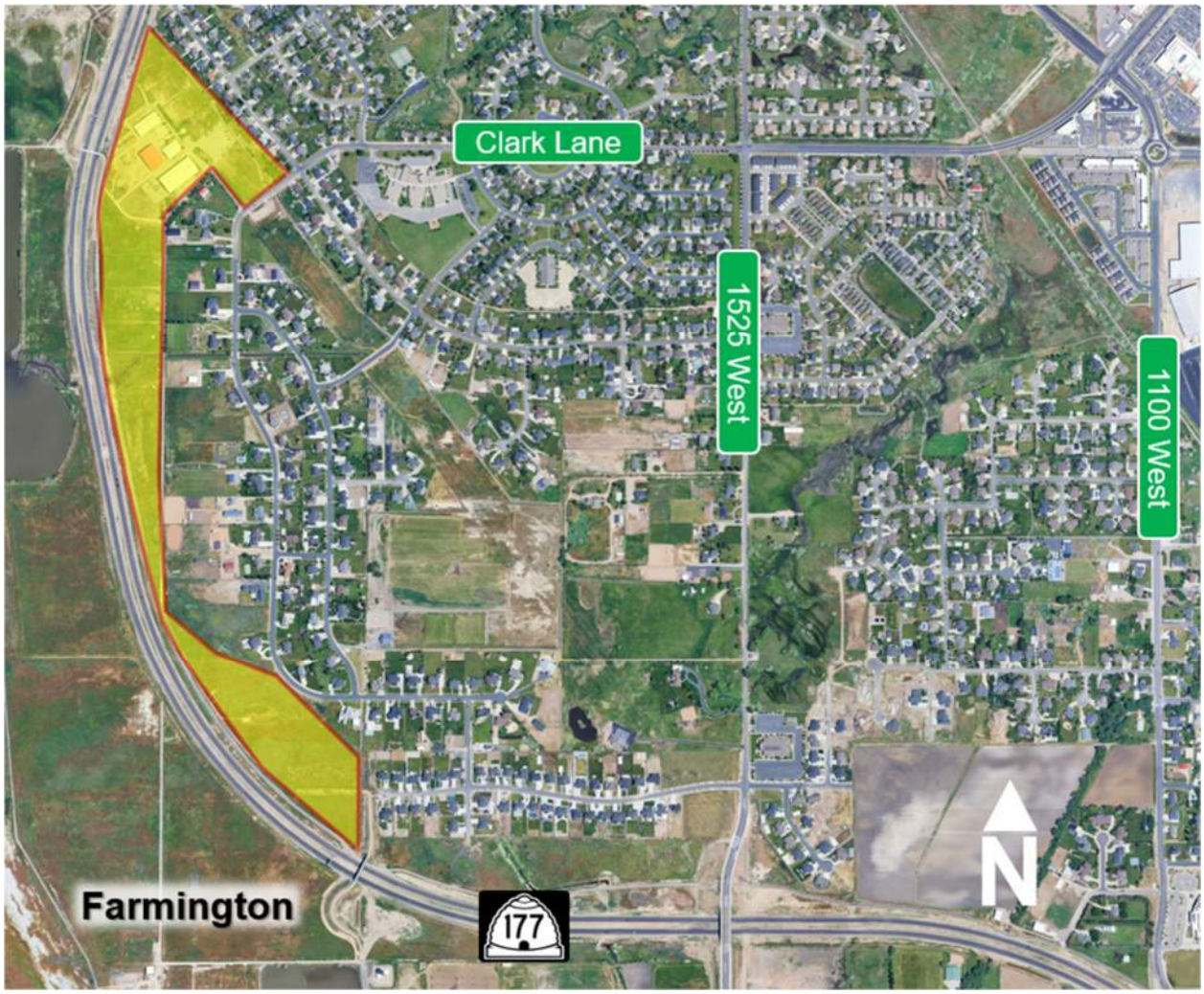


Figure 1: Vicinity map showing the project location in Farmington, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Flatrock Drive / 1525 West
- Clark Lane / 1525 West
- 2045 West / Buffalo Ranch Road & Clark Lane
- North Access / Buffalo Ranch Road
- Comanche Road / Buffalo Circle
- South Access / Buffalo Circle

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2025) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Buffalo Ranch Road – is a city-maintained roadway which is classified by the Farmington City Transportation Master Plan (June 2009) as a local road. The roadway has two travel lanes in each direction. The posted speed limit is 25 mph in the study area.

Buffalo Circle – is a city-maintained roadway which is classified by the Farmington City Transportation Master Plan (June 2009) as a local road. The roadway has two travel lanes in each direction. The posted speed limit is 25 mph in the study area.

C. Crash Data Summary

Hales Engineering obtained crash data within 250 feet of the study intersection(s). Five years of crash data were collected between January 1, 2020, and December 31, 2024, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 4 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

Table 2: Crash Severity by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
Clark Lane / 1525 West	0	0	0	1	2	**3**
Flatrock Drive / 1525 West	0	0	0	0	1	**1**
TOTAL	**0**	**0**	**0**	**1**	**3**	**4**

Source: UDOT Numetric AASHTOWare, August 2025

Table 3: Crash Type by Intersection

Intersection	Crash Type					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
Clark Lane / 1525 West	0	0	2	1	0	**3**
Flatrock Drive / 1525 West	0	1	0	0	0	**1**
TOTAL	**0**	**1**	**2**	**1**	**0**	**4**

Source: UDOT Numetric AASHTOWare, August 2025

Based on lack of identified trends in the crash data, no recommendations are recommended.

D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Flatrock Drive / 1525 West
- Clark Lane / 1525 West
- 2045 West / Buffalo Ranch Road & Clark Lane
- North Access / Buffalo Ranch Road
- Comanche Road / Buffalo Circle

The counts were performed on Thursday, August 1, 2025, for the Flatrock Drive / 1525 West, Clark Lane / 1525 West, and Comanche Road / Buffalo Circle intersections and Tuesday November 1, 2022, for the 2045 West / Buffalo Ranch Road & Clark Lane and North Access / Buffalo Ranch Road intersections. The morning peak hour was determined to be between 8:00 and 9:00 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 34% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-67 (ATR #625). In recent years, traffic volumes in August and November have been equal to approximately 95% and 107%, respectively, of average traffic volumes. The observed traffic volumes for November were adjusted accordingly to determine average turning movement counts at the study intersections. The observed traffic volumes for August were not adjusted to remain conservative.

Since morning peak hour count data were not collected on November 1, 2022, for the 2045 West / Buffalo Ranch Road & Clark Lane and North Access / Buffalo Ranch Road intersections, Hales Engineering used evening count data from November 1, 2022, to estimate morning peak hour turning movement counts. This was accomplished by using Institute of Transportation Engineers (ITE), *Trip Generation*, 12th Edition, 2025 vehicle time of day distribution percentages for single family detached housing land use.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2025) conditions.

Table 4: Existing (2025) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Flatrock Drive / 1525 West	EB/WB Stop	a (4.6) / WBL	a (4.3) / EBL
Clark Lane / 1525 West	AWSC	A (5.7)	A (6.4)
2045 West / Buffalo Ranch Rd & Clark Ln	NWB/SEB Stop	a (4.2) / SET	a (5.6) / SET
North Access / Buffalo Ranch Road	SEB Stop	a (0.2) / SWR	a (5.8) / SEL
Comanche Road / Buffalo Circle	SB Stop	a (3.8) / SBL	a (4.2) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

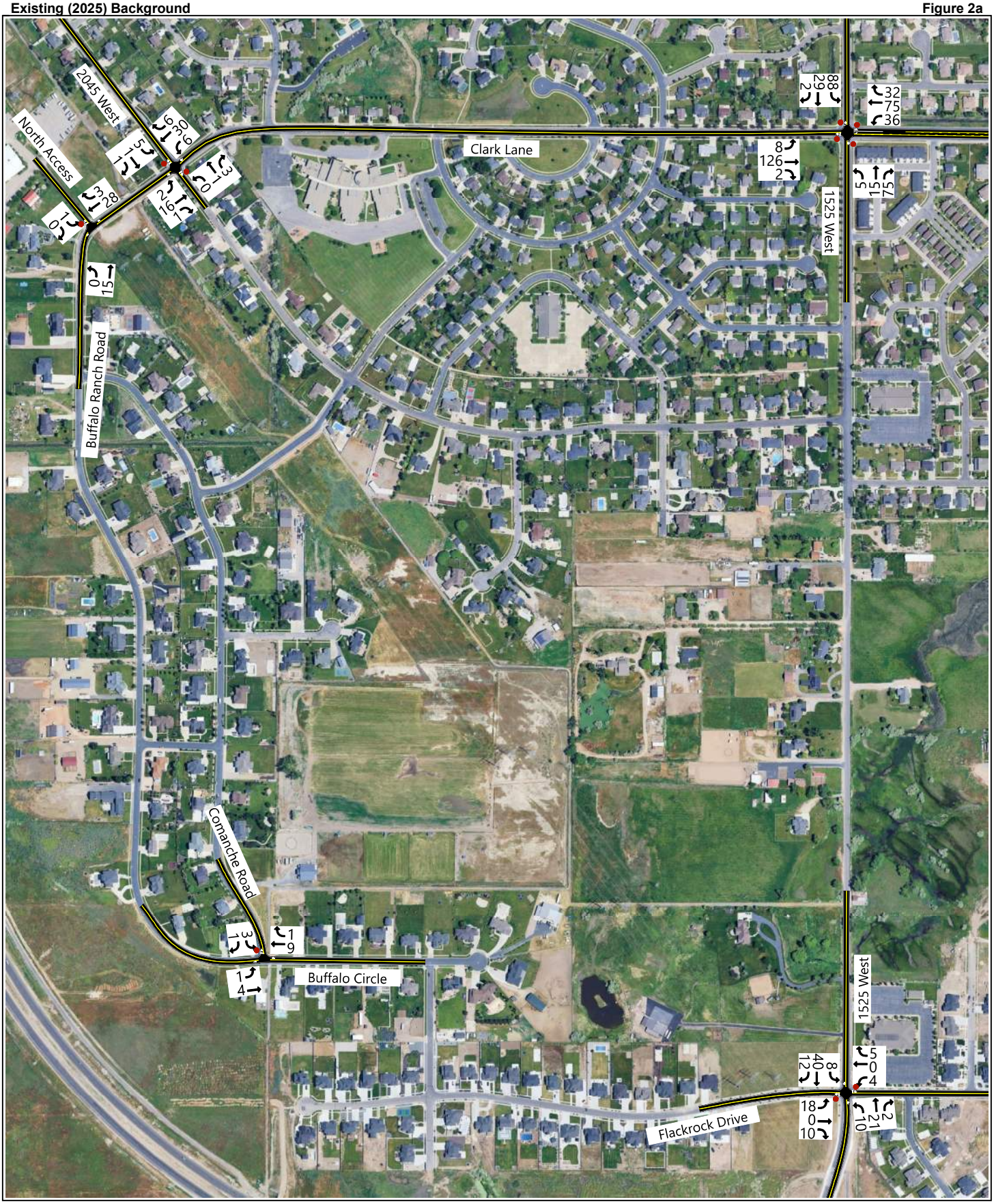
Source: Hales Engineering, August 2025

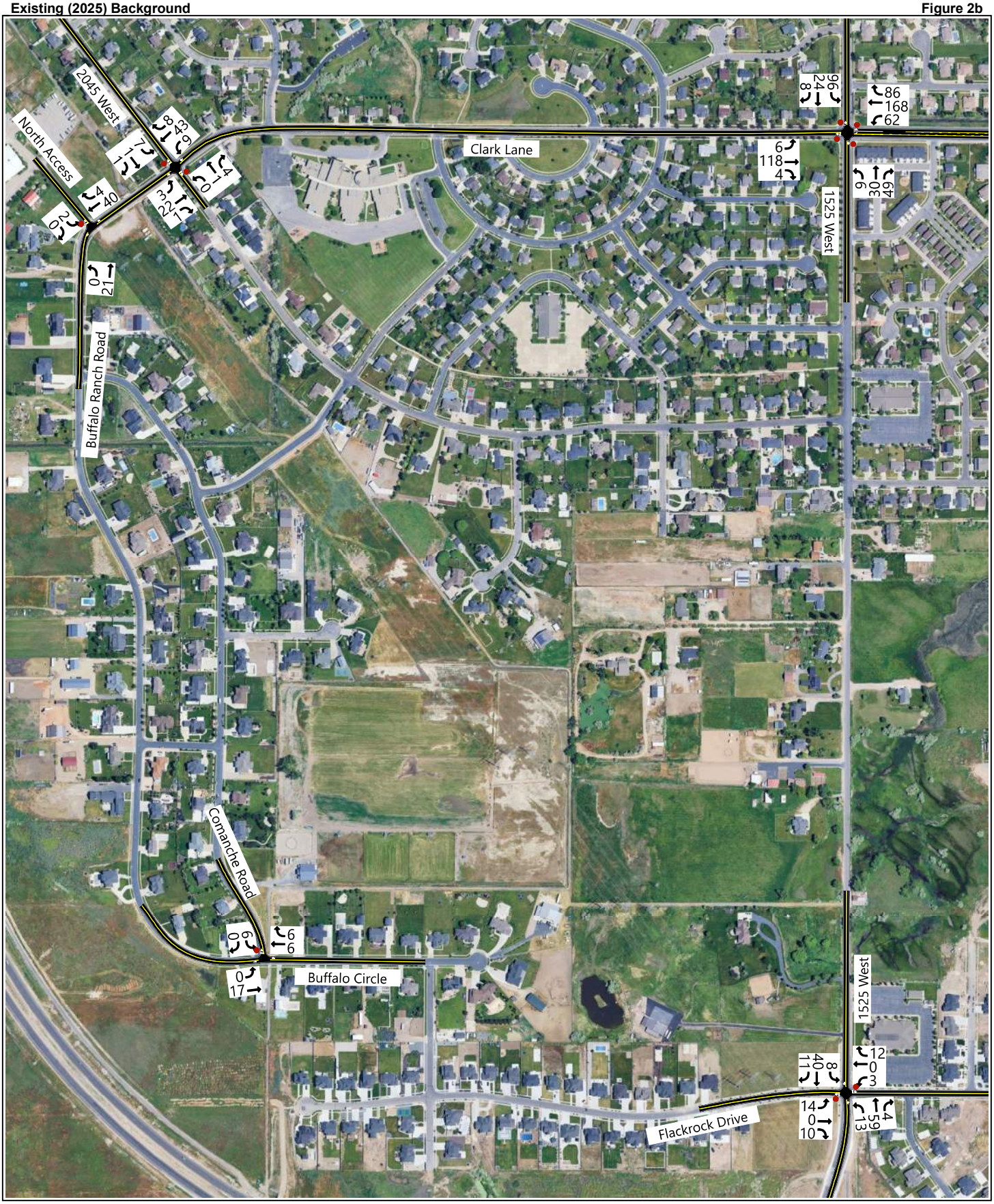
F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours.

G. Mitigation Measures

No mitigation measures are recommended.


2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Comanche Road
Buffalo Circle
Flackrock Drive
1525 West


2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Comanche Road
Buffalo Circle
Flackrock Drive
1525 West
8 43 9
7 1 1
4 0 14
4 40 3
2 0 22
0 21 1
96 24 8
86 168 62
6 118 4
6 30 49
0 6 3
6 6 0
0 17 1
8 40 11
12 0 3
14 0 10
4 55 13

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Heritage development is located east of the West Davis Corridor and west of Buffalo Ranch Road. The development will consist of 187 single family homes. A concept plan for the proposed development is provided in Appendix A.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 12th Edition, 2025.

Trip generation for the proposed project is included in Table 5. The total trip generation for the development is as follows:

- Daily Trips: 1,775
- Morning Peak Hour Trips: 131
- Evening Peak Hour Trips: 171

Table 5: Trip Generation

Trip Generation Farmington - Heritage									
	Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
				Total	% In	% Out	In	Out	Total
Weekday Daily									
	Single-Family Detached Housing (210)	187	DU	1,775	50%	50%	888	887	1,775
AM Peak Hour									
	Single-Family Detached Housing (210)	187	DU	131	27%	73%	35	96	131
PM Peak Hour									
	Single-Family Detached Housing (210)	187	DU	171	62%	38%	106	65	171
1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.									
SOURCE: Hales Engineering, August 2025									

D. Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions.

Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 6.

Table 6: New Trip Distribution

Direction	% To/From Project
North (1525 West)	15%
South (1525 West)	15%
East (Clark Lane)	70%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following locations:

Buffalo Ranch Road:

- The North Access is an existing access located approximately 455 feet southeast of the 2045 West / Buffalo Ranch Road & Clark Lane intersection. It accesses the project on the northwest side of Buffalo Ranch Road. The access is stop-controlled.

Buffalo Circle:

- The South Access will be located approximately 380 feet west of the Comanche Road / Buffalo Circle intersection. It will access the project on the south side of Buffalo Circle. It is anticipated that the access will be stop-controlled.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended.

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West

IV. EXISTING (2025) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2025) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2025) background traffic volumes to predict turning movement volumes for existing (2025) plus project conditions. Existing (2025) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 7.

Table 7: Existing (2025) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Flatrock Drive / 1525 West	EB/WB Stop	a (4.6) / WBL	a (4.6) / EBL
Clark Lane / 1525 West	AWSC	A (6.2)	A (7.2)
2045 West / Buffalo Ranch Rd & Clark Ln	NWB/SEB Stop	a (5.8) / SET	a (5.7) / SWL
North Access / Buffalo Ranch Road	SEB Stop	a (4.3) / SEL	a (4.6) / SEL
South Access / Buffalo Circle	NEB Stop	a (4.1) / NEL	a (4.3) / NEL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2025

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West
8 120 9
7 1 1
49 72
30 5
3 69 7
0 1 4
96 24 24
86 229 75
15 156 4
6 203 75
8 40
14 21
22 22 32
19 13
40 24 8
12 0 3
22 0 20
4 559 29

V. FUTURE (2030) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2030) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) Regional Transportation Plan, there are no projects planned before 2030 in the study area. Therefore, no changes were made to the roadway network for the future (2030) analysis. A future interchange is planned on the West Davis Corridor (SR-177) at 1525 West, but it was not assumed to be funded or completed before 2030.

C. Traffic Volumes

Hales Engineering estimated future (2030) forecasted volumes using annual average daily traffic (AADT) history data from UDOT. AADT data for the roadway network in the study area showed minimal growth in the area over the past six years. However, to remain conservative a 1% annual growth rate was applied and rounded up to existing background volumes to obtain future forecasted volumes. Future (2030) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2030) background conditions, as shown in Table 8. These results serve as a baseline condition for the impact analysis of the proposed development for future (2030) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

F. Mitigation Measures

No mitigation measures are recommended.

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Comanche Road
Buffalo Circle
Flackrock Drive
1525 West

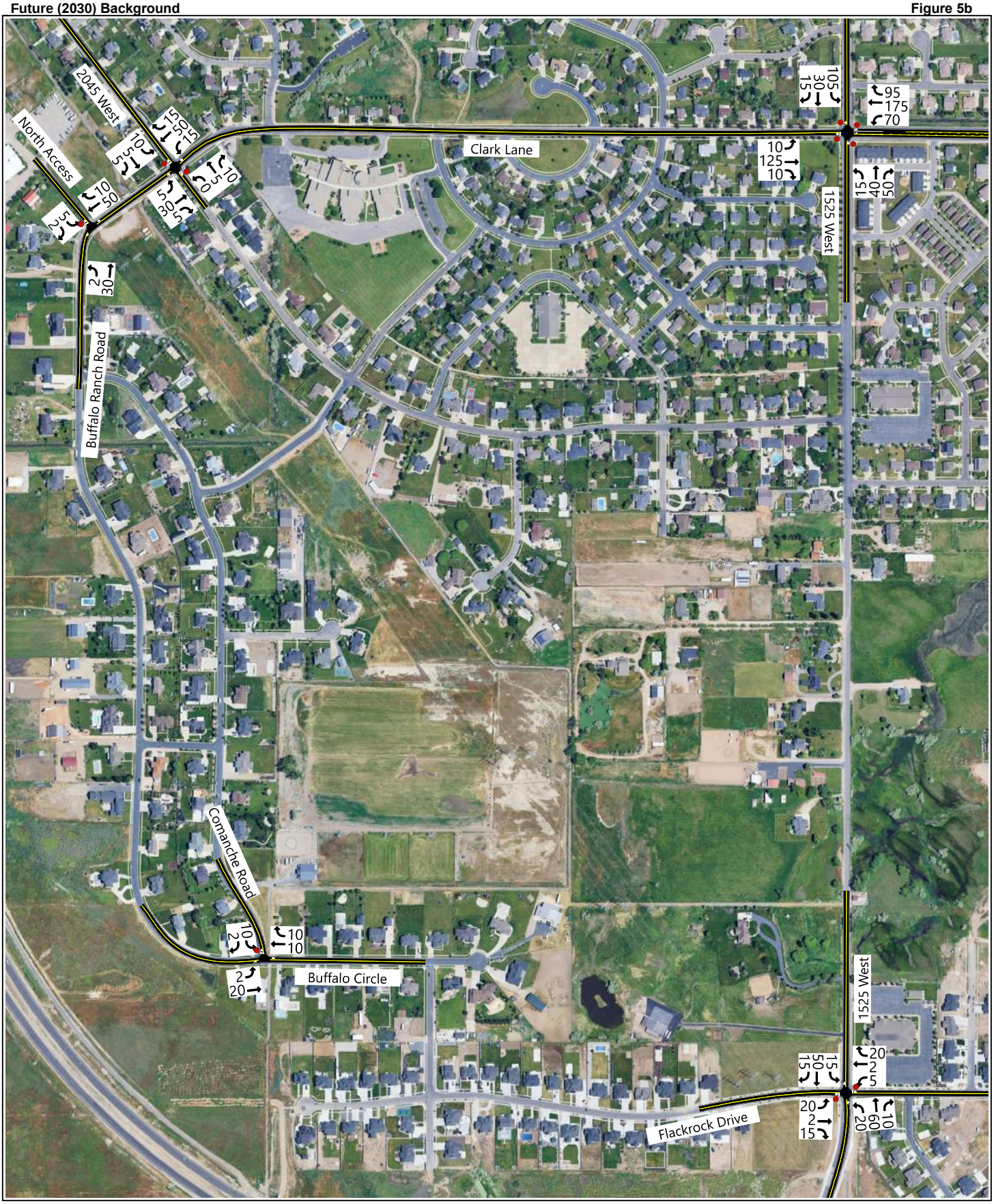

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Comanche Road
Buffalo Circle
Flackrock Drive
1525 West
105
30
15
95
175
70
10
125
10
15
40
50
15
55
15
10
5
5
10
0
5
30
5
10
50
5
2
2
30
10
2
10
10
2
20
15
50
15
20
2
5
20
2
15
10
60
20

Table 8: Future (2030) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	**Control**	**Morning Peak**	**Evening Peak**
Flatrock Drive / 1525 West	EB/WB Stop	a (6.8) / WBT	a (5.0) / EBT
Clark Lane / 1525 West	AWSC	A (5.9)	A (6.7)
2045 West / Buffalo Ranch Rd & Clark Ln	NWB/SEB Stop	a (5.3) / SET	a (5.0) / SET
North Access / Buffalo Ranch Road	SEB Stop	a (4.0) / SEL	a (4.3) / SEL
Comanche Road / Buffalo Circle	SB Stop	a (3.8) / SBL	a (3.8) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2025

VI. FUTURE (2030) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2030) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2030) background traffic volumes to predict turning movement volumes for future (2030) plus project conditions. Future (2030) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2030) plus project conditions, as shown in Table 9.

Table 9: Future (2030) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Flatrock Drive / 1525 West	EB/WB Stop	a (5.4) / EBT	a (5.1) / EBL
Clark Lane / 1525 West	AWSC	A (6.7)	A (7.6)
2045 West / Buffalo Ranch Rd & Clark Ln	NWB/SEB Stop	a (5.5) / SET	a (5.4) / SEL
North Access / Buffalo Ranch Road	SEB Stop	a (4.5) / SEL	a (4.7) / SEL
South Access / Buffalo Circle	NEB Stop	a (4.3) / NEL	a (4.4) / NEL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, August 2025

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West
10 55 10
10 55 5
5 10 5
20 43
47 9
5 91 5
3 49
95 32 10
40 98 47
30 191 5
10 20 16
22 8
20 11
29 78
155 45 22
10 2 10
36 2 29
5 25 25

2045 West
North Access
Clark Lane
1525 West
Buffalo Ranch Road
Buffalo Circle
South Access
Flackrock Drive
1525 West
105
30
31
95
236
83
19
163
10
15
40
58
15
17
12
15
10
5
5
10
0
10
55
82
33
7
5
77
5
10
49
20
21
12
23
19
13
15
50
28
20
5
28
2
25
10
60
36

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

DEVELOPMENT AGREEMENT
FOR THE HERITAGE RESIDENTIAL SUBDIVISION

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2025, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **COLE WEST**, a limited liability company of the State of Utah, hereinafter referred to as the "Developer."

RECITALS:

A. Developer owns approximately 51 acres of land located within the City, which property is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

B. Developer desires to develop a project on the Property to be known as the (the "Project"). Developer has submitted an application to the City seeking approval to be included in the AP District to permit alternate development standards in accordance with the City's Laws.

C. The City finds that the "Project" meets the purposes of the AP District as it produces non-agriculture development which enhances the purposes of the Agricultural zones and will enhance the community at large while ensuring orderly planning of the Property and furthering the objectives of the Farmington City General Plan.

D. Together with consideration of this Agreement, the Property is seeking the zoning designation of Agricultural Estates (AE). Unless otherwise specified within this agreement, the Property is subject to all City ordinances and regulations including the provisions of the City's General Plan, the City's zoning ordinances, the City's engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the "City's Laws").

E. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the City's Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City's Laws. This Agreement is wholly contingent upon the approval of that zoning application.

AGREEMENT

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

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

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

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

4. General Development Plan. The approved General Development Plan (the "GDP") for the entire Project is attached hereto as Exhibit "B" and incorporated by reference. All portions of the Project must be developed in accordance with the approved GDP. No amendment or modifications to the approved GDP shall be made by the Developer without written consent of the City. The Project shall be developed by Developer in accordance with all requirements contained herein. Any changes to the GDP that require an exception from approved development standards not otherwise addressed in this Agreement shall be considered by the City Council as an amendment to this Agreement, following the process established by Utah law for approval.

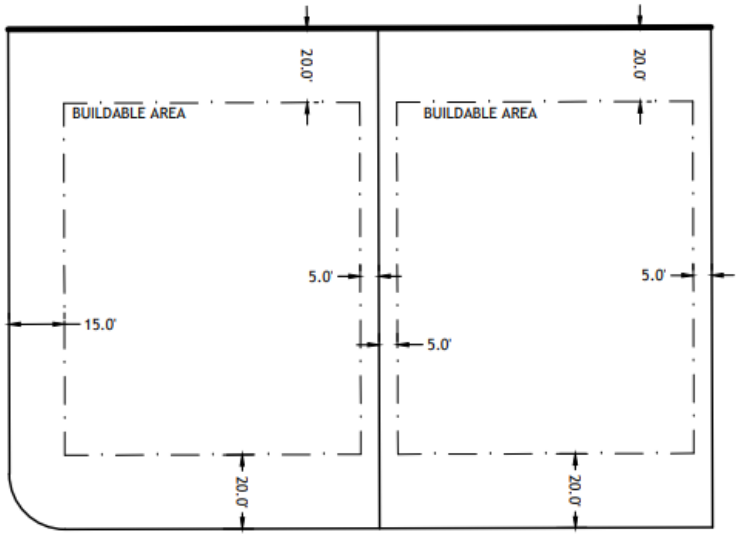
5. Alternative Development Standards. Pursuant to Utah Code Ann. § 10-9a-532(2)(a)(iii), this Development Agreement contains terms that conflict with, or is different from, a standard set forth in the existing land use regulations that govern the Property. This Agreement, which has undergone the same procedures for enacting a land use regulation, overrides those conflicting standards as it relates to this Project, as follows:

a) Maximum Number of Lots. Developer shall be permitted a maximum of 187 residential lots as shown in the GDP. A reduction in the total number of lots may be reviewed and permitted as an administrative action by the Planning Commission through the Preliminary Plat review process.

b) Lot Size. Lots shall be permitted to vary in size and deviate from the minimum lot size and width requirements identified in Chapter 11-10 of the Farmington City Code. Lots shall be as identified in the GDP with larger lots being developed adjacent to existing neighborhoods. No lot shall be smaller than 3,744 sq. ft. and any reduction causing a deviation in lot size exceeding 10% of what is identified in the GDP in the Preliminary or Final Plat shall require reconsideration of this Agreement. The Planning Commission may consider minor

adjustments within the 10 % range of reduction with no limit to a maximum lot size so long as the overall project plan is substantially similar to the GDP provided herein.

c) Setbacks. Setbacks on all residential lots within the Project shall be subject to the following diagram in lieu of the requirements of Chapter 11-10.



TYPICAL SINGLE FAMILY SETBACKS
NOT TO SCALE

6. Developer Obligations. In consideration of the exceptions to code provided by this Agreement, Developer acknowledges that certain obligations go beyond ordinary development requirements and restricts the Developer's rights to develop without undertaking these obligations. Developer agrees to the following provisions as a condition for being granted the zoning approval and exceptions under the code sought:

a) Sound Wall. Developer shall construct a 12 ft. high sound wall along the western perimeter of the Project adjacent to the West Davis Corridor right-of-way.

b) Trails and Open Space. Developer shall preserve Parcels A - I as identified in the GDP as open space. Open Space shall be owned and maintained by an owners' association with public access granted via easement for use of trails within the Project.

c) Amenities. Developer shall install and cause for the maintenance of amenities including sports courts, a playground, and picnic area as shown in the GDP.

d) Architecture. Developer shall ensure that the architecture used in the construction of homes to be built within the Project shall be of similar style and quality to those included in the GDP attached hereto.

7. City Obligations. City agrees to maintain any public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, and to

provide standard municipal services to the Project. The City shall provide all public services to the Project, with the exception of secondary water and sewer service, and to maintain the public improvements, including roads, intended to be public upon dedication to the City and acceptance in writing by the City; provided, however, that the City shall not be required to maintain any areas owned by Developer or improvements that are required to be maintained by a third party in the Project.

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

9. Indemnification and Insurance. Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents and assigns harmless from any and all liability, loss, damage, costs or expenses, including attorneys' fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any portion of the Project or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time. Developer shall furnish, or cause to be furnished, to the City a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars ($1,000,000.00) and naming the City as an additional insured. Alternatively, Developer may provide proof of self-insurance with adequate funds to cover such a claim.

10. Governmental Immunity. The Parties recognize and acknowledge that each Party is covered by the *Governmental Immunity Act of Utah*, codified at Section 63G-7-101, et seq., *Utah Code Annotated*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside the territorial limits of such party and shall be deemed officers and employees of such Party under the provisions of the *Utah Governmental Immunity Act*.

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

12. Assignment. The Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which shall not be unreasonably withheld and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. The Developer is affirmatively permitted to assign this Agreement to a wholly owned subsidiary under the same parent company.

13. Developer Responsible for Project Improvements. The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by Developer. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by Developer. City shall have no maintenance responsibility in relation to the property owned by Developer and shall only plow and maintain public roads that are designated as public on the plat. This section survives termination under Subsection 20.b) of this Agreement, unless specifically terminated in writing.

14. Onsite Improvements. At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of onsite water improvements installed within public rights-of-way sufficient for the development of the Project in accordance with City Code.

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

To Developer: _____
_____
_____
_____

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

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

a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

b) The right to draw upon any security posted or provided in connection with the Project.

c) The right to terminate this Agreement.

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

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

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

20. **Termination**.

a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within five (5) years from the date of this Agreement or if Developer does not comply with the City's laws and the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be effected by the City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

b) Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, and completion of all provisions of Sections 6 and 7 of this Agreement, the terms of this Agreement shall terminate upon thirty days' written notice to either Party. The non-noticing Party shall, within thirty days of receipt of the notice, provide to the noticing Party its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

21. **Attorneys' Fees.** In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party

or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorneys fee.

22. General Terms and Conditions.

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

b) Interlocal Agreement Approvals. This Agreement constitutes an interlocal agreement under Chapter 11-13 of the Utah Code. It shall be submitted to the authorized attorney for each Party for review and approval as to form in accordance with applicable provisions of Section 11-13-202.5, *Utah Code Annotated*, as amended. This Agreement shall be authorized and approved by resolution or ordinance of the legislative body of each Party in accordance with Section 11-13-202.5, *Utah Code Annotated*, as amended, and a duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209, *Utah Code Annotated*, as amended.

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

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

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

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

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

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

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

j) 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.

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

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

m) 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.

n) Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the District Court of the State of Utah with jurisdiction over Davis County, Farmington Division.

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

DEVELOPER

COLE WEST

_____
Print Name & Office

_____
Signature

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2025, personally appeared before me, _____, who being by me duly sworn, did say that (s)he is a _____ of _____, a limited liability company of the State of Utah, and that the foregoing instrument was signed on behalf of said company by an authorized signor, and duly acknowledgment to me that (s)he executed the same.

_____
Notary Public

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2025, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation and political subdivision of the State of Utah, and that the foregoing instrument was signed on behalf of the City for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

Davis County Parcel No. 08-069-0018

Legal Description: PARCEL 1: A PARCEL OF LAND LOC IN SEC 22 & THE E'LY 1/2 OF SEC 27-T3N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT N 89^51'14" E 126.48 FT & S 37^28'18" E 705.67 FT & S 37^16'21" E 442.94 FT & S 42^23'39" E 69.91 FT & N 54^46'47" E 235.47 FT & S 37^16'53" E 278.94 FT FR THE N 1/4 COR OF SEC 22-T3N-R1W, SLB&M; & RUN TH S 37^16'53" E 1206.43 FT TO THE N'LY LINE OF LOT 201, FARMINGTON RANCHES PHASE 2; TH ALG SD LOT THE FOLLOWING TWO COURSES: S 53^51'19" W 30.83 FT & S 36^08'41" E 125.23 FT TO THE BNDRY LINE OF BUFFALO RANCHES SUB; TH ALG SD SUB THE FOLLOWING FOUR COURSES: S 53^51'19" W 205.81 FT & ALG THE ARC OF A 200.00 FT RAD CURVE TO THE LEFT 52.44 FT (LC BEARS S 46^20'28" W 52.29 FT) & N 37^36'00" W 308.77 FT & S 37^55'12" W 468.27 FT S 0^06'24" E 214.28 FT; TH S 00^06'24" E 2084.06 FT; TH S 33^24'04" E 426.96 FT; TH S 60^10'03" E 632.26 FT; TH S 44^14'26" E 321.44 FT; TH S 51^14'00" E 400.14 FT TO A PT ON THE E LINE OF SD SEC 27; SD PT BEING AN EXIST PPTY COR MARKER (5/8" REBAR & CAP MARKED "HJA ENG" AS REFERENCED ON SD DAVIS CO RECORD OF SURVEY MAP NO. 001734) WH IS 586.22 FT S 00^14'54" E ALG SD E LINE FR THE DAVIS CO MONU FOUND MARKING THE NE COR OF SD SEC 27; TH S 00^14'54" E 622.98 FT ALG SD SEC LINE; TH NW'LY 2492.13 FT ALG THE ARC OF A 2875.00 FT RAD CURVE TO THE RIGHT (LC BEARS N 36^24'46" W FOR A DIST OF 2414.83 FT); TH N 11^34'48" W 1406.25 FT; TH N'LY 1398.64 FT ALG THE ARC OF A 2800.00 FT RAD CURVE TO THE RIGHT (LC BEARS N 02^43'48" E FOR A DIST OF 1384.15 FT); TH N 17^02'24" E 763.85 FT TO THE POB.
CONT. 51.306 ACRES

(NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Visual of property (subject property highlighted in yellow):

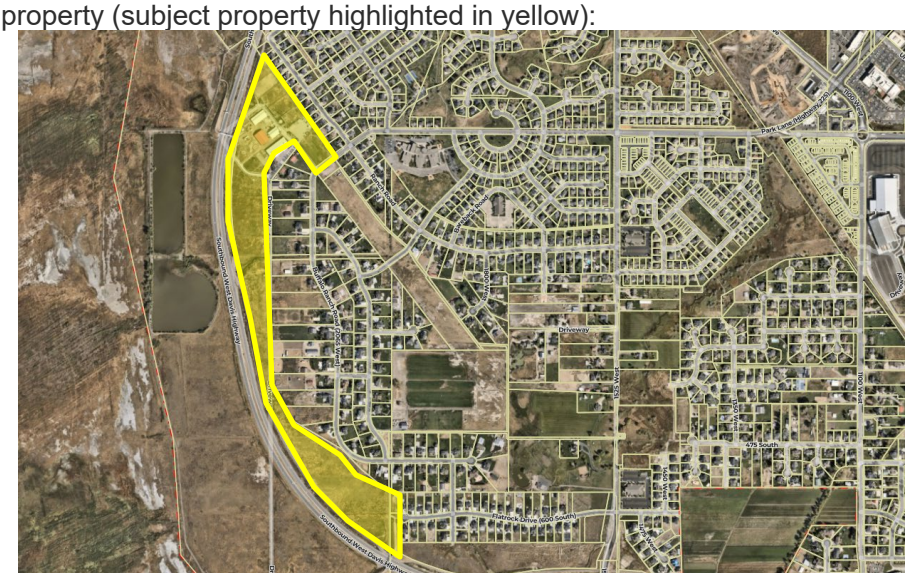


EXHIBIT "B"

GENERAL DEVELOPMENT PLAN

HERITAGE

A Master Planned Community
by Cole West

37 N Buffalo Rd, Farmington

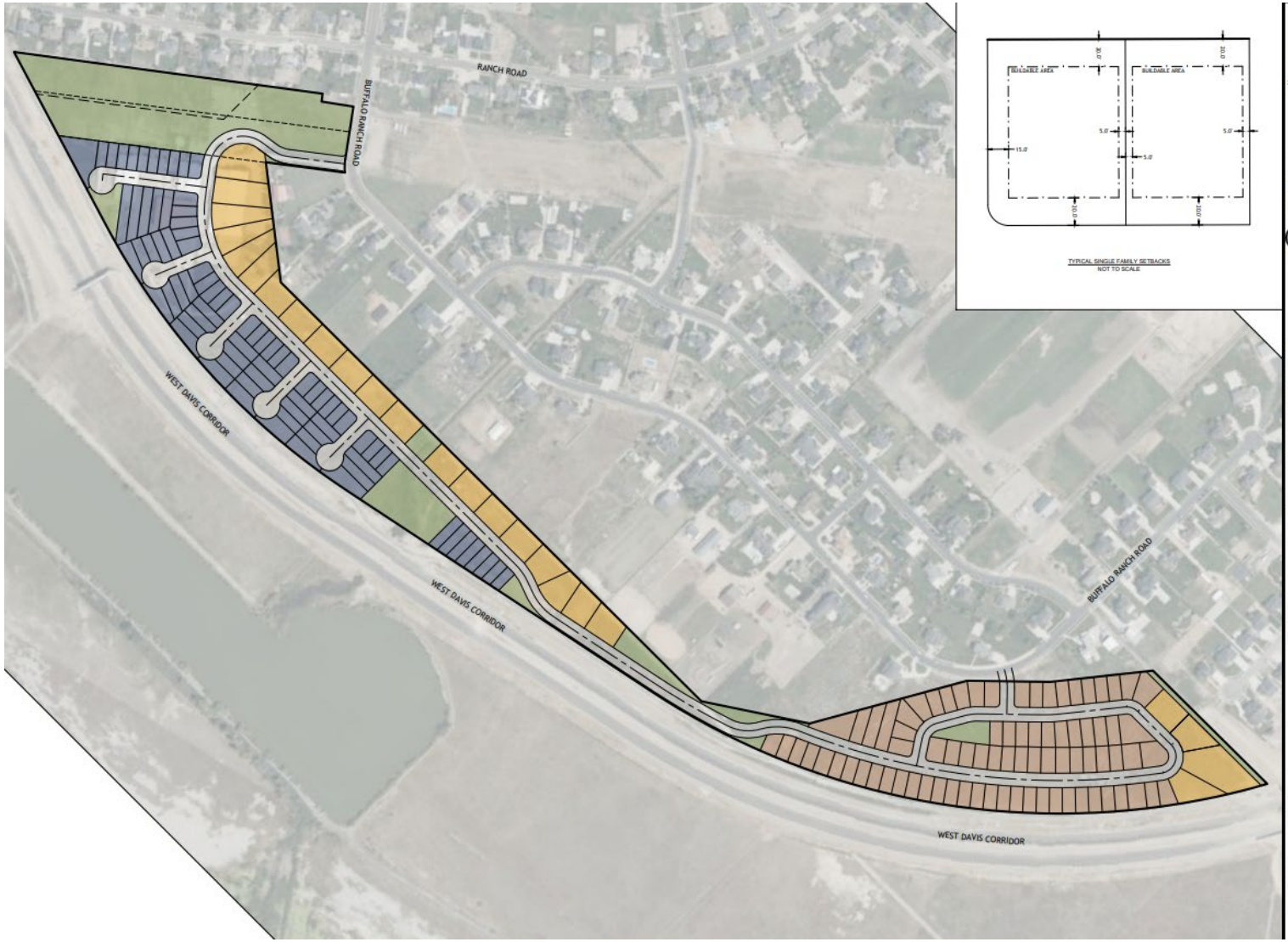
COLE WEST

610 North 800 West Centerville, Utah, 84014

HERITAGE

Heritage is a Master Planned Community developed by Cole West. Cole West is a local land development company and homebuilder rooted in South Davis County. We are known for delivering high-quality neighborhoods with a variety of housing options and homeownership opportunities.

We care deeply about Farmington City and are heavily invested in its past, present, and future residential communities. Our neighborhoods are a reflection of our expertise in delivering over 250 residential projects throughout the state. We specialize in thoughtfully designed, owner-occupied developments and elevated product design.



TYPICAL SINGLE FAMILY SETBACKS
NOT TO SCALE

EDM Partners

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

SCALE: 1" = 160'

0 80 160 320 480

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

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	57.24 AC
ROW AREA	10.98 AC
OPEN SPACE AREA	10.88 AC
LOT AREA	29.37 AC
TOTAL LOTS	187
DENSITY	3.65 DU / AC
AVERAGE LOT SIZE	6,840 FT² (PROJECT WIDE)

80 BUILDABLE WIDTH, LOTS 101-121, 168-181

LOT AREA	494,723 FT²
LOTS	41
AVERAGE LOT SIZE	9,676 FT²

60 BUILDABLE WIDTH, LOTS 186-242

LOT AREA	427,768 FT²
LOTS	82
AVERAGE LOT SIZE	5,216 FT²

1/2 ACRE LOT, LOTS 154-167, 360-367

LOT AREA	195,357 FT²
LOTS	24
AVERAGE LOT SIZE	16,327 FT²

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Heritage

Concept Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

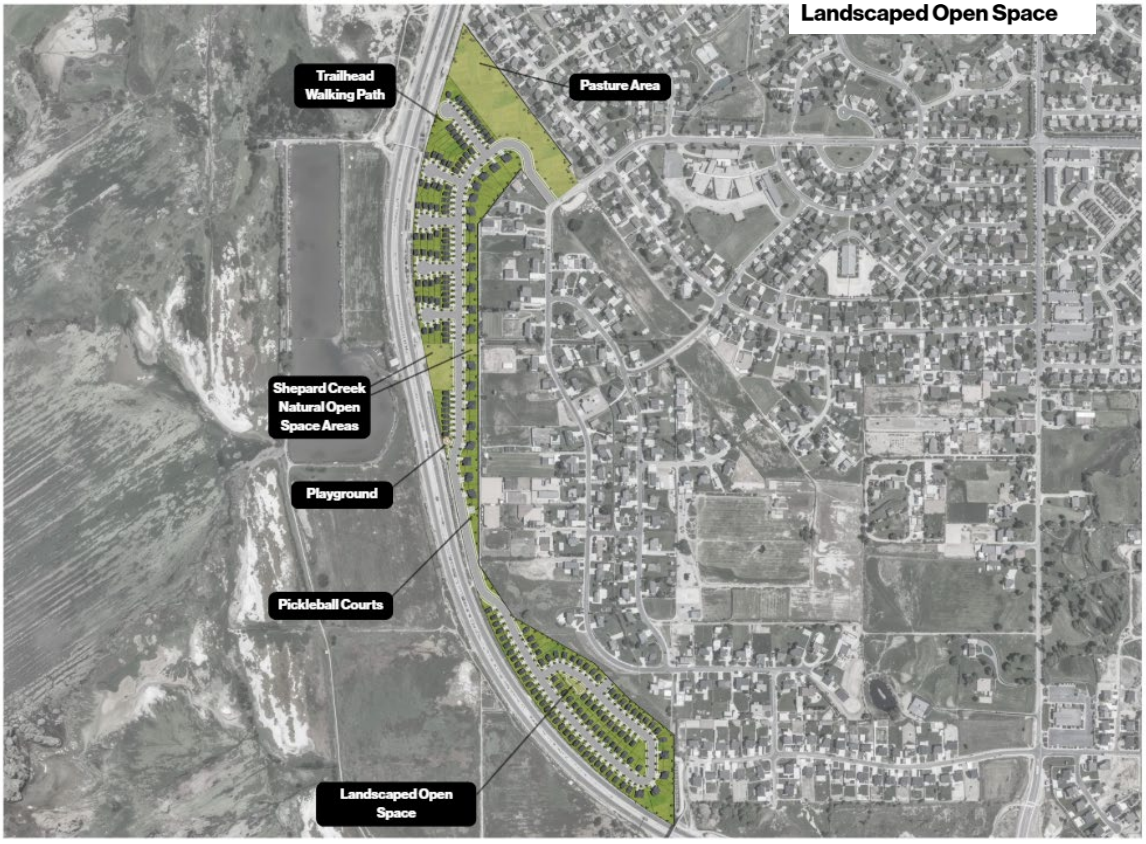
DATE:
August 11, 2025

SHEET NUMBER:
O-1

Community Amenities

Aerial View

Trailhead Connections
Pasture Area
Natural Open Space Areas
Playground
Pickleball Courts
Landscaped Open Space



Amenities Overview

Parcel A – Open Pasture	313,967 sq. ft.	7.20 acres
Parcel B – Landscaped Entry	2,276 sq. ft.	0.05 acres
Parcel C – Trailhead Walking Path	13,919 sq. ft.	0.31 acres
Parcel D – Natural Creek Area I	10,500 sq. ft.	0.24 acres
Parcel E – Natural Creek Area II	57,441 sq. ft.	1.31 acres
Parcel F – Playground Area	16,345 sq. ft.	0.37 acres
Parcel G – Pickleball & Landscaped Area	32,311 sq. ft.	0.74 acres
Parcel H – Landscaped Open Space Area	14,122 sq. ft.	0.32 acres
Parcel I – Existing Buffalo Ranch Trail	13,141 sq. ft.	0.30 acres

Open Space

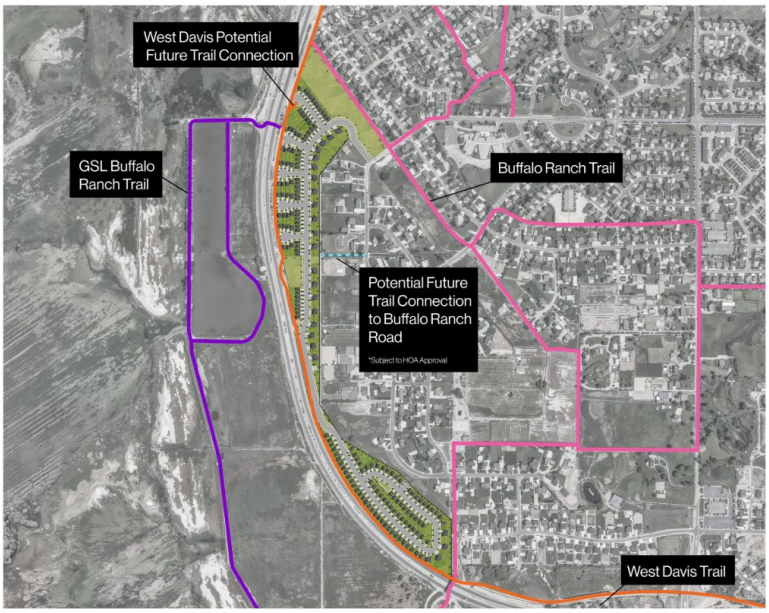
The 7-acre open space offers a chance to create a low-maintenance, heritage-focused amenity. Inspired by a neighboring project, HOA-owned land will be available for residents to lease for horse or animal use. This flexible option will honor the area's rural past, preserve informal grazing and offer natural landscaping. This open space adds charm, reflects community values, and creates a meaningful sense of place for future residents

Open Space

Total Open Space Square Footage 474,022 sq. ft.
Total Open Space Acreage 10.88 Acres
20% Open Space (Total Community Acreage: 51.24)

Playground & Picnic Area

Pickleball Courts



Trail System

Heritage will provide multiple public access points to miles of surrounding regional trails, connecting residents to nature and recreation.

Single-Family Lots

Aerial View

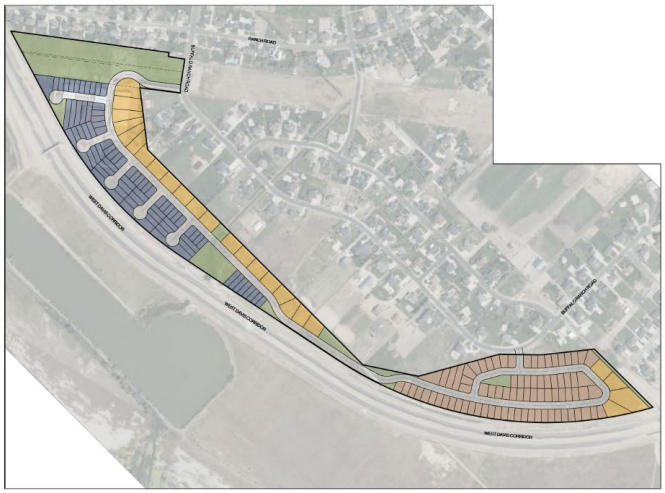
51.24 Acres
187 Single-Family Detached Lots
3.65 Units Per Acre
6,822 Average Lot Square Feet
10.88 Acres of Open Space (20%)

Single-Family Lot Overview

51.24 Acres	Total Area
10.98 Acres	ROW Area
10.88 Acres	Open Space Area
29.29 Acres	Lot Area
187	Total Lots
3.65 U/A	Density
6,822 Sq Ft.	Avg. Lot Size

Three Lot Types at a Glance

Aerial View



Cottage, Lot Type 1

Cottage, Lot Type 2

Estate Lot Product

Cottage, Lot Type 1

82
Lots

5,233 Sq Ft./0.12 Acres
Avg. Lot Size

1,900 to 2,600 Sq Ft.
Home Product Offering

Cottage, Lot Type 2

81
Lots

5,614 Sq Ft/0.13 Acres.
Avg. Lot Size

2,300 to 2,900 Sq Ft.
Finished Home Size

Estate Lot Product

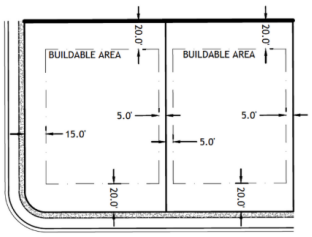
24
Lots

16,328 Sq Ft./0.37 Acres
Avg. Lot Size

2,300 to 2,900 Sq Ft.
Finished Home Size

Single-Family Lots

Single Family Setbacks

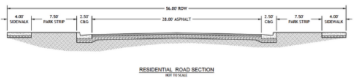


TYPICAL SINGLE FAMILY SETBACKS
NOT TO SCALE

Cottage Lots | Single Family Homes

Smallest Lot Size	3,504 sq. ft.	0.08 acres
Largest Lot Size	32,965 sq. ft.	0.76 acres
Average Lot Size	6,822 sq. ft.	0.16 acres

56' Residential Road Section



Single-Family Lots

Street View
Cottage Lots

Architecture Inspiration

As seen in The Rose, Farmington, Utah

Architecture Inspiration

As seen in The Rose, Farmington, Utah

Architecture Inspiration

As seen in The Rose, Farmington, Utah

TYPICAL SINGLE FAMILY SETBACKS
NOT TO SCALE

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

NORTH

SCALE: 1" = 160'

0 80 160 320 480

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

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	51.24 AC
ROW AREA	10.98 AC
OPEN SPACE AREA	10.88 AC
LOT AREA	29.37 AC
TOTAL LOTS	187
DENSITY	3.65 DU / AC
AVERAGE LOT SIZE	6,841 FT^2 (PROJECT WIDE)

40' BUILDABLE WIDTH, LOTS 101-123, 128-185

LOT AREA	459,731 FT^2
LOTS	81
AVERAGE LOT SIZE	5,676 FT^2

30' BUILDABLE WIDTH, LOTS 186-267

LOT AREA	427,768 FT^2
LOTS	82
AVERAGE LOT SIZE	5,216 FT^2

1/3 ACRE LOT, LOTS 124-127, 268-287

LOT AREA	391,857 FT^2
LOTS	24
AVERAGE LOT SIZE	16,327 FT^2

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Heritage

Concept Plan

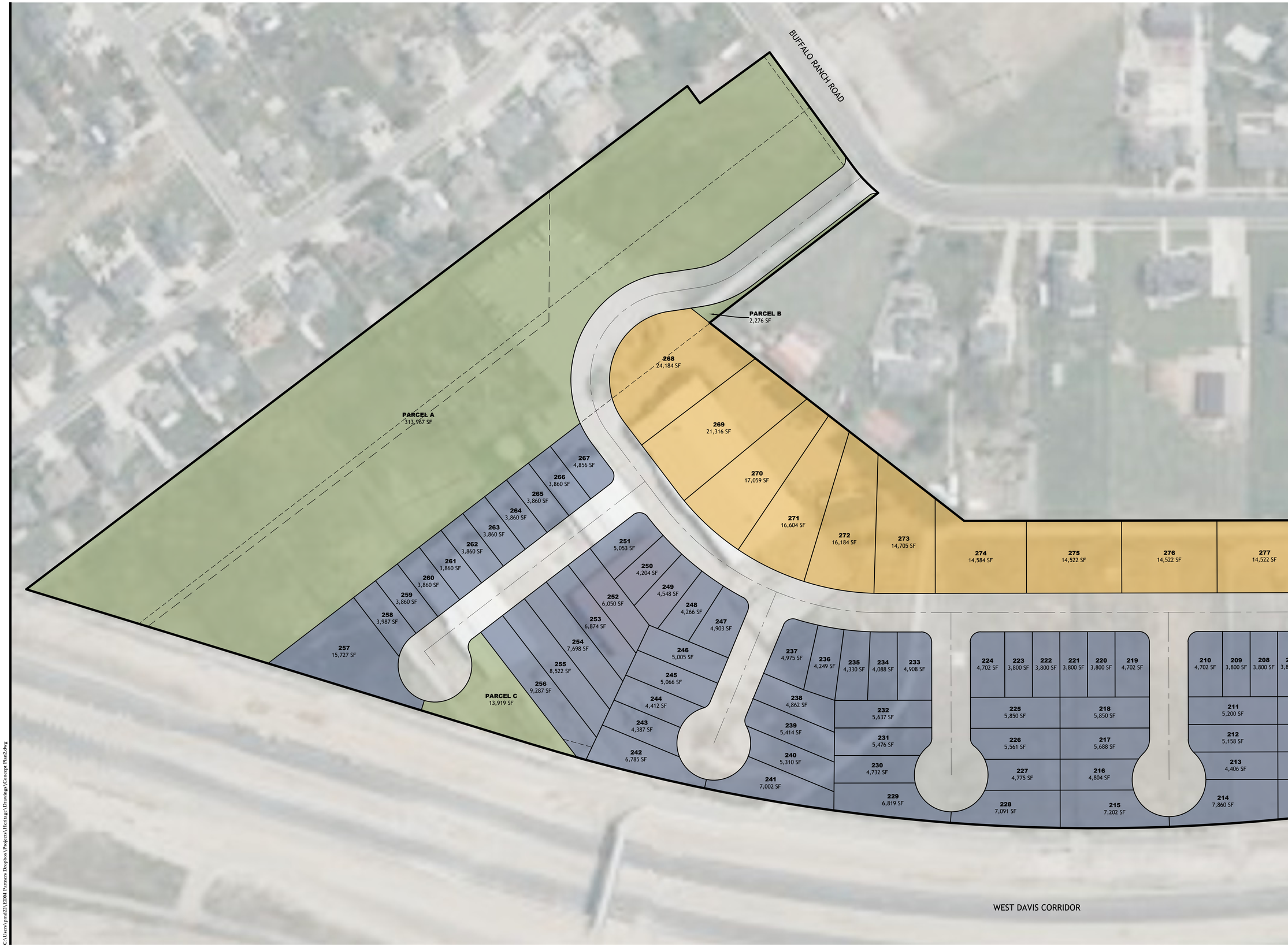
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: August 11, 2025

SHEET NUMBER:
O-1

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\Concept Plan2.dwg



EDM Partners

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

OWNER:

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

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	51.24 AC
ROW AREA	10.98 AC
OPEN SPACE AREA	10.88 AC
LOT AREA	29.37 AC
TOTAL LOTS	187
DENSITY	3.65 DU / AC
AVERAGE LOT SIZE	6,841 FT^2 (PROJECT WIDE)

40' BUILDABLE WIDTH, LOTS 101-123, 128-185

LOT AREA	459,731 FT^2
LOTS	81
AVERAGE LOT SIZE	5,676 FT^2

30' BUILDABLE WIDTH, LOTS 186-267

LOT AREA	427,768 FT^2
LOTS	82
AVERAGE LOT SIZE	5,216 FT^2

1/3 ACRE LOT, LOTS 124-127, 268-287

LOT AREA	391,857 FT^2
LOTS	24
AVERAGE LOT SIZE	16,327 FT^2

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Heritage

Concept Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: August 11, 2025

SHEET NUMBER:

O-2

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\Concept Plan2.dwg

C:\Users\jmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\Concept Plan2.dwg

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

OWNER:

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

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	51.24 AC
ROW AREA	10.98 AC
OPEN SPACE AREA	10.88 AC
LOT AREA	29.37 AC
TOTAL LOTS	187
DENSITY	3.65 DU / AC
AVERAGE LOT SIZE	6,841 FT^2 (PROJECT WIDE)

40' BUILDABLE WIDTH, LOTS 101-123, 128-185

LOT AREA	459,731 FT^2
LOTS	81
AVERAGE LOT SIZE	5,676 FT^2

30' BUILDABLE WIDTH, LOTS 186-267

LOT AREA	427,768 FT^2
LOTS	82
AVERAGE LOT SIZE	5,216 FT^2

1/3 ACRE LOT, LOTS 124-127, 268-287

LOT AREA	391,857 FT^2
LOTS	24
AVERAGE LOT SIZE	16,327 FT^2

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Heritage

Concept Plan

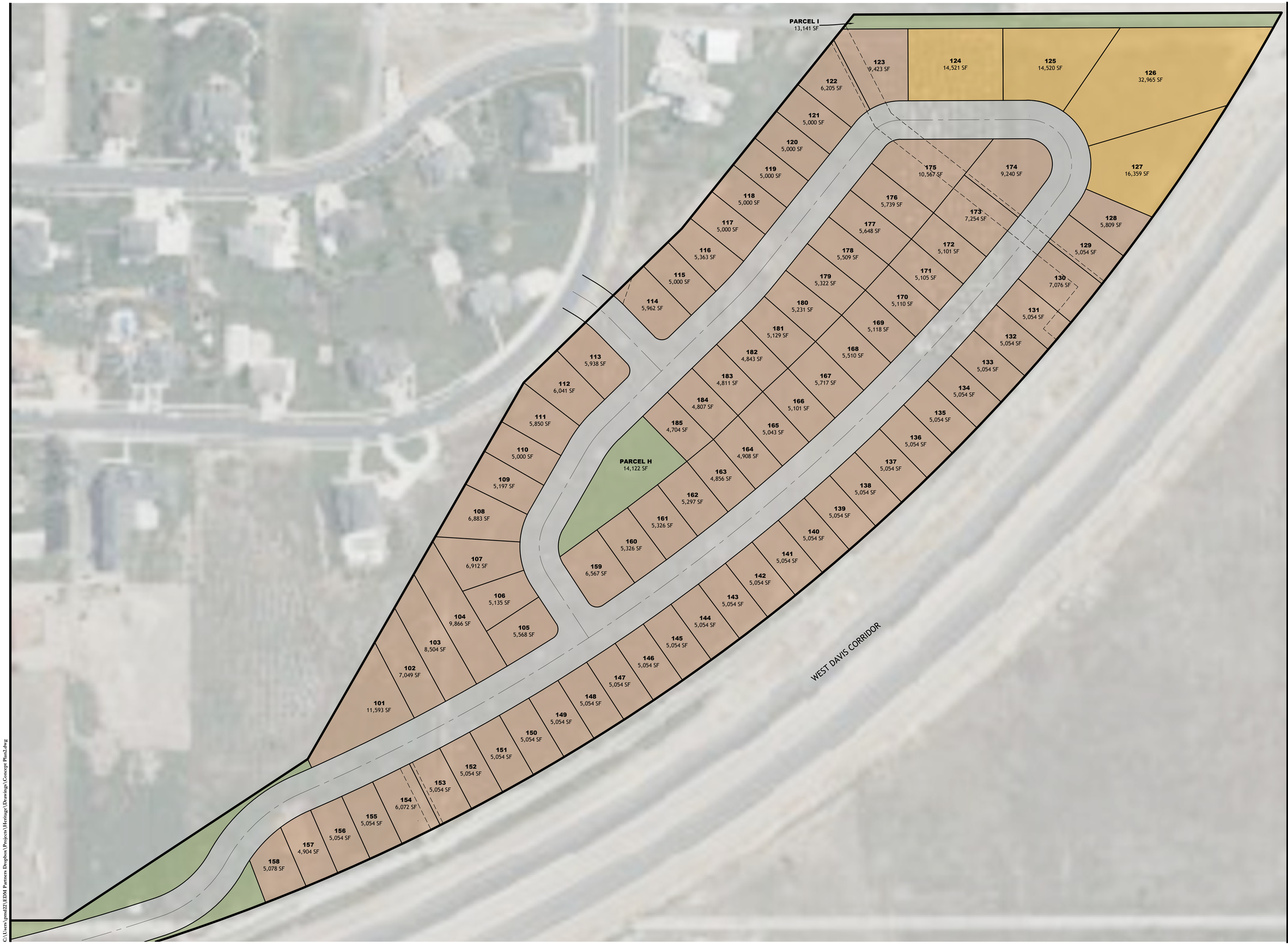
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: August 11, 2025

SHEET NUMBER:

O-3



EDM Partners

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

OWNER:

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

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	51.24 AC
ROW AREA	10.98 AC
OPEN SPACE AREA	10.88 AC
LOT AREA	29.37 AC
TOTAL LOTS	187
DENSITY	3.65 DU / AC
AVERAGE LOT SIZE	6,841 FT² (PROJECT WIDE)

40' BUILDABLE WIDTH, LOTS 101-123, 128-185

LOT AREA	459,731 FT²
LOTS	81
AVERAGE LOT SIZE	5,676 FT²

30' BUILDABLE WIDTH, LOTS 186-267

LOT AREA	427,768 FT²
LOTS	82
AVERAGE LOT SIZE	5,216 FT²

1/3 ACRE LOT, LOTS 124-127, 268-287

LOT AREA	391,857 FT²
LOTS	24
AVERAGE LOT SIZE	16,327 FT²

DISCLAIMER:

ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Heritage

Concept Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

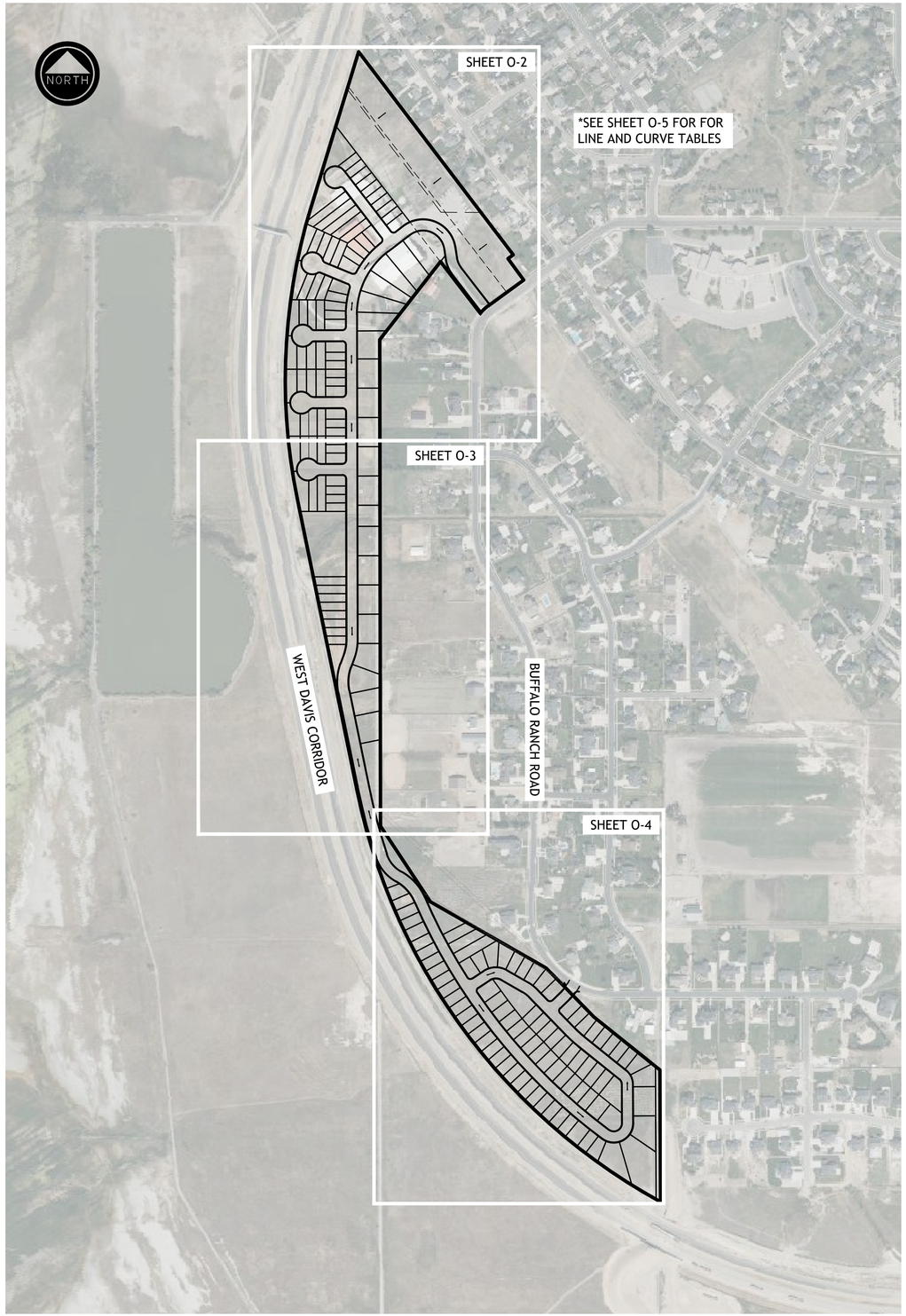
No.	DATE	REMARKS

DATE: August 11, 2025

SHEET NUMBER:

O-4

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\Concept Plan2.dwg



VICINITY MAP
1" = 300'

HERITAGE SUBDIVISION

FARMINGITON CITY

SCHEMATIC PLANS

GEOTECHNICAL STUDY

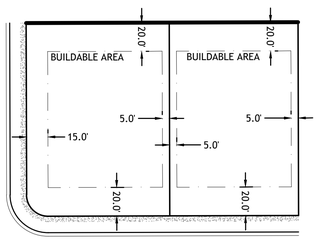
A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES, INC. THE REPORT IS DATED OCTOBER 2, 2024, AND WAS PREPARED BY JUSTIN W. WHITMER, P.E. IT IS IDENTIFIED BY IGES PROJECT NUMBER 04605-020 AND THE NAME WEST FARMINGTON PARCELS. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

O-1	TITLE SHEET
O-2	OVERALL PLAN I
O-3	OVERALL PLAN II
O-4	OVERALL PLAN III
O-5	CURVE TABLES

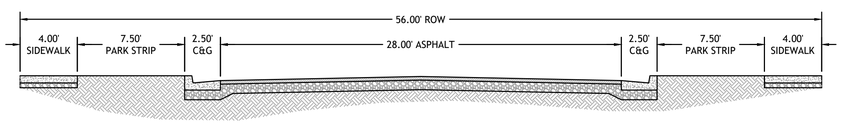
LEGEND

- 8" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 8" PVC C-900 IRRIG. LINE
- EXISTING SEC. WATER LINE
- IRRIG. VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



TYPICAL SINGLE FAMILY SETBACKS
NOT TO SCALE

FOR REVIEW
NOT FOR CONSTRUCTION



RESIDENTIAL ROAD SECTION
NOT TO SCALE

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

NORTH

SCALE: 1" = 80'

0 40 80 160 240

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

COLE WEST

NOTES:

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

STATISTICS:

TOTAL AREA	51.24 ACRES
SINGLE FAMILY LOTS	187
DENSITY	3.65 DU/AC

APPROVED FOR CONSTRUCTION

By:_____ Date:_____
Farmington City Engineer

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
10/02/2025
STATE OF UTAH

Heritage

Schematic Plan

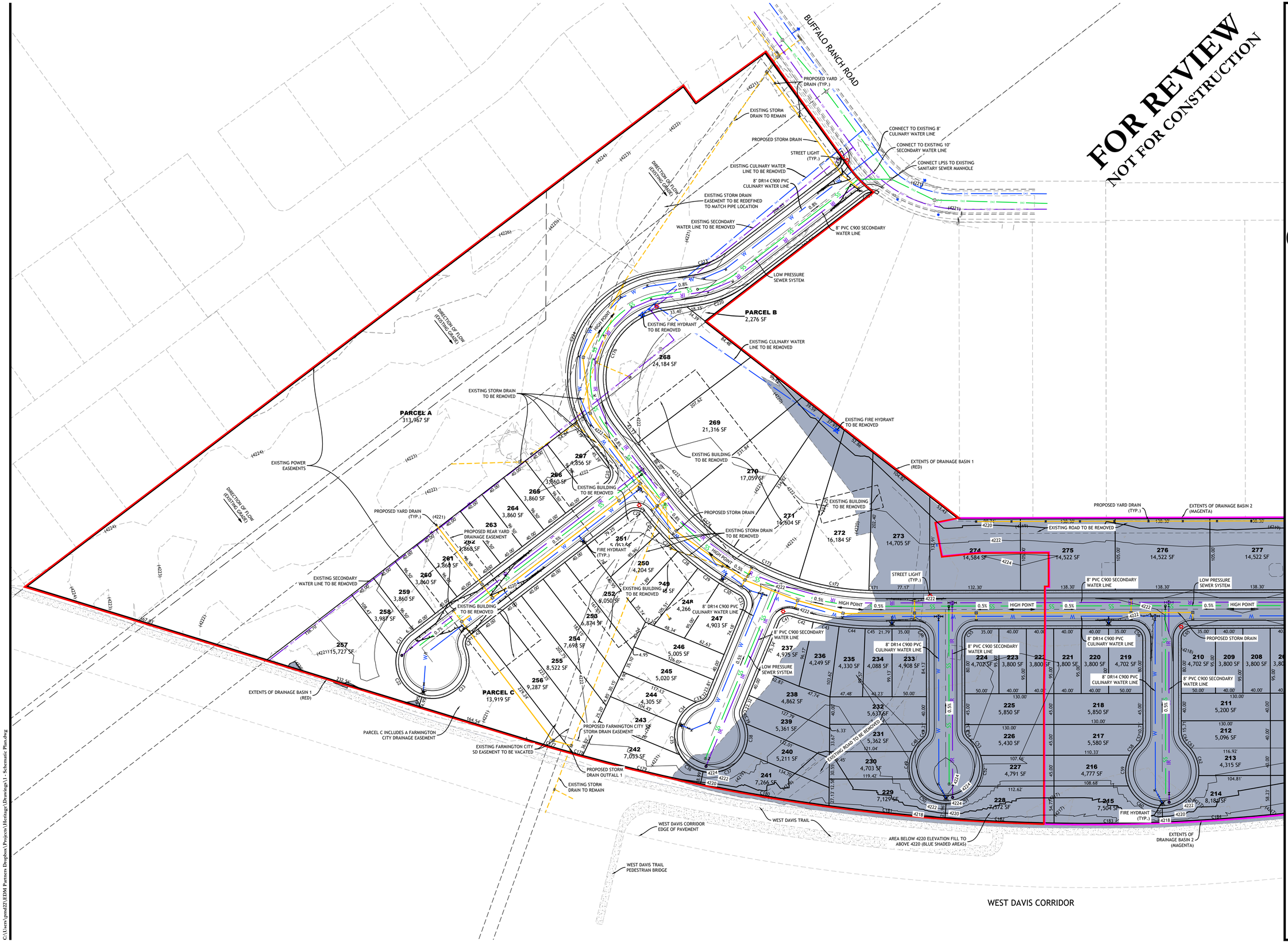
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: October 2, 2025

SHEET NUMBER: O-1

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\1 - Schematic Plan.dwg



FOR REVIEW
NOT FOR CONSTRUCTION

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

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

COLE WEST

NOTES:

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

APPROVED FOR CONSTRUCTION

By:_____ Date:_____
Farmington City Engineer

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
10/02/2025
STATE OF UTAH

Heritage

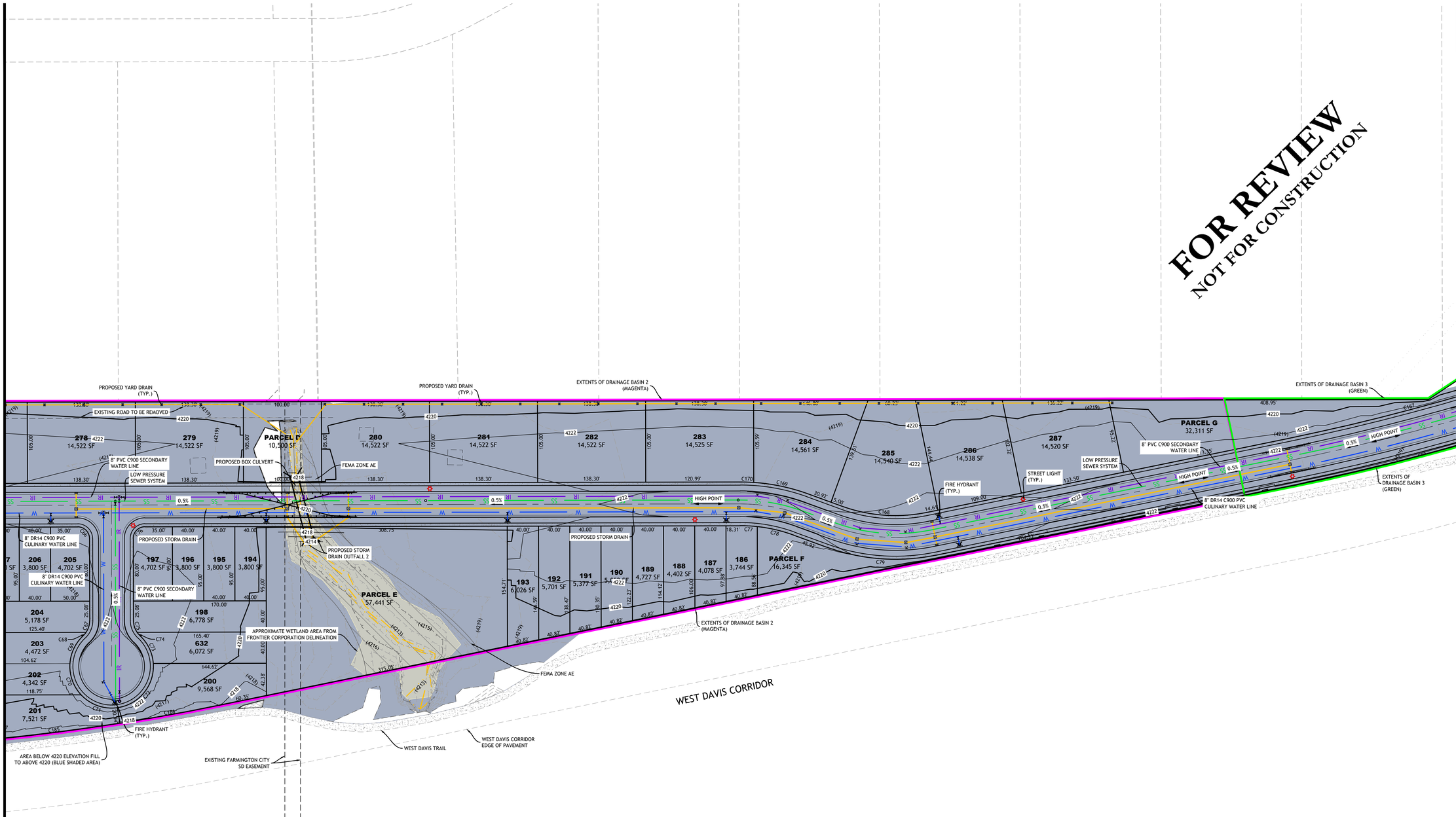
Overall Plan I

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

DATE: October 2, 2025

SHEET NUMBER:
O-2

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\1 - Schematic Plan.dwg



FOR REVIEW
NOT FOR CONSTRUCTION

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

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

COLE WEST

NOTES:

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

APPROVED FOR CONSTRUCTION

By:_____ Date:_____
Farmington City Engineer

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
10/02/2025
STATE OF UTAH

Heritage

Overall Plan II

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	

No.	DATE	REMARKS

DATE: October 2, 2025

SHEET NUMBER: **O-3**

C:\Users\pmd223\EDM Partners Dropbox\Projects\Heritage\Drawings\1 - Schematic Plan.dwg

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

NORTH

SCALE: 1" = 60'

0 30 60 120 180

OWNER:

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

COLE WEST

NOTES:

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

APPROVED FOR CONSTRUCTION

By:_____ Date:_____
Farmington City Engineer

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
10/02/2025
STATE OF UTAH

Heritage

Overall Plan III

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: October 2, 2025

SHEET NUMBER: **O-4**

FOR REVIEW
NOT FOR CONSTRUCTION

C:\Users\pmd22\EDM Partners Dropbox\Projects\Heritage\Drawings\1 - Schematic Plan.dwg

HERITAGE

For the Future Families of Farmington

A MASTER PLANNED COMMUNITY BY COLE WEST
37 N BUFFALO RD, FARMINGTON

A Shared Goal

Photo from theROSE project

Farmington has always been a place of walkable streets, connected trails, neighborhood parks, and schools that families are proud to belong to. That didn't happen by accident — it came from thoughtful planning and a shared commitment to community.

The question in front of us today is how we make that possible for the next generation.

If we want Farmington to remain a place where families stay — where grown children can return, where teachers, nurses, and city workers can live in the communities they serve — then we have to make room for them.

Who Isn’t in the Room

The future homeowner is not here to advocate for themselves.

We believe the future homeowners of Heritage are seeking a single-family home. Those represented here fall within these key groups:

- People who grew up here but can’t afford to return.
- Active adults who want to downsize with lower maintenance yards.
- Young families who want roots in a thriving city.
- Adult children of local residents who want to raise their own families near grandparents for connection and everyday support.

Our purpose is to represent them and deliver on their needs.

Current Housing Spectrum *in Farmington, UT*

Housing Type	ASP	Average Lot Size	Average Year Built.	Sold Last 12 Months	DOM	Current Listings
Townhomes	$493k	.025	2014	68	65	13
Single Family Homes (The Missing Middle)	**$500k-$900k**	**.25**	**1995**	**100**	**51**	**12**
Luxury — Estate Homes	>900k	.51	2014	50	64	24

*DATA PULLED WMLS IN THE LAST 12 MONTHS

The Missing Middle

Adding newness isn't about density — it's about continuity. It keeps the next generation rooted. With most built in the 1990s, the Missing Middle is disappearing, widening the gap between entry-level and established homeowners.

1995

2014

Missing Middle Average Year Built is Nearly 2 Decades Older

1/2

The Missing Middle has only half the inventory of estate homes on the market

2X

Last year it sold twice as many — **That's where the market is.**

The Missing Middle

New construction supply is not meeting current demand

$946K
0.13 Acres

Lowest Price of New Construction

on Single-Family Home in Farmington

$1.43M
0.26 Acres

Current Average New Construction Home in Farmington.

Average new construction sales price over last 12 months is $1,167,537 on 0.22 acres

$620K-
$1.06M

No New Construction

Sold in the last 12 months

The Missing Middle

The Growing Local Family

Matt & Emily Larsen

Matt (34) works as a project manager for a construction firm in Davis County, while Emily (32) is a registered nurse at Intermountain Medical Center. They have two young children, ages three and six.

HH INCOME: $140,000

CURRENT SITUATION: Renting a 3-bedroom townhome in Farmington Crossings. They love the community, schools, and proximity to Station Park but can't find a detached home under $700K. Homes they can afford are mostly in outlying areas (Syracuse, West Haven, or Clinton) — meaning longer commutes and leaving the city they love.

PAIN POINTS: 2,200–2,800 sq ft single-family home home priced between $550K–$650K. 3–4 bedrooms, 2.5 baths, quality finishes but efficient footprint. Within good school boundaries and close to parks or trail systems.

IDEAL PRODUCT FIT: Want a yard and garage but can't justify $800K+ for a 4-bed home. Feel that "starter homes" in Farmington no longer exist. Frustrated by lack of attainable new construction options.

The Missing Middle

The Relocating Professional Family

Carlos & Mia Hernandez

Carlos (37) is a senior mechanical engineer at Hill Air Force Base, and Mia (35) is a marketing coordinator for a health tech company with partial remote flexibility. They have two children, ages 5 and 8, both in early elementary school.

HH INCOME: $150,000

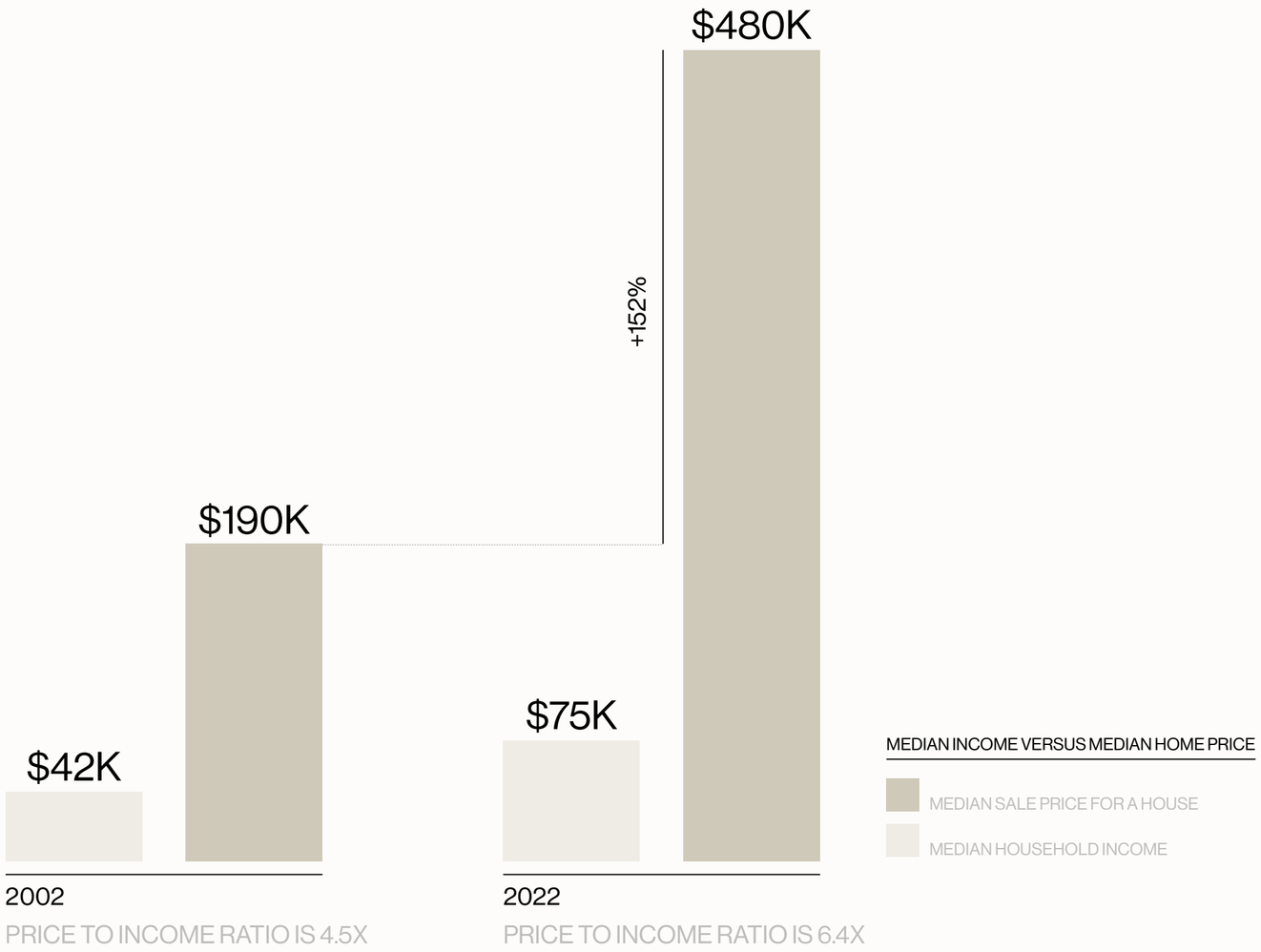
CURRENT SITUATION: The Hernandezes currently rent a home in Bountiful but have been looking to buy closer to Hill Air Force Base to reduce Carlos's commute. They love Farmington for its schools, safe neighborhoods, and proximity to both Salt Lake and Ogden. Their pre-approval is for $700k, but most homes in Farmington that meet their needs are listed above $800K. They've looked in Kaysville and Layton but would prefer Farmington's quality of life and community feel.

PAIN POINTS: Frustrated by lack of attainable single-family options in desirable neighborhoods. Tired of competing with luxury buyers or cash investors for limited listings.

IDEAL PRODUCT FIT: 2,400–3,000 sq ft two-story or primary-on-main plan priced $600K–$700K. 3–4 bedrooms, 2.5–3 baths, small yard for kids, modern finishes. Energy-efficient build with community parks and trail access.

Market Reality

If most of us had to buy our current home today... could we?



$120K

MEDIAN HOUSEHOLD INCOME

$450K-$650K

TYPICAL HOME AFFORDABILITY BASED ON INCOME

“This project is not just houses.
It’s a commitment to Farmington’s future,
while staying true to its Heritage.”

Designed for:

01 Farmington families
02 Local workers and educators
03 Children who want to stay in the community they grew up in

theLAKE project

Good Planning Protects the Farmington We Love

What this community gives the city

Walkability and internal trail network

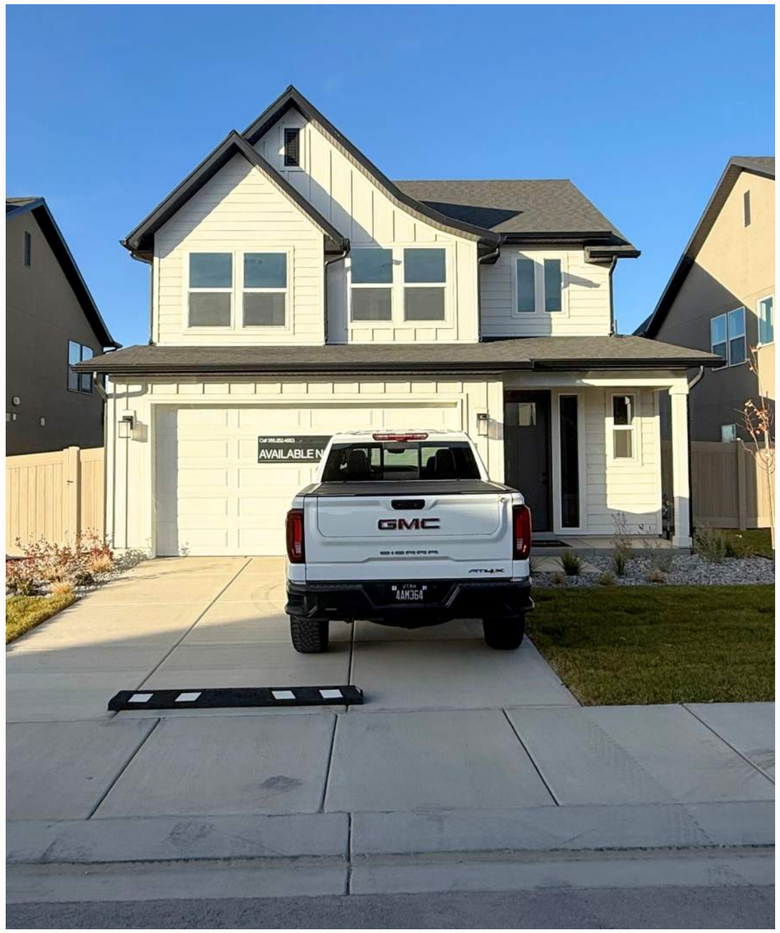
Strong streetscapes and architectural consistency

A stepping-stone housing ladder (not sprawl)

Efficient land use that reduces long-term service burden on the city

Localized neighborhood amenities funded by developer

What a 40'-50' Frontage Actually Looks Like



This is not dense. It's considered. Ample driveways, walkable sidewalks, and true backyard room on a 4500-5500 sq ft lot.

This is True to the Farmington that Exists

theROSE

850 N Lagoon Dr,
Farmington, Utah 84025

Address

4515 SF/0.104 Acres

Avg. Lot Size

2022

Year Built

This is True to the Farmington that Exists

Fairway of Oakridge

1299 Pinehurst Circle
Farmington, Utah

Address

6235 SF/0.143 Acres

Avg. Lot Size

2004

Year Built

This is True to the Farmington that Exists

Kestrel Bay

526 Wendell Way
Farmington, UT 84025

Address

5460 SF/0.125 Acres

Avg. Lot Size

2016

Year Built

This is True to the Farmington that Exists

Moon Park

758 W 1275 N

Farmington, UT 84025

Address

4109 SF/0.094 Acres

Avg. Lot Size

1986

Year Built

Farmington should be a place people can

stay,
grow,
and come home to.

HERITAGE

Jensen Nature Preserve, Farmington, UT

Heritage is a Master Planned Community developed for the future residents of Farmington, built by Cole West, a local land development and homebuilder rooted in the same county.

We care deeply about Farmington City and are heavily invested in its past, present, and future residential communities. Our neighborhoods are a reflection of our expertise in delivering over 250 residential projects throughout the state. We specialize in thoughtfully designed, owner-occupied developments and elevated product design.

Cole West Overview

Cole West is a vertically integrated real estate development company with five specialized business lines: homebuilding, land development, architecture, design, general contracting, and commercial development. Operating as one cohesive team, we bring deep expertise to every stage of the development process — from land planning to final build — allowing for greater efficiency, quality, and long-term value.

As a locally owned and privately held Utah-based company, we are deeply invested in the places we build. Cole West collaborates to reshape spaces into dynamic, sustainable communities, emphasizing a deep integration with the local environment and fostering meaningful connections within the surrounding community.

Together, We Build Community™

Company Brochure:

Cole West Magazine

Total Projects Completed	For-Sale Residential Communities	Total Units Delivered
250+	60+	5000+

Community Amenities

Aerial View

- Trailhead Connections
- Pasture Area
- Natural Open Space Areas
- Playground
- Pickleball Courts
- Landscaped Open Space

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Developer Contributed Amenities

20% Dedicated to Amenities and Shared Space

Parcel A – Open Pasture	313,967 sq. ft.	7.20 acres
Parcel B – Landscaped Entry	2,276 sq. ft.	0.05 acres
Parcel C – Trailhead Walking Path	13,919 sq. ft.	0.31 acres
Parcel D – Natural Creek Area I	10,500 sq. ft.	0.24 acres
Parcel E – Natural Creek Area II	57,441 sq. ft.	1.31 acres
Parcel F – Playground Area	16,345 sq. ft.	0.37 acres
Parcel G – Pickleball & Landscaped Area	32,311 sq. ft.	0.74 acres
Parcel H – Landscaped Open Space Area	14,122 sq. ft.	0.32 acres
Parcel I – Existing Buffalo Ranch Trail	13,141 sq. ft.	0.30 acres

7-Acre Open Space for Animal Use

The 7-acre open space offers a chance to create a low-maintenance, heritage-focused amenity. Inspired by a neighboring project, HOA-owned land will be available for residents to lease for horse or animal use. This flexible option will honor the area's rural past, preserve informal grazing and offer natural landscaping. This open space adds charm, reflects community values, and creates a meaningful sense of place for future residents

Disclaimer: This image is for conceptual purposes only and does not depict the actual site or surroundings.

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Over 10 Acres of Dedicated Open Space

Total Open Space Square Footage 474,022 sq. ft.

Total Open Space Acreage 10.88 Acres

20% Open Space (Total Community Acreage: 51.24)

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Playground & Picnic Area

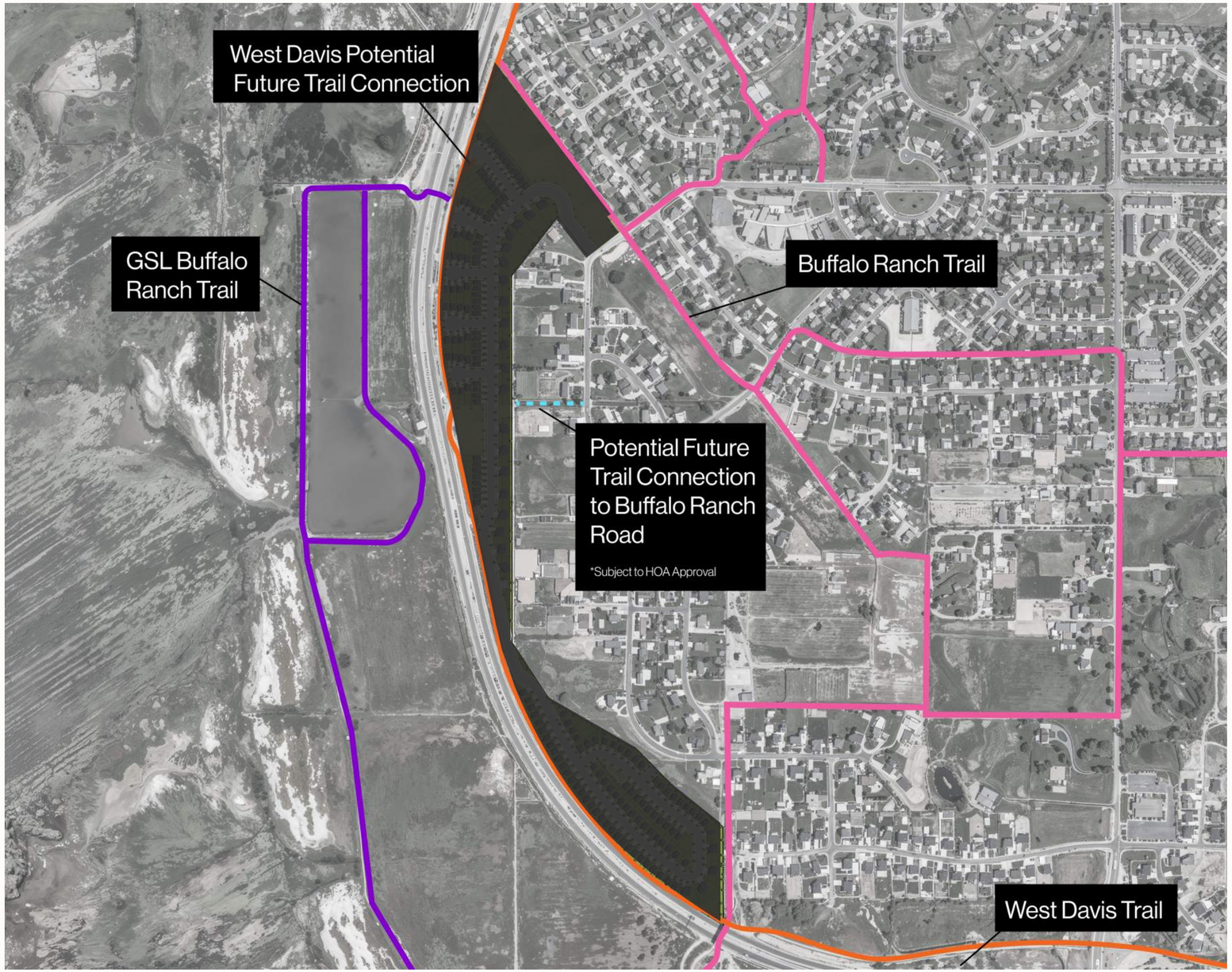
Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Pickleball Courts

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Trail System

Heritage will provide multiple public access points to miles of surrounding regional trails, connecting residents to nature and recreation.

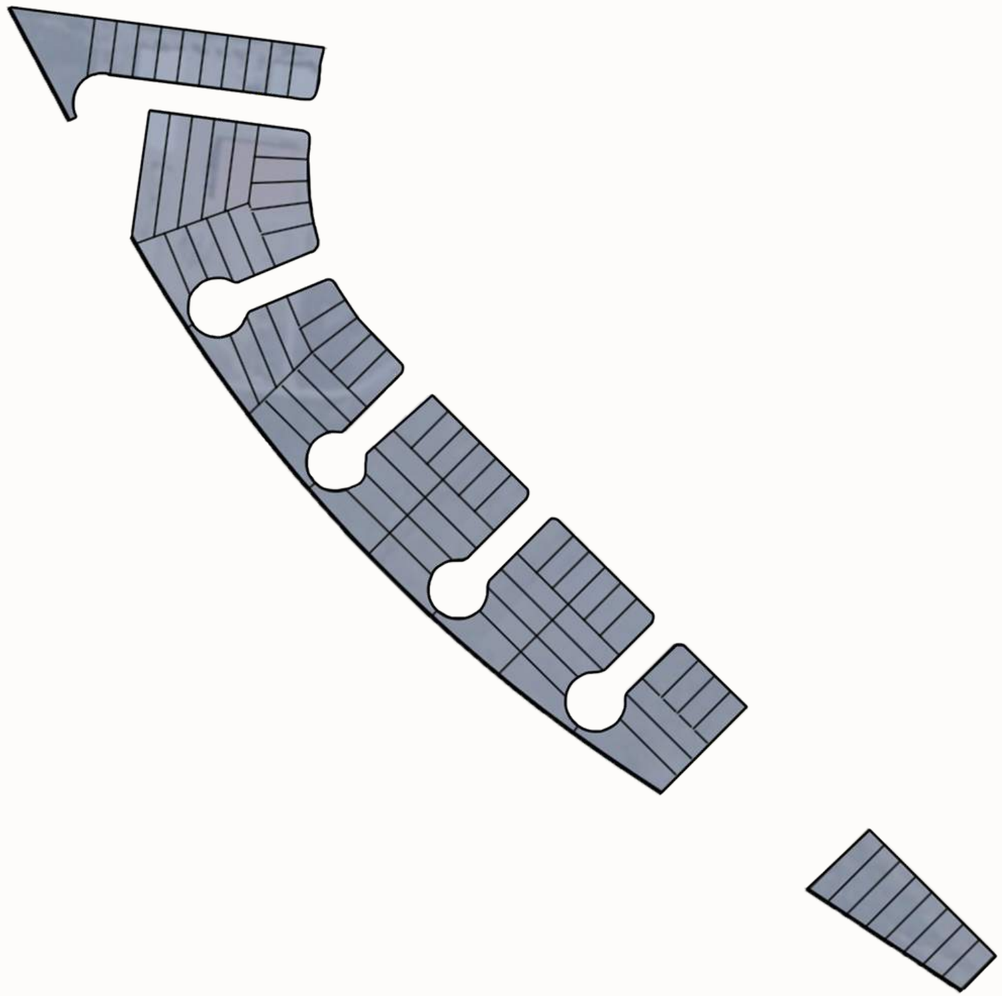


Single-Family Lot Overview

51.24 Acres	Total Area
10.98 Acres	ROW Area
10.88 Acres	Open Space Area
29.29 Acres	Lot Area
187	Total Lots
3.65 U/A	Density
6,822 Sq Ft.	Avg. Lot Size

Cottage, Lot Type 1

Aerial View



Cottage, Lot Type 1

82
Lots

5,233 Sq Ft./0.12 Acres
Avg. Lot Size

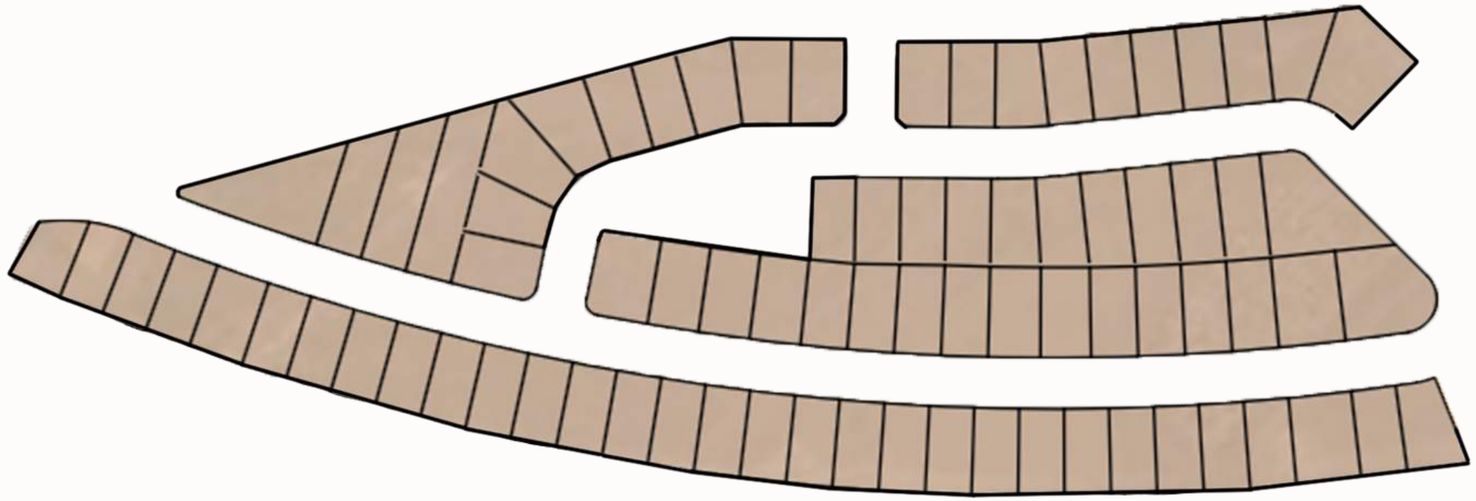
1,900 to 2,600 Sq Ft.
Finished Sq Ft Home Product Offering

theROSE
Similar Product

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Cottage, Lot Type 2

Aerial View



Cottage, Lot Type 2

81
Lots

5,614 Sq Ft/0.13 Acres.
Avg. Lot Size

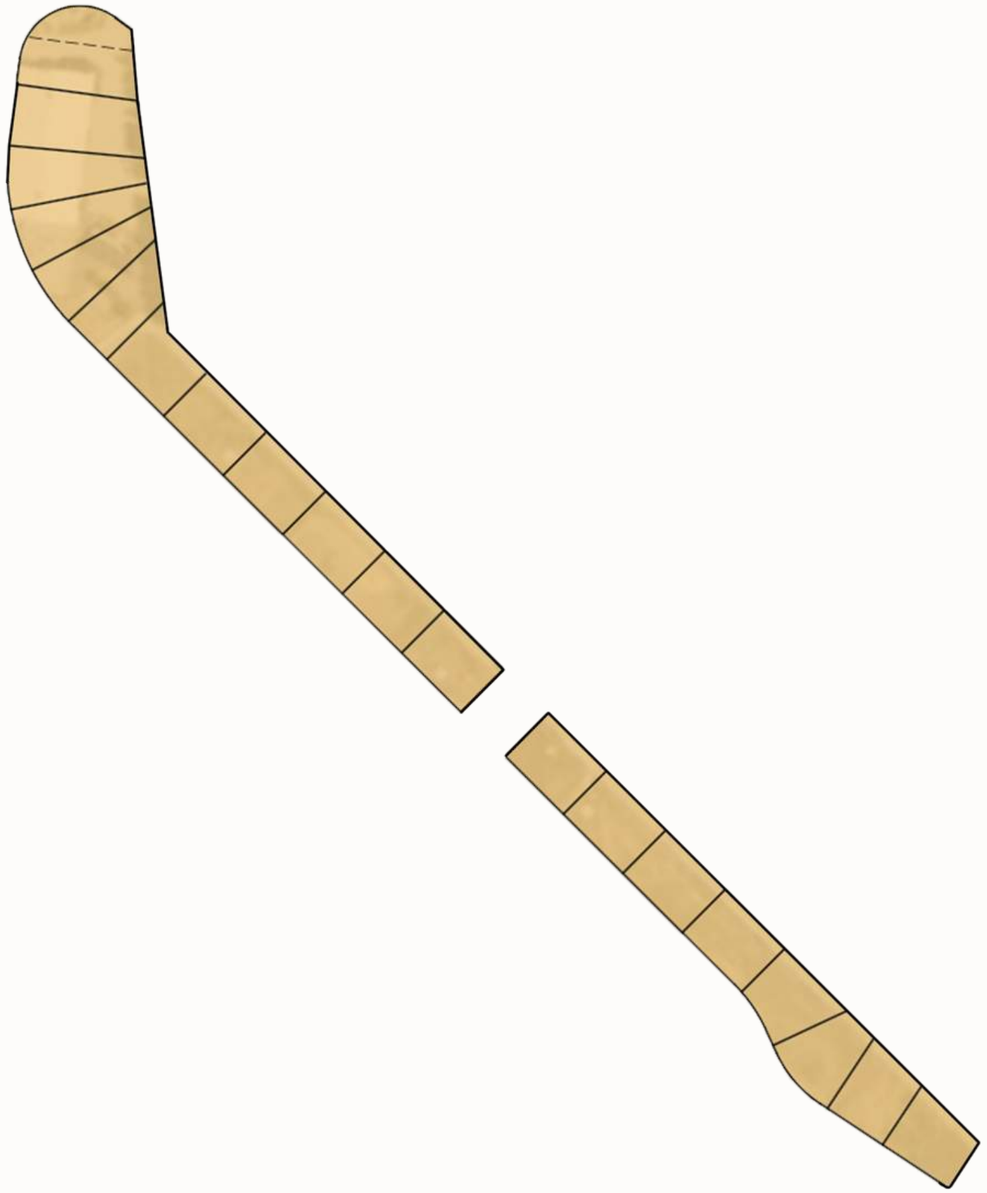
2,300 to 2,900 Sq Ft.
Finished Sq Ft Home Product Offering

Kestrel Bay
Similar Product

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Estate Lot

Aerial View



Estate Lot Product

24
Lots

16,328 Sq Ft./0.37 Acres
Avg. Lot Size

2,300 to 2,900 Sq Ft.
Finished Sq Ft Home Product Offering

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Architectural Inspiration

Cole West is known for great design and architecture regardless of product type and we will continue to deliver that

Renderings may depict conceptual color schemes, additional fixtures and optional features which may include but are not limited to: window color, front door styles, garage door styles, and additional window placement(s). Cole West reserves the right to change elevations, specifications, materials and prices without notice or obligation. All square footages and room dimensions shown are approximate. Window locations, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at an additional cost on select homes.

Thank You

Visit Our Website
colewest.com

Follow Us
@builtbycolewest

Contact Us
hello@colewest.com

FARMINGTON CITY
PLANNING COMMISSION
October 09, 2025

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

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

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

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

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

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

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

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

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

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

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

SPECIAL EXCEPTION APPLICATION – *public hearing*

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

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

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:
11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
    a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
    b. Will not create unreasonable traffic hazards;
    c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

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

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

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

Chair **Frank Adams** closed the public hearing at 7:06 PM.
Two emails received were in favor of this project. Those are included at the end of these minutes.

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

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

Supplemental Information 1-2:
1. Vicinity Map
2. Site plan

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	**X** Aye ____Nay
Commissioner Joey Hansen	**X** Aye ____Nay
Commissioner Kristen Sherlock	**X** Aye ____Nay
Commissioner Scott Behunin	**X** Aye ____Nay
Commissioner Brian Shepard	**X** Aye ____Nay
Commissioner Tony Kalakis	**X** Aye ____Nay

REZONE AND SUBDIVISION APPLICATIONS – *all 3 public hearings*

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

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

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

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

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

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

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

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

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

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	**X** Aye ____Nay
Commissioner Joey Hansen	**X** Aye ____Nay
Commissioner Kristen Sherlock	**X** Aye ____Nay
Commissioner Scott Behunin	**X** Aye ____Nay
Commissioner Brian Shepard	**X** Aye ____Nay
Commissioner Tony Kalakis	**X** Aye ____Nay

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair **Frank Adams** closed the public hearing at 8:59 PM.
Numerous emails were received regarding this project. Those are included at the end of these minutes.

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

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

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

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

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

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

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

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

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

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

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

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

Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	**X** Aye ____Nay
Commissioner Joey Hansen	**X** Aye ____Nay
Commissioner Kristen Sherlock	**X** Aye ____Nay
Commissioner Scott Behunin	**X** Aye ____Nay
Commissioner Brian Shepard	**X** Aye ____Nay
Commissioner Tony Kalakis	**X** Aye ____Nay

Break taken until 9:35 PM.

Item #4: STACK Farmington Land LLC – Applicant is requesting consideration of a request for various Stack Real Estate projects in the North Station area on approximately 117 acres of property between I-15 and the D&RGW Rail Trail south of Shepard Lane and north of Burke Lane.

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

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

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

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

MASTER PLAN/PLAT clarifying property and project boundary areas and correcting street dedications over 117 acres of property: The North Station Master Plat and accompanying land uses total 117 acres. The breakdown of parcels found in the Master Plat is as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adams closed the public comments.

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

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

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

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

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

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

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

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

Findings 1-2:
1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020 and the proposed Development Agreement and Project Master Plan (PMP).

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

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

Kristen Sherlock seconded the motion, which was unanimous.

Chair Frank Adams	**X** Aye ____Nay
Commissioner Joey Hansen	**X** Aye ____Nay
Commissioner Kristen Sherlock	**X** Aye ____Nay
Commissioner Scott Behunin	**X** Aye ____Nay
Commissioner Brian Shepard	**X** Aye ____Nay
Commissioner Tony Kalakis	**X** Aye ____Nay

OTHER BUSINESS

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

a. Planning Commission Minutes Approval for September 18, 2025: all in favor with a few typos and grammar changes.

b. City Council Report for October 7, 2025: **Gibson** said the City Council approved the Sorrel Springs project, which is a 10-lot subdivision off Compton, after a lengthy discussion and some objections.

c. At the next meeting, **Gibson** said a water component will be presented as an amendment to the General Plan. An applicant will be proposing new construction through a trade secret clause, which means it cannot be presented during a regular public meeting. He invited Commissioners to come by and look at the plans, but Commissioners will need to keep details from the public.

ADJOURNMENT

Frank Adams motioned to adjourn at 10:51 PM.

Chair Frank Adams	**X** Aye ____Nay
Commissioner Joey Hansen	**X** Aye ____Nay
Commissioner Kristen Sherlock	**X** Aye ____Nay
Commissioner Scott Behunin	**X** Aye ____Nay
Commissioner Brian Shepard	**X** Aye ____Nay
Commissioner Tony Kalakis	**X** Aye ____Nay

Frank Adams, Chair

Tyler Turner Vice Chair

Outlook

Planning commission meeting Oct 9 Cole West development

From galant2424 <galant2424@yahoo.com>
Date Mon 9/29/2025 11:24 PM
To Lyle Gibson <lgibson@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>

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

I want to express my continued concerns on behalf of myself and all of my neighbors.

1. The Density is Still Too High

The core issue remains: 100% of the proposed lots are dramatically smaller than the existing zoning in our area, which is a minimum .50 acres per lot. This area was originally planned with intentional very low-density zoning to serve as a buffer between residential areas and sensitive wetlands. That buffer is critical not just to protect the environment, but to preserve the semi-rural character and safety of our neighborhood.

2. The Highway Does Not Justify Ignoring City Planning

While the West Davis Corridor has changed the landscape, it should not be used to rationalize abandoning long-standing planning principles. If anything, this makes it more essential to uphold low-density zoning in the remaining transition zones. These green spaces still serve a purpose, even with the highway nearby.

3. The Traffic Impact Will Be Significant

This proposal adds 187 homes, funneling hundreds of additional vehicles through residential roads and directly past Eagle Bay Elementary School, with a blind corner for eastbound traffic, which already experiences heavy traffic during school hours. The proposed density will create congestion and increase safety risks for children and families—something city officials should take very seriously. This type of high density development should only be allowed near the transit hub areas near 1-15 and Station Park. Mayor Anderson stated this to me personally.

4. This Will Alter the Social and Demographic Fabric

High-density housing attracts a different buyer profile than estate-style homes. This creates a mismatch in neighborhood expectations, values, and use of space. It risks disrupting the sense of community we've worked hard to maintain and introduces tension between incompatible living styles.

5. It Sets a Dangerous Precedent

Perhaps most concerning of all: approving this zoning change opens the door for more high-density rezoning next to very low-density neighborhoods throughout the city. If this change is allowed here, it will undermine trust in Farmington's long-term planning, inviting piecemeal exceptions and increased pressure from profit-driven developers.

6. The Profit Incentive is CLEAR! —But the Community Cost is Greater

We understand that this new proposal, even without townhomes, would generate significantly more profit than a very low-density alternative. However, city planning should never be driven by developer profit. Residents live with the consequences—traffic, crowding, lost open space, school strain, and irreversible changes to the land.

In Summary: This updated proposal does not reflect what is best for the community, the environment, or the long-term health of our city. We ask you to deny the Cole West development as proposed. Or recommend they are limited to the same zoning as the adjoing Ranches phase 8, 0.50-acre minimum lots—or seeking development opportunities in areas already zoned for higher density.

We cannot attent in person. Please consider our feedback for record.

Kevin and Patricia Tanis
397 s buffalo ranch rd
Farmington
801-726-4820

Sent via the Samsung Galaxy S25 Ultra, an AT&T 5G smartphone

Outlook

Recall: Buffalo Ranch Development THUMBS DOWN...

From Chris Burns <chrisburns@tech-steel.com>
Date Tue 9/30/2025 11:09 AM
To chase@colewest.com <chase@colewest.com>; Lyle Gibson <lgibson@farmington.utah.gov>; shansell@farmintong.utah.gov <shansell@farmintong.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>
Cc Marlene Burns (marleneburns2006@gmail.com) <marleneburns2006@gmail.com>

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

Chris Burns would like to recall the message, "Buffalo Ranch Development THUMBS DOWN...".

Outlook

RE: Buffalo Ranch Development THUMBS DOWN...

From Chris Burns <chrisburns@tech-steel.com>
Date Tue 9/30/2025 11:11 AM
To chase@colewest.com <chase@colewest.com>; Lyle Gibson <lgibson@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>
Cc Marlene Burns (marleneburns2006@gmail.com) <marleneburns2006@gmail.com>

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

Farmington City Planning Commission,

We have very strong feelings about the changes that are being proposed to the west and south of our home by this “development”.

When we purchased in 2012, the HOA, Farmington City, Great Salt Lake Conservation areas and trails (and UDOT other than WDC) all indicated that there would be NO further development west and south of this area. This is the entire reason we chose this area to move to. To be on the edge of the Great Salt Lake Conservation area, Eccles Education, Farmington Bay and Wetlands.

No to homes.

No to high density living.

No to added streets and traffic.

No to soccer fields and night lighting.

No to blocked views.

Thank you

TECH-STEEL INC. Est. 1964
Chris Burns
JD Sales Manager
chrisburns@tech-steel.com
O: 801-328-2543 D: 801-820-5548
C: 801-647-4731
JD SALES
Steel Joist and Steel Deck

Outlook

Fwd: Plummer could stay rather than this many new Homes

From Megan Parkin <meganparkin32@gmail.com>
Date Tue 9/30/2025 12:45 PM
To Lyle Gibson <lgibson@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>

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

Hello,
I live in Flatrock Ranch on a half acre lot.
CW is building 28 homes behind my home next to the West Davis Corridor.

My concerns are with their new proposed plan where Buffalo Ranch currently is.
Each household owns at least 2 vehicles. This causes drivers to fly past my home to get to 1525 West (where there was a recent fatality).
These changes will affect me.
There are zero apartments along Legacy Highway.
I want to see Zero Apartments in my area near Flatrock and the Davis Corridor.

I would rather have Plummer stay than this many new homes.

-Megan Parkin

Outlook

FW: Please consider our neighborhood

From Shannon Hansell <shansell@farmington.utah.gov>
Date Tue 9/30/2025 2:22 PM
To Lyle Gibson <lgibson@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>

From: Kami Stewart <kamifay@gmail.com>
Sent: Tuesday, September 30, 2025 2:12 PM
To: Shannon Hansell <shansell@farmington.utah.gov>
Subject: Please consider our neighborhood

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

Hello,

My name is Kami Stewart and I live at 413 Comanche Road in West Farmington. I am writing to ask you to please advocate for us in the situation regarding the Buffalo Ranch property.

I think that squeezing nearly 200 homes into that space is a bad idea for many reasons. The main roads to access the neighborhood are Clark Lane (which passes Eagle Bay elementary school right on a bend in the road--already a dangerous situation!) and Glovers Lane which is dangerously narrow and highly trafficked by High School drivers. Adding hundreds of additional cars onto those roads each day could be disastrous.

Those of us who moved to the West edge of The Ranches were willing to live with the aggressive mosquitos and the floodplain risks in order to have property surrounded by less homes and people. We took a BIG hit when UDOT decided to build the Highway right next to our previously quiet yards and nature trails. :(We hope that you will do what you can to help us keep the impact of this project from further destroying the country feel of our neighborhood!

Thank you for taking time to consider this request.

-Kami Stewart and family

Outlook

Opposition to the proposed Rezoning and High-Density at Buffalo Ranch

From Sarah Martin <sjmartin1982@gmail.com>
Date Thu 10/2/2025 9:36 AM
To Carly Rowe <crowe@farmington.utah.gov>

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

Dear Carly Rowe -

My name is Sarah Martin, my family and I have lived at the south end of Buffalo Ranch Road for 11 years, owning our property for nearly 20. We love this community and are deeply invested in its future.

I want to emphasize that we are not opposed to high-density housing in principle. My family has lived in and worked with high-density communities. I worked for Garbett Homes before having children, and I understand the important role townhomes and high-density developments can play in providing affordable housing in a community. But what is being proposed here is neither affordable nor appropriate for this location. CW has stated that these homes will *start* at $800,000. At that price, they are already out of reach for the families high-density developments are meant to serve. So why does this project need to be high density? Who benefits from this, other than the developer's bottom line?

Farmington already has a well-planned high-density area—North Station—which was designed for this purpose. It has wide roads, infrastructure, and walkability built in to support high numbers of residents. Buffalo Ranch Road and Flat Rock Drive are very different: they are narrow residential roads, barely fitting three cars across. Adding more than 400 cars a day would overwhelm them. The proposal also lacks visitor parking, which will force overflow parking onto our streets, making these already-narrow roads even more dangerous.

Many have made the argument that with the closeness of this land to the Davis Corridor the only thing that will sell is high density. To that I argue back, look at the communities we already have, or are currently building, or were just approved, that are lining Legacy Freeway and the Davis Corridor here in Farmington. They are not high density communities. So what makes this land any different?

On a very personal note, I probably should have started with this point, because it is the most important to me, one of the proposed neighborhoods has 111 homes. For this section of the development, its main entrance is directly across from my driveway. Even if each home had only one car (which is unrealistic), that's 111 cars funneling straight into my driveway every day. Realistically, it will be closer to 200–300 cars. This is not safe, fair, or responsible planning.

I also want to point out the drainage parcel next to the proposed entrance across from my house. It fills every spring. What will happen to this drainage area? Has this problem been addressed?

This rezoning request is not about building affordable homes or strengthening Farmington's housing options. It is about maximizing profit from poorly situated land, at the expense of current residents who will bear the cost in traffic, safety, and quality of life.

As a neighborhood who has dealt with the sneaky and unlawful ways that Spencer Plummer tries to make a buck, this is where we must draw the line. My family, and the whole Ranches neighborhood should not be asked to pay the price he is demanding. We would rather deal with his parties and noise than let this rezoning go through. The current zoning fits this neighborhood and part of Farmington better, that is why it is zoned that way.

I respectfully ask you, as a member of the Planning Commission, to DENY this rezoning request. Please preserve the integrity of our community and keep high-density development where it belongs—in the areas Farmington it has already been planned and prepared for.

Thank you for your time and thoughtful consideration.

Sincerely,

Sarah Martin

Outlook

Buffalo Ranch Concerns

From Mollee Steele <molleesteele8@gmail.com>
Date Mon 10/6/2025 1:01 PM
To Carly Rowe <crowe@farmington.utah.gov>
Cc Roger Child <rchild@farmington.utah.gov>; Scott Isaacson <sisaacson@farmington.utah.gov>; Melissa Layton <mlayton@farmington.utah.gov>; Alex Leeman <aleeman@farmington.utah.gov>; Amy Shumway <ashumway@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>; Lyle Gibson <lgibson@farmington.utah.gov>

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

Good afternoon,

My name is Mollee Steele and my husband and I have lived in Farmington for 19 years. We have lived in our current home on Comanche Road for 12 1/2 years. We love it here and want to stay forever. We have concerns over the possible change in zoning for Buffalo Ranch. Buffalo Ranch is zoned for agricultural use and using that as a commercial venue is a zoning violation that the city needs to enforce. We also don't want a zoning change to be approved because that would allow a lot of homes to be built really close together. We want to maintain the zoning integrity of our lovely neighborhood and maintain the landscape as it was intended. This is not a trivial thing.

Our concerns if you were to approve a zoning change are set forth below:

1. Environmental: Expanding housing into undeveloped areas can destroy ecosystems, displace wildlife, and reduce biodiversity. Construction activities and the resulting increase in population density can contribute to greater energy consumption and emissions. Building more housing without thoughtful planning can lead to inefficient land use and dependence on cars, worsening pollution and traffic congestion. More homes increase demand for water, electricity, and waste disposal, which can strain local resources and infrastructure.

2. Safety / Infrastructure: Rapid housing development can outpace the expansion of schools, hospitals, roads, public transport, and emergency services. Increased population density often leads to more vehicles on the roads, causing congestion and longer commute times. The increase would also jeopardize the safety of the people in our neighborhoods as there would be more cars on the roads. We do not want to see a large increase in traffic on our roads with cars exiting and entering the neighborhood. There are only a few ways to get in and out and we don't want those roads overcrowded.

Another concern is the narrow roads in this area. A large part of Glovers lane is, as I understand it, considered a country road and thereby isn't under the same rules for width of roads. There are no "country roads" now in Farmington. Drive that road at 715 any school morning with kids heading to

Farmington High and you will see your life flash before your eyes. It is barely wide enough for two regular cars. It is definitely not wide enough for a car and a truck or a bike or a runner etc. This country road isn't equipped for the increased traffic that a new group of homes or apartments would create.

3. Community and Cultural Concerns: New developments, especially high-density housing, can change the aesthetic and cultural feel of neighborhoods which we strongly resist. Construction can cause long-term disruption, noise, and dust, affecting the quality of life for all of us who are nearby.

FARMington must remain a FARMing town, not a metropolis made up of too many homes and apartments where they were never meant to be! We want to preserve some open areas that create the farm feel of our city.

Thank you.
Sincerely,
Mollee & Jeffrey Steele
19 year+ residents of Farmington

Outlook

Public Hearing Comment - Oct 9, 2025

From Al Ogles <alvin@riverbendmedia.com>
Date Mon 10/6/2025 1:31 PM
To Carly Rowe <crowe@farmington.utah.gov>

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

Dear Members of the Farmington City Council,

My name is Alvin Ogles and I am a resident of Country Bend Road in Farmington. I have reviewed the developer presentation by Cole West regarding the proposed rezoning and subdivision, and I am strongly opposed to this project.

My primary concerns include the high density of small lots, which would significantly increase road traffic in our neighborhood. We were fortunate to avoid the construction of an on/off ramp for the West Davis Corridor on Clark Lane, and I urge the city to similarly protect our community by denying this rezoning and subdivision request.

I would support a development that aligns more closely with the rural character of the area, such as equestrian homes on lots of 2 acres or larger. Please carefully consider the long-term impacts of this proposal on the existing community, including traffic congestion, quality of life, and preservation of our neighborhood's charm.

Thank you for your time and attention to this matter. I appreciate your commitment to thoughtful decision-making that benefits all residents.

Sincerely,

Alvin Ogles
187 Country Bend Rd Farmington, UT 84025 801.230.1225

Outlook

Public comment on Rezoning at 37 Buffalo Rd, Farmington

From Chelsea Hagman <c.hagman33@gmail.com>
Date Mon 10/6/2025 5:13 PM
To Carly Rowe <crowe@farmington.utah.gov>

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

Hello,

I am a resident of Farmington Ranches and I am opposed to the rezoning proposed by Cole West/Zeus Investments LLC – Applicant is requesting consideration of a Rezone of approximately 52 acres of property at 37 North Buffalo Rd from AA to the AE zoning district to include the AP.

I am opposed to this plan because our neighborhood does not have the infrastructure to handle all that traffic. Additionally, it would change the feel of our neighborhood by putting all those houses so close together. We love the open land and want to keep the serene small town feel of Farmington.

Please do not allow this rezoning the happen.

Thanks!
Chelsea Hagman
1722 Country Bend Rd, Farmington, UT 84025

Outlook

Concern About Proposed Buffalo Ranches Zoning

From Jane Johnson <janey.johnson@gmail.com>
Date Mon 10/6/2025 9:38 PM
To Carly Rowe <crowe@farmington.utah.gov>

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

Dear Members of the Farmington Zoning Commission,

I wanted to reach out to ask that you do not approve the proposed zoning for the Buffalo Ranches small housing units. I understand that Farmington is growing and that development near the freeway can make sense, but this specific project feels out of step with the area and will create some serious challenges for the community.

Traffic in this area is already overwhelming during peak hours—especially at the four-way stop at 1525 and Clark Lane. It's often backed up and confusing, and adding even more cars from a high-density development will make it chaotic.

I'm also really worried about safety. Our area still has a small-town feel where a lot of kids walk, bike, and play outside. Adding more homes and cars in this finite space makes that much more dangerous.

Beyond that, this type of development just doesn't match the surrounding area. We already have higher-density housing closer to the freeway, which makes sense there, but pushing it past the rural homes will lower property values and chip away at the unique farming-town character that makes this part of Farmington special.

There are also broader concerns—our roads, utilities, and schools are already stretched. Adding this level of density will strain resources that weren't designed for it. And as the land out here transitions from open space to pavement, we lose the green buffers, natural runoff, and wildlife that have always defined this side of town.

I’m not against growth—just hoping it’s done in a way that fits the area and preserves what’s left of Farmington’s rural heart.

Thank you for considering the perspective of those of us who live here and care deeply about this community. I’m not able to come to the meeting but want to make my voice heard.

Warmly,

Jane Johnson

284 Wrangler rd

Farmington UT 84025

208-757-9088

Outlook

Public Comment on Heritage Development (37 N Buffalo Ranch Road) - Planning Commission Meeting 10/09/2025

From Seth Johnson <sethcjohnson@gmail.com>
Date Mon 10/6/2025 10:01 PM
To Carly Rowe <crowe@farmington.utah.gov>

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

Dear Planning Commission Members,

I am writing to submit my public comments regarding the proposed Heritage development at 37 N Buffalo Ranch Road, scheduled for your meeting on Thursday, October 9, 2025. Unfortunately, I will not be able to attend the meeting in person due to my daughter's choir concert at the junior high, but I wanted to ensure my perspective is made known and officially part of the record.

First, I want to express my appreciation for the growth our city is experiencing. I've loved the new people moving into our area. The townhouses around Innovator have brought new welcomed neighbors. I fully support the idea that increased housing supply helps bring housing costs down, allowing others to enjoy the wonderful community we have here. I am likewise not against housing at 37 N Buffalo Ranch Road generally.

However, the current plan proposing 187 residential lots (approximately 3.65 units per acre) is, in my view, greedy, out of place, and not safe for our community.

My request is simple and reasonable: let's keep the housing density fairly consistent with what's around it. The current plan, which includes predominantly 0.11-acre lots, is a substantial deviation from the surrounding lot sizes. If the current plan goes into effect, even a complete stranger would be able to visit our community and immediately notice the blatant misfit of this development.

Furthermore, the significant increase in traffic poses a major safety concern. As we know, we've recently seen tragic loss of life along what would now be the major artery for this development. Adding hundreds of new vehicle trips a day without adequate infrastructure improvements is irresponsible.

We expect a lot from our town leaders. Reasonable and responsible development is what we are asking for, and the current proposal for the Heritage development is not it. Please consider the profound impact this over-densified project will have on neighborhood character and public safety before making your recommendation.

Thank you for your time and serious consideration of these vital community concerns.

Sincerely,

Seth Johnson

284 Wrangler Rd.

Farmington, UT 84025

Outlook

Public comment on Rezoning at 37 Buffalo Rd, Farmington

From Chase Hagman <chasehagman@gmail.com>
Date Tue 10/7/2025 7:04 AM
To Carly Rowe <crowe@farmington.utah.gov>

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

Hello,

I am a resident of Farmington Ranches and I am opposed to the rezoning proposed by Cole West/Zeus Investments LLC – Applicant is requesting consideration of a Rezone of approximately 52 acres of property at 37 North Buffalo Rd from AA to the AE zoning district to include the AP.

I am opposed to this plan because our neighborhood does not have the infrastructure to handle all that traffic. Additionally, it would change the feel of our neighborhood by putting all those houses so close together. We love the open land and want to keep the serene small town feel of Farmington.

Please do not allow this rezoning to happen.

Thank you for your time.
--
Chase Hagman

Outlook

Buffalo Ranch rezoning

From staceydavis349@gmail.com <staceydavis349@gmail.com>
Date Mon 10/6/2025 6:14 PM

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

To whom it may concern:

I am writing to inform the planning commission of my opinions regarding the rezoning of Buffalo Ranch. I am concerned that the current plan proposed by CW is too dense. While some homes in that area could bolster Eagle Bay's enrollment problem, decrease the mosquito population, and provide much needed housing, exercising some moderation by preserving the current zoning would be best for the safety and feel of the city.

My main concern is that the lack of road access will cause all of the traffic to spill into surrounding neighborhoods that were never meant to handle that level of traffic, causing increased pedestrian and car accidents, parking problems, and difficult access in emergencies.

Another concern is that West Farmington was intended to be more open, so it does not make sense to go from large open areas to tiny lots. Keeping this area zoned as AA will allow Farmington to keep its farm-town feel and will enhance the beauty of the city. It is my understanding that the city plan is to decrease in density as it expands west, so a super dense at the edge of more open lots will look and feel like a circus. We have plenty of high-density housing going in north of Station Park that will fill that need for our city, so I don't think we need more of it out west.

As difficult as it can be to deal with Plummer, I'd prefer Buffalo Ranch to stay in his hands and retain its AA zoning than to change the zoning to allow an unsafe and unsightly level of development.

Thank you for your consideration,
Stacey Davis

Nicole Knowles
42 South Buffalo Ranch Road
Farmington, Utah 84025
Nicknowles84@gmail.com

October 5, 2025

Farmington City Planning Commission
Farmington, Utah 84025

Re: Opposition to Rezoning of Buffalo Ranch

Dear Members of the Planning Commission,

I am writing to formally express my concerns regarding the proposed rezoning of the Buffalo Ranch property. I strongly oppose this change, as it represents irresponsible city planning that does not prioritize the best interests of current residents, landowners, or the long-term character of our community.

Rezoning Buffalo Ranch away from AA zoning would erode the rural lifestyle that Farmington has always valued. Larger lot sizes attract like-minded residents who appreciate open space, animals, horses, and the rural way of life. Reducing lot sizes to 2–3 acres butting directly against 0.10-acre lots creates a jarring and incompatible development pattern. Such an approach undermines the integrity of our existing subdivisions and fails to protect property values or quality of life.

Infrastructure is already strained. Our secondary schools are overcrowded, yet new developments continue without consideration for long-term capacity. Growth west of I-15 should be paused until the second fire station is completed. With the county jail, the amusement park, the new sports complex, and Station Park already demanding significant police and fire resources, it is clear that public safety cannot keep pace with unchecked development.

The builder has argued that high-density housing belongs next to freeways. This is simply not the case in our city. Established neighborhoods such as Flat Rock, Chestnut Farms, and Miller Farms — located directly along Legacy Highway — are comprised of large lots and mini-estates, not high-density housing. The precedent in Farmington has been rural estates along the freeway corridor, not high-density subdivisions.

I want to be clear that I am not opposed to development or even to a new subdivision at Buffalo Ranch, so long as zoning is respected and continuity with the surrounding area is preserved. What I strongly oppose is a zoning change that introduces high-density housing next to farmland and agricultural properties. Such development inevitably creates conflict: new residents unfamiliar with rural life will complain about flies, manure smells, and the presence of large animals, while long-time rural residents are forced to defend practices and values that have always defined our community.

Finally, I ask the Commission to consider a broader question: must every inch of Farmington be developed? Our city has experienced years of relentless growth, often prioritizing quantity over quality. It is time to pause, refocus on the quality of life for existing residents, and ensure safety, infrastructure, and rural heritage are protected before more high-density projects are approved.

For these reasons, I urge you to reject the proposed rezoning of Buffalo Ranch. Please protect the integrity, safety, and rural character of Farmington by keeping AA zoning in place.

Thank you for your time and consideration.

Respectfully,

Nicole Knowles

Jordan and Laurie Call
1674 Clark Ln.
Farmington, UT 84025
October 7, 2025

Farmington City Planning Commission
160 S. Main Street
Farmington, UT 84025

Subject: Opposition to the Proposed Rezone and Schematic Plan for "The Heritage" Subdivision (51-Acre Parcel, 187 Units, Rezone from AA to AE/AP)

Dear Members of the Farmington City Planning Commission,

As long-term residents living near the proposed "The Heritage" subdivision, we respectfully oppose the rezone from Agricultural (AA) to AE/AP and the schematic plan for 187 residential units on a 51-acre parcel. While we support sustainable growth in Farmington, this proposal raises serious concerns about traffic congestion, infrastructure limitations, emergency evacuation routes, and the preservation of our neighborhood's character. Below, we provide a detailed analysis, supported by facts, data, and personal experiences, to highlight the potential impacts of this development.

1. Infrastructure and Traffic Limitations

The proposed development fronts Clark Lane, a minor collector road with one lane in each direction, curb, and gutter, which already operates at capacity during peak hours. Without direct access to the new state highway, all traffic from the 187 proposed units—estimated to generate approximately 400–500 additional daily vehicle trips—will funnel through Buffalo Ranch Road and Clark Lane, which serve as collectors for multiple existing subdivisions. Freeway access is restricted to Park Lane, creating a significant bottleneck that exacerbates congestion.

Lived Experience and Safety Risks: Over the past ten years, Clark Lane has seen a marked increase in traffic volume and speeding. Drivers frequently exceed the posted speed limit, posing risks to pedestrians, cyclists, and children. A tragic bike accident on 1525 West, which claimed the life of a young cyclist, underscores the urgent need for enhanced traffic safety measures. A personal incident further illustrates this danger: last year, our four-year-old son's upright scooter rolled into Clark Lane and was crushed by a speeding truck, whose driver continued at full speed. Our child was mere feet from a potentially fatal accident. Despite our prior requests for traffic calming measures, the City's response—a small "reduce speed" sign—has been inadequate.

The absence of direct highway access amplifies the traffic burden on local roads, significantly impacting residential livability. The developer's traffic study may suggest capacity, but it does not reflect the real-world congestion and safety challenges we experience daily. Adding 400–500 vehicles to this strained corridor would exacerbate these issues, directly conflicting with General Plan Policy 5.5.4, which mandates "adequate street design standards appropriate for the context."

2. Limited Emergency Evacuation Routes

The Ranches community faces critical vulnerabilities due to limited evacuation routes, a concern highlighted during the 2021 "Legacy Fire." Clark Lane and Park Lane are the primary access routes, with only a single dirt road to Centerville as a secondary option. This creates a dangerous bottleneck during emergencies, endangering residents' safety. The addition of 187 households would further strain these routes, potentially overwhelming evacuation capacity. General Plan Policy 5.5.10 requires development proposals to be assessed for infrastructure adequacy, including emergency access. Approving this rezone without addressing these limitations would jeopardize community safety.

3. Incompatibility with Neighborhood Character and Density

The Heritage proposal, with 187 units on lots averaging 0.11–0.12 acres, deviates significantly from the low-density, conservation-oriented character of surrounding neighborhoods. Nearby developments reflect a deliberate pattern of larger lots:

- **Ranch Road (Northeast boundary):** 27 lots averaging 0.37 acres
- **Buffalo Ranch Road (East boundary):** 35 lots averaging 1.41 acres
- **Flatrock Ranch (Southeast boundary):** 40 lots averaging 0.54 acres
- **Farmstead Subdivision (Approved 2025):** 30 lots averaging 0.27 acres, approved only after purchasing 17 Transferable Development Rights (TDRs) to exceed the zoning limit of 13 lots on a 15-acre parcel

The 102 homes adjacent to the proposed site average 0.79 acres per lot, with some as large as 2.94 acres. The Heritage's proposed density—over three times that of surrounding areas—would disrupt this cohesive, rural-residential character, undermining the City's planning efforts.

General Plan Alignment: The General Plan designates this area as Neighborhood Residential (NR), intended for medium-to-large lots or clustered developments with meaningful open space to protect sensitive areas (Section 5.3). The Heritage proposal, with 86% of lots sized at 0.11–0.12 acres, fails to meet this standard. Goals 5.4.1–5.4.3 and Policies 5.5.5, 5.5.9, and 5.5.10 emphasize preserving neighborhood character, supporting conservation-oriented development, and ensuring compatibility with existing patterns. This proposal introduces suburban-scale density that conflicts with Farmington's rural-residential identity and infrastructure design.

4. Recommendations and Conclusion

We urge the Planning Commission to deny the proposed rezone from AA to AE/AP and the schematic plan for The Heritage subdivision. To address our concerns, we respectfully request:

1. **Independent Traffic Study:** Commission a comprehensive analysis of Clark Lane's capacity, focusing on peak-hour congestion, speeding, and pedestrian safety, with actionable traffic calming measures.
2. **Enhanced Emergency Access:** Develop additional evacuation routes for the Ranches community to mitigate risks before approving high-density developments.

3. **Adherence to General Plan:** Ensure any development aligns with the Neighborhood Residential designation, prioritizing medium-to-large lots and open space to preserve the area's character.

We sincerely appreciate the Planning Commission's commitment to Farmington's residents. As you review this proposal, we ask that you prioritize the safety, quality of life, and neighborhood integrity of current residents, in alignment with the General Plan's vision for sustainable, context-appropriate growth.

Thank you for your thoughtful consideration.

Sincerely, Jordan and Laurie Call

From: Carly Rowe
Sent: Wednesday, October 8, 2025 8:29 AM
To: Bryan Bryner
Cc: Greg Daly; Spencer Moffat; Lyle Gibson; Shannon Hansell
Subject: Re: Comments regarding proposed Heritage Development

Thank you for your email, we will send this to the planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Bryan Bryner <bryan.bryner@gmail.com>
Sent: Tuesday, October 7, 2025 12:50 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Cc: Greg Daly <skidaly@gmail.com>; Spencer Moffat <spencermoffat@gmail.com>
Subject: Comments regarding proposed Heritage Development

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

Hi Carly,
I live on Buffalo Ranch Road. I want to share some concerns about the proposed Heritage Development in advance of the Planning Commission meeting on October 9, 2025. My concerns are of a technical nature.

1. Fire/Emergency Access

Looking at the proposed development, it really should be considered 2 different projects: one at the north end and one at the south end. The South end appears to be a PUD with 58 lots of about 0.11 acres each. This South end has 2 access points - one at the curve of Buffalo Ranch Rd, and the other going to the proposed road through the north end project. These 2 access points for the South end PUD are separated by approximately only 300 feet. This poses a major risk in case of a fire or other emergency, and does not appear to comply with the minimum separation requirements of the IFC for multiple access points for a subdivision with this many lots.

2. Non-Compliance with Density Requirements for AE and Overlay Zones

And this problem is evidence that the proposed development, and especially the South end, is just too dense. The AP overlay should be rejected. In particular, the AP District Overlay standards and requirements of Farmington City Code 11-27B-020.C states that, for the AP District Overlay, "[a]pplicable zoning regulations shall apply except as otherwise set forth in an AP District shall be as established by the General Development Plan and Development Agreement

and may include: ... 2. **Minimum development area or lot size, *which may not be less than allowed in the underlying zone***; ..." (emphasis added)

In other words, Farmington City code prohibits the minimum lot size in an AP District from being less than what is allowed in the underlying zone. If the Heritage development land is rezoned to AE (which would be the underlying zoning), the conventional standards for AE minimum lot area are 1 acre (11-10-040.A) or, with moderate income housing concessions, 1/2 acre (11-10-040.B).

Perhaps the applicant intended to amend the property to AE with the PUD overlay? But even if that's the case, Farmington City Code 11-27-120.H states: "H. Increase In Residential Density: Residential density may be increased **up to a maximum of twenty percent (20%) above that allowed in the underlying single-family zone**, at the discretion of the City." (Emphasis added). Again, if the underlying zone is changed to AE with minimum 1 acre or 1/2 acre lots, 0.11 acre lots do not meet the density requirements of a PUD under 11-27-120.H.

Thanks,
Bryan
801-450-9310

From: Carly Rowe
Sent: Wednesday, October 8, 2025 8:30 AM
To: Travis Johnson
Cc: Lyle Gibson; Shannon Hansell
Subject: Re: 9 Oct 25 Planning Commission - Resident Comments Cole West

Thank you for your email, we will send this to the planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Travis Johnson <trj1470@gmail.com>
Sent: Tuesday, October 7, 2025 2:56 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: 9 Oct 25 Planning Commission - Resident Comments Cole West

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

Good afternoon,

My wife and I are residents at 1661 W Clark Ln, Farmington, UT 84025. We attended Cole West's resident meeting on their proposed development at 37 North Buffalo Rd. Their development plan is inadequate and their rezone request should not be approved at this time.

Cole West was unable to answer any questions on the traffic plan for this new development. It was apparent they felt that traffic was not their problem. Their proposed development plan will significantly increase traffic in the area, with the most direct route being Clark Lane. Clark Lane is a 25 mph zone with many residential driveways (ours included) and an elementary school. It is not the proper route for hundreds more daily drivers.

We have a young child that plays in the area, and we hope will be able to walk to elementary school when he gets to that age.

Cole West's development should not be approved unless its impact to traffic is significantly reduced, either with less units or with an alternative route to the site.

If a Glover Lane exit for the West Davis Corridor is added, then this development would be reasonable.

Thanks,
Travis and Sam Johnson

Matthew Rodgers
1919 Old Fort Rd.
Farmington, UT 84025
October 7, 2025

Farmington City Planning Commission
160 S. Main Street
Farmington, UT 84025

Re: Opposition to Rezone and Schematic Plan for "The Heritage" Subdivision – 51-Acre Parcel (Request for 187 Units, Rezone from AA to AE/AP)

Dear Commissioners,

I am writing as a homeowner in the adjacent conservation subdivision to respectfully oppose the proposed rezone and schematic plan for *The Heritage* development—187 units on approximately 51 acres currently zoned AA. While I support balanced, thoughtful growth within Farmington, this proposal does not align with the City's General Plan, surrounding development patterns, infrastructure capacity, or conservation objectives.

1. Inconsistency with the General Plan

Farmington's newly adopted General Plan designates this area as *Neighborhood Residential (NR)*, described as providing *medium-to-large residential lots* or *clustered developments with meaningful shared open space that protect sensitive areas.* The proposed 187 units—more than 86% of which are on 0.11–0.12 acre lots—do not meet this definition.

The General Plan's Key Themes (Section 5.3) emphasize *Preservation of Neighborhood Character, Compatibility, and Integrity; Cohesive and Sustainable Growth; and Quality of Life.* Similarly, Policies 5.5.5, 5.5.9, and 5.5.10 direct the City to:

- Support the *character-defining elements* of existing neighborhoods,
- Preserve agricultural lands and open space through *conservation-oriented development patterns*, and
- Assess development proposals for *compatibility with existing development patterns and infrastructure adequacy.*

This proposal conflicts with each of these directives. Rather than reinforcing Farmington's rural-residential identity, it would introduce a suburban-scale density that is incompatible with the area's intended character and infrastructure design.

2. Neighborhood Character and Density Mismatch

Surrounding development demonstrates a consistent pattern of low-density, conservation-minded growth:

- **Ranch Road (Northeast boundary):** 27 lots averaging **0.37 acres**
- **Buffalo Ranch Road (East boundary):** 35 lots averaging **1.41 acres**

- **Flatrock Ranch (Southeast boundary):** 40 lots averaging **0.54 acres**
- **Farmstead Subdivision (Approved 2025):** 30 lots averaging **0.27 acres**, only achieved after the developer purchased **17 Transferable Development Rights (TDRs)** to exceed the underlying zoning limit of 13 lots on the 15 acre parcel.

The surrounding 102 homes on the streets directly adjacent to this parcel average **0.79 acres**—some as large as 2.94 acres. This uniformity of scale reflects deliberate planning by the City to protect neighborhood integrity. The proposed Heritage subdivision, at **over three times the surrounding density**, would represent an abrupt and incompatible transition in land use.

The General Plan (Goals 5.4.1–5.4.3) explicitly calls for maintaining diverse residential opportunities while *preserving the integrity, quality, and character* of existing neighborhoods. The Heritage proposal undermines that goal.

3. Traffic and Roadway Constraints

The proposed development fronts a minor collector—one lane in each direction with curb and gutter—without direct access to the new state highway. All traffic would funnel through Buffalo Ranch Road/Clark Lan**e**, which already serves as a collector for multiple subdivisions. The developer's traffic study may claim capacity, but lived experience by current residents indicates congestion during peak hours.

Adding nearly 400–500 additional daily vehicle trips would exacerbate existing safety concerns for pedestrians, cyclists, and children. This directly conflicts with General Plan Policy 5.5.4, which calls for "adequate street design standards appropriate for the context."

4. Infrastructure and Water Supply

City staff have noted that the project would require new utility extensions to service the site. This places financial and operational strain on existing city systems and contradicts Goal 5.4.2—that new development should be *self-sustaining and progress logically, utilizing existing infrastructure and minimizing scattered developments.*

Moreover, Sections 10.3 and 10.4 of the Conservation & Stewardship chapter emphasize water conservation and sustainable development. Expanding infrastructure and approving high-density housing in an area without established utilities runs counter to these sustainability principles.

5. Environmental and Conservation Context

This parcel historically carried a conservation easement, which was only vacated following litigation after UDOT split the land for the West Davis Corridor. Despite the court's ruling, the property remains an environmentally sensitive area, bisected by a stream and containing wetlands and wildlife habitat.

The General Plan (Chapter 10) calls on the City to *"plan and manage growth carefully to preserve and enhance the natural beauty of Farmington's context and surroundings"* and to *"maintain the best of both rural and urban living."*

While the developer presents open space as a project benefit, most of it is non-buildable—under powerlines, within wetlands, or too narrow to be functional. Calling these "preserved areas" distorts the spirit of meaningful conservation. In contrast, the Farmington Ranches HOA, a 600-home development, permanently preserved over 55 acres of open space under similar conditions. Comparable expectations should apply here.

6. Precedent and Zoning Integrity

Approving this rezone from AA to AE/AP would set a concerning precedent. The AP Overlay is intended for unique cases with balanced trade-offs—such as integrating commercial or agricultural uses alongside residential density. In this case, the applicant has eliminated all commercial components, leaving density as the only benefit to the developer.

The City's notes even acknowledge that the AP Overlay is being used solely to allow flexibility in lot count and setbacks. This is inconsistent with the zone's intent and would open the door for other speculative upzonings on formerly restricted lands, eroding public confidence in Farmington's zoning process.

7. Areas of Stability

Finally, Section 11.2 of the General Plan identifies much of western Farmington as an *Area of Stability*—where "few changes in land use are anticipated" and "new development should be compatible with and complementary to existing development patterns." The Heritage proposal would represent a sharp deviation from that principle.

Conclusion

Farmington's General Plan is both visionary and specific. It calls for balanced growth, protection of neighborhood character, and conservation of natural assets. The Heritage proposal fails to satisfy these standards.

I respectfully urge the Planning Commission to deny the proposed rezone and schematic plan and direct the applicant to revise their approach to align with Farmington's General Plan, zoning intent, and long-term community vision.

To assist you in your decision making process, I have created an alternative motion for denial as I feel the staff's Option 2 (Denial) is far too general and does not provide defensible, detailed findings for denial. For the Commission (and later, City Council) to justify denial under Utah land use law, their findings should tie clearly to specific, objective standards in the General Plan, zoning ordinance, and infrastructure policies — not just general statements about "inconsistency." I have labeled this motion Attachment A - Proposed Alternative Findings for Denial

Thank you for your careful consideration and continued service to our community.

Sincerely,
Matthew Rodgers

Attachment A — Proposed Alternative Findings for Denial

The Heritage Subdivision (51 Acres, Request for AE/AP Rezone and Schematic Plan)

Prepared by: Matthew Rodgers, Homeowner – Farmington Ranches
Date: October 2025
Subject: Alternative Findings for Denial of the AE/AP Rezone and Schematic Plan

---

Recommended Motion:

Motion to recommend denial of the requested rezone to the AE zoning district and AP Overlay with the accompanying development agreement and schematic plan for *The Heritage*, based on the following findings of fact and conclusions.

Findings:

1. Inconsistency with the Farmington City General Plan and Vision for the Area
The *Neighborhood Residential* (NR) designation anticipates *medium-to-large lots* or *clustered developments with meaningful shared open space that protect sensitive areas.*

- The proposed 187-unit subdivision—with 80% of lots between 0.11 and 0.12 acres—fails to meet this definition.

- The proposal conflicts with General Plan Sections 5.3, 5.4, and 5.5, which prioritize:
    - Preservation of neighborhood character and compatibility;
    - Logical growth that utilizes existing infrastructure; and
    - Assessment of development proposals for compatibility and infrastructure adequacy.

- The proposed density is inconsistent with the surrounding residential pattern, where the 102 neighboring homes average 0.79 acres per lot, creating a sharp and incompatible transition.

2. Incompatibility with Surrounding Neighborhoods and Established Development Patterns

- Adjacent subdivisions (Farmington Ranches, Flatrock Ranch, and Farmstead) demonstrate a consistent pattern of conservation-oriented design and lot sizes averaging 0.3–1.4 acres.

- The Farmstead Subdivision (approved 2025) required 17 TDRs to achieve a 30-lot yield, reinforcing that reduced density and preserved open space are the standard for this area.

- The proposal would disrupt this pattern, contrary to General Plan Goal 5.4.3, which directs the City to preserve “the integrity, quality, and character of existing neighborhoods.”

3. Noncompliance with the Purpose and Intent of the AE Zone and AP Overlay

- The AE Zone (City Code §11-10-010) is intended to support residential development oriented toward a farming or equestrian lifestyle. The proposal includes no agricultural, equestrian, or open-space-oriented features in the building lots it creates with the 0.11 acre and 0.12 acre lots found in this proposal.

- The AP Overlay was originally intended to enable mixed agricultural/residential development or unique design integration—not simply to increase density.

- The use of the AP Overlay solely to modify density, lot size, and setbacks conflicts with §11-27B-020(E), which requires that deviations from the base zone *enhance the purpose* of the underlying zoning.

4. Infrastructure and Traffic Limitations

- All traffic will be directed to Buffalo Ranch Road/Clark Lane, a minor collector already at capacity during peak hours.

- The addition of 187 homes (≈400–500 vehicles) will significantly increase congestion, conflicting with General Plan Policy 5.5.4, which mandates adequate and context-appropriate street design standards.

- The absence of direct highway access amplifies local traffic burden and impacts residential livability.

5. Environmental and Conservation Conflicts

- The parcel includes a stream corridor / wetland areas and was previously subject to a conservation easement, reflecting its environmental sensitivity.

- General Plan Chapter 10 (Conservation & Stewardship) directs that growth be planned to preserve natural beauty, protect resources, and maintain the best of both rural and urban living.

- The applicant's "open space" is largely non-buildable (under powerlines, irregular remnants, or wetlands) and does not constitute *meaningful conservation.*

- The proposal conflicts with Goal 10.4.1–10.4.3, which promote sustainable development, resource conservation, and environmental stewardship.

6. Negative Precedent and Erosion of Zoning Integrity

- Approving the AE/AP combination for this parcel would encourage similar upzoning through overlays, undermining the intent of Farmington's zoning map and long-term land use strategy.

- General Plan Section 11.2 (Areas of Stability) identifies this portion of the city as an area where "few changes in land use are anticipated."

- Approval would compromise the stability of adjacent neighborhoods and weaken Farmington's credibility in applying zoning policy consistently.

Conclusion

The proposed AE/AP rezone and schematic plan for *The Heritage* are inconsistent with the General Plan, incompatible with surrounding neighborhoods, and fail to satisfy the purposes of the AE Zone or AP Overlay. The Planning Commission should recommend denial to ensure future development aligns with Farmington's established vision for conservation-minded, context-sensitive, and sustainable growth.

From: Angelle Salway <angellesalway@gmail.com>
Sent: Wednesday, October 8, 2025 11:35 AM
To: Roger Child; Scott Isaacson; Melissa Layton; Amy Shumway; Alex Leeman; Carly Rowe; Shannon Hansell; Lyle Gibson
Subject: 10/9 planning commission agenda item for Heritage development

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

Dear Planning Commission and City Council,

I am writing in regards to the upcoming Planning Commission meeting on Thursday, October 9, 2025, where the proposed "Heritage" development will be presented for public hearing and possible approval (the land owned by Mr. Plummer and used as Buffalo Ranch. Plummer would like to sell the property to CW for development).

The land in question is currently zoned AA (agricultural use) and CW and Mr. Plummer are petitioning for the land to be rezoned to AE (Agricultural Estates) with AP (Agricultural Planned) Overlay. Please do all you can to **reject the petition to rezone this land.**

As a resident of Farmington city who lives just feet away from the land in question I would like to give my opinion on maintaining the current zoning of the land because it will greatly affect my family's quality of life. Here are the reasons why I would like the planning commission to reject the proposed zoning change

- The development is not congruent with the surrounding area

The homes currently existing around Buffalo Ranch sit on 0.3 to over 2 acres of land. My home sits on 0.67 acres of land. We specifically bought our property for the large lot size that allows for the "farming-town" feel. We love that the homes are not packed together with little green space. Our neighborhood's lots were designed to be used in conjunction with Agricultural use. Many of our neighbors have barns, horses and other livestock.

The existing AA zone would allow for development of 1 unit for every 5 acres of property. I am not opposed to development of the land with the current zoning. However, the proposed project, Heritage, is approximately 3.7 units per acre. If approved as proposed, this project would include predominantly 0.11-acre lots—a substantial increase in density compared to my surrounding neighborhood.

If you drive along the West Davis Corridor you will notice that there are no other developments like this along that freeway. This area of land should be maintained AA to fit with the other pieces of property currently along WDC where it is mainly open fields or used for Agricultural uses.

- We need to protect our remaining "open" Agricultural land

-

Our city needs to protect some open areas so we still feel like a “farming” town where people enjoy living and feel like they have space to do so. Cities put priorities on building and maintaining city parks, but agricultural land should also be made a priority. The agricultural land in Farmington is the roots and heritage of our city. We need to protect one of the last open agricultural areas we have left in Farmington. If the land were to be developed with the proposed zoning change, it would effectively wipe out 80% of the existing equestrian and open space in our city.

-
-
- The current roads cannot support the additional traffic
-

Mr. Plummer and CW are proposing to construct 187 units which could bring in 200-400 additional cars onto our roads assuming about 1-2 cars per household. The proposal only has 2 outlets for all of those cars. There has not been a traffic study done for this proposal, but I would expect that the proposal would fail the traffic study based on the lack of adequate outlets for the proposed amount of cars. Another large problem is that the south outlet that is next to exits directly into our neighbor’s

As a parent I am worried about the additional traffic on our roads. We have many children in our neighborhood that use the sidewalks and roads to get to and from school and after school for recreation. That many additional cars on our roads would be a hazard. That many houses and cars would also add the pollution that our neighborhood is exposed to. We have already faced a burden of being next to the new West Davis Corridor which is not something I am happy about the pollution from the freeway. I would like to be protected from the pollution that 187 units and upwards of 400 plus cars would create.

-
-
- This housing is not needed based on the proposed development in North Station Park
-

The city will have reached their goal of adding new housing with the high density housing in the new North Station park. The 187 units proposed in this development are not needed for our city’s housing plan or city revenue, and would not outweigh the costs of adding this development.

As a neighbor of Buffalo Ranch, I am not opposed to Mr. Plummer using his property or further developing his property within the current zoning laws/rules for AA zone. If he would like to sell his property for development that is also appropriate, but I urge you to maintain the existing AA zoning to protect those who live around Buffalo Ranch.

Thank you for your time,

Angelle Salway

468 Comanche Rd.
Farmington, Utah

From: Chris Salway <csalway1@gmail.com>
Sent: Wednesday, October 8, 2025 12:59 PM
To: Roger Child; Scott Isaacson; Melissa Layton; Amy Shumway; Alex Leeman; Carly Rowe; Shannon Hansell; Lyle Gibson
Subject: 10/9 Planning Commission Statement- Heritage Developoment

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

Dear Planning Commission and City Council,

I am writing in advance of the October 9, 2025 Planning Commission meeting regarding the proposed *"Heritage"* development on the Buffalo Ranch property (owned by Mr. Plummer). Mr. Plummer and CW are requesting to rezone the land from AA (Agricultural Use) to AE (Agricultural Estates) with an AP (Agricultural Planned) overlay. I respectfully ask that you deny this rezoning request and preserve the current zoning.

As a Farmington resident living just a few feet from this property, I believe this change would significantly impact my family and our neighborhood. Below are my main concerns:

1. The proposed development does not fit the surrounding area

Our neighborhood consists of large lots, generally between 0.3 and over 2 acres. My own property sits on 0.67 acres, which we chose for the space, rural feel, and opportunity for light agricultural use. Many neighbors keep horses or livestock, maintaining the character that makes this part of Farmington unique.

The current AA zoning allows one home per five acres, which still supports limited, thoughtful development. However, the *Heritage* proposal would build about 3.7 units per acre, primarily on 0.11-acre lots, a dramatic increase in density and inconsistent with nearby properties. Along the West Davis Corridor, no similar dense developments exist, and this land should remain AA to align with its surroundings.

2. Protecting Farmington's remaining agricultural land

Farmington's agricultural areas are part of the city's identity and history. While city parks are important, protecting open, agricultural land should also be a priority. Rezoning this property would eliminate roughly 80% of the city's remaining equestrian and open agricultural space, erasing one of the few remaining areas that reflects our community's heritage and small-town feel.

3. Infrastructure cannot support the added traffic

The proposed 187 homes could bring 200–400 additional vehicles to local roads, yet the plan includes only two access points. This will create congestion and safety risks, especially for children who walk or bike to school or play in the area.

Additionally, our neighborhood already experiences the noise and air pollution from the new West Davis Corridor. Hundreds of new vehicles would further degrade our air quality and overall quality of life.

4. The city's housing goals are already being met

The new high-density housing planned for North Station Park already fulfills Farmington's growth and housing objectives. Adding another dense development provides limited benefit while introducing unnecessary infrastructure, safety, and environmental burdens.

I want to emphasize that I am not opposed to responsible development or to Mr. Plummer selling his property. Development under the existing AA zoning would be reasonable and consistent with our community's character. I simply ask that the city maintain the current zoning to protect the integrity and livability of the surrounding neighborhood.

Thank you for your time and thoughtful consideration.

Sincerely,

Chris Salway
468 Comanche Road
Farmington, UT 84025

From: Lindy Kartchner <lindykartchner@gmail.com>
Sent: Wednesday, October 8, 2025 3:47 PM
To: Lyle Gibson; Shannon Hansell; Carly Rowe; Brett Anderson
Subject: Opposition to the Proposed Buffalo Ranch Development

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

Lindy Kartchner
1779 W Flatrock Dr
Farmington, UT 84025

October 8th, 2025

Farmington City Planning Commission
160 S Main Street
Farmington, UT 84025

Re: Opposition to the Proposed Buffalo Ranch Development

Dear Members of the Farmington Planning Commission,

I am writing as a concerned resident of Farmington to express my opposition to the proposed Buffalo Ranch development. While I understand and support thoughtful growth within our community, the proposed density of this project—at approximately two and a half times that of the surrounding neighborhoods—is not compatible with the existing character of our area and would fundamentally alter the balance and livability of West Farmington.

The current zoning was carefully established to reflect the city's long-term vision for this area, maintaining a balance between growth, open space, and neighborhood consistency. That zoning should be respected and upheld. The land in question was never intended to become a high-density subdivision, and such a change would disregard the original planning principles that have helped preserve Farmington's unique character and quality of life.

Equally important, there are currently no apartment complexes or townhome developments along Legacy Highway. That precedent has preserved the visual and community appeal of Farmington's west side and should guide decisions along the West Davis Corridor as well. Introducing multi-family housing or high-density projects along this corridor would create a visual and developmental inconsistency, set an undesirable precedent, and strain the infrastructure designed for lower-density use.

Farmington has always taken pride in balanced, intentional growth—growth that respects the character of existing neighborhoods while still accommodating future needs. Upholding the current zoning and rejecting this proposal would be in line with that tradition.

I respectfully urge the Planning Commission to maintain the current zoning standards and deny any requests to increase the density for the Buffalo Ranch property. Doing so will ensure that Farmington continues to develop in a way that is consistent, sustainable, and reflective of the values of its residents.

Thank you for your time, service, and thoughtful consideration of this important issue.

Sincerely,
Lindy Kartchner
A concerned resident of Flatrock Ranch
and a proud Farmington resident

From: Andersons <anderson5506@gmail.com>
Sent: Wednesday, October 8, 2025 4:12 PM
To: Shannon Hansell
Subject: Bufallo Ranch Development

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

Dear Mayor Anderson and Members of Community Development,

I am writing as a concerned resident of Farmington to formally express my strong opposition to the proposed CW development near my home located in Buffalo Ranch.

While I understand the need for responsible growth in our city, this development raises several serious concerns for me and many of my neighbors. Chief among them are:

- **Increased Traffic and Congestion**: Our streets are already experiencing high traffic volumes, and the new development would only exacerbate this, leading to safety concerns, especially for children and pedestrians. We are especially alert to street safety right now and want to keep our children protected from unnecessary traffic.

- **Not a necessity**: Our current city planning already includes multiple high density housing units which is more than enough to satisfy the states requirement.

- **Change to Neighborhood Character**: This development is not in keeping with the established character of our community. The scale, density, or use does not align with the surrounding residential area and could negatively affect property values and quality of life.

- **Does Not Align with City Plan**: Farmington's development has been dramatic over the last few years which has included Station Park and surrounding areas. The higher density has always been planned for the Station Park area and gradually decreases further out. In Buffalo Ranch, the density proposed would not align with this.

As a taxpayer and engaged citizen, I urge the City to reconsider approval of this development or any change in zoning. We deserve a say in what happens in our own neighborhood, especially when it directly impacts our daily lives and long-term well-being.

Thank you for your time and attention to this important issue. I hope you will choose to prioritize the voices of the community you serve.

Sincerely,
Lyndee Anderson

From: Carly Rowe
Sent: Thursday, October 9, 2025 8:20 AM
To: Michael Shifflett
Cc: Shannon Hansell; Lyle Gibson
Subject: Re: Public Hearing on Proposed 187-Unit "Heritage" Development

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV
FARMINGTON
MORE TIME FOR LIVING

From: Michael Shifflett <michael.shifflett@icloud.com>
Sent: Wednesday, October 8, 2025 2:30 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Public Hearing on Proposed 187-Unit "Heritage" Development

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

Hello,

I am writing to express my opposition to the proposed Heritage Development project scheduled for October 9, 2025, at 37 N. Buffalo Road.

As a current resident of the area in Farmington Ranches, my primary concerns are as follows:

1. **Traffic Impact:** The project would exacerbate traffic congestion on Clark Lane, particularly in the vicinity of the elementary school.
2. **Project Impact:** The project will likely overwhelm the existing traffic capacity and strain the resources of the current elementary school in the area.
3. **Lot Size Suggestion:** The proposed lot sizes deviate from those of the surrounding area, with a minimum of 0.25 acres per home and potentially reaching up to 1 or more acres per home.

I urge the community to consider these concerns carefully before making a decision on this matter.

Sincerely,
Michael Shifflett
352 Lonestar Dr.
Farmington, Utah

From: Erin M. Mikkelsen <mikkelsenmin@aol.com>
Sent: Wednesday, October 8, 2025 8:36 PM
To: Carly Rowe; Lyle Gibson; Shannon Hansell
Cc: Alex Leeman; Amy Shumway; Melissa Layton; Roger Child; Scott Isaacson
Subject: Thursday's Planning Meeting Regarding Proposed Buffalo Ranch Zoning Change

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

Dear Planning Commission,

Thank you for your consideration of the neighborhood concerns being raised related to the very large change proposed to Buffalo Ranch. We have one other concern we hope you will take into account as a part of your decision.

We are all aware of the zoning history for Buffalo Ranch having started as a conservation easement that would have never allowed changes of this magnitude. The residents on Buffalo Ranch Road who abut Buffalo Ranch bought their properties with that understanding in mind. These abutting lots are large acreage lots with about 50% of those residents having horses. A real concern for these homeowners is that the having so many homes going in directly adjacent to their properties where the new residents will not be familiar with horses will place undue legal ramifications on the current residents and create numerous issues from several sources including children wanting to pet or feed the horses, children climbing through fences to be in with the horses, people climbing through the fences to take pictures, or homeowners dumping their lawn clippings in our pastures to feed the horses. All of these items put the current residents in an uncomfortable position of having to constantly police their properties to avoid these concerns. Additionally, current neighbors worry about the possibility of complaints arising from the new neighbors who may have concerns themselves about being adjacent to horses once they move in.

If development is allowed, and if so, I hope you will consider making the lots much larger to match this part of the existing neighborhood, would it be possible to require the developer to place a substantial, solid fence between the proposed "new" neighborhood and the existing homes to reduce these issues? A substantial solid fence should also be required at the two entrances into the "new" neighborhood to spare the current homeowners' constant traffic in and out directly adjacent to their properties.

I understand that the development of the WDC created ramifications for all parties that could not have been foreseen, and we must now all work to come to the best solution in the given circumstances. However, I sincerely request that you please not cause further adverse impacts to our homes above what has already been done by the WDC. Those who purchased here did so specifically with the intention of being next to open agricultural space that should never have changed so that we could enjoy our animals. It is not easy for us to just move because finding horse property anymore is

very, very difficult which is why we further believe that large lots allowing others to have and enjoy horses would be the best option.

Thank you for your consideration.

Stephen and Christine Mikkelsen
17 N Buffalo Rd
Farmington, UT 84025
970-397-6344

From: Carly Rowe
Sent: Thursday, October 9, 2025 8:23 AM
To: Hayley Rosenbaugh; Lyle Gibson; Shannon Hansell
Subject: Re: Opposition to Proposed Rezoning of Buffalo Ranch

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
MORE TIME FOR LIVING

From: Hayley Rosenbaugh <hayley@rosenbaugh.com>
Sent: Wednesday, October 8, 2025 9:43 PM
Subject: Opposition to Proposed Rezoning of Buffalo Ranch

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

Dear Members of the City Council,
I'm writing to express my opposition to the proposed rezoning of the Buffalo Ranch property from AA to AE.
This land was originally intended to remain conservation easement, consistent with the agricultural and equestrian character of our community. While the conservation easement has been dissolved, keeping the land zoned AA would best honor that original intent.
A few key points:

- **We prefer the current property owner, Mr. Plummer, to the proposed development.** Contrary to what may have been suggested, residents would rather continue to have Mr. Plummer as a neighbor than see 187 new homes built on this land.
- **Mr. Plummer is welcome to develop the land under its current zoning.** We would welcome like-minded neighbors who value larger lots and the ability to keep agricultural animals.
- **The proposed density is incompatible with the proposed zoning.** CW cannot build 187 homes if the land is rezoned AE, and the Planning Commission should not entertain a request that contradicts established zoning limits.
- **Mr. Plummer's portrayal as a victim is misleading.** He voluntarily sold unbuildable land to UDOT for $6.6 million. This was not an eminent domain action.
- **Residents have already borne the greatest impact.** While both Mr. Plummer and the City have received remuneration from UDOT, the Ranches residents—many of whom paid a premium for property adjacent to what was meant to remain undeveloped—have received no reparations. Rezoning would compound this loss.

I urge the Council to reject the rezoning request and uphold the current zoning designation. Doing so protects the integrity of our community and honors both the spirit and history of this land.
Thank you for your time and for your service to our city.

Sincerely,

Hayley Rosenbaugh
1696 W Flatrock Dr

From: Amelia Mun <mun.amelia@gmail.com>
Sent: Wednesday, October 8, 2025 9:55 PM
To: Carly Rowe
Subject: Opposition to Rezoning of Buffalo Ranch Property ("Heritage" Development Proposal)

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

Dear Planning Commission,,

I'm writing as a Farmington resident and direct neighbor to the land known as Buffalo Ranch—owned by Mr. Plummer and currently under consideration for the "Heritage" development project. This project is scheduled for public hearing and potential approval at the Planning Commission meeting on Thursday, October 9, 2025.

Mr. Plummer and CW are requesting to rezone the property from AA (Agricultural) to AE (Agricultural Estates) with an AP (Agricultural Planned) Overlay. I respectfully ask that you reject this request and preserve the current AA zoning for the following reasons:

---

1. The Proposed Density is Incompatible with the Surrounding Area

Our neighborhood was developed intentionally with larger lot sizes to preserve Farmington's agricultural character. My own property sits on 0.88 acres, and many surrounding homes are on lots ranging from 0.3 to over 2 acres. Residents in this area value open space, agricultural use, and a rural feel—many even keep horses and livestock.

The current AA zoning allows for one home per 5 acres, which is in keeping with the area's character. In contrast, the proposed Heritage development would allow for approximately 3.7 homes per acre, with most lots as small as 0.11 acres. This level of density would dramatically alter the existing landscape and community atmosphere.

Moreover, a quick drive along the West Davis Corridor clearly shows that this stretch of land is primarily open space or used for agriculture—nothing resembling the high-density development being proposed.

---

2. Agricultural Land is a Community Asset Worth Preserving

Farmington's agricultural zones are a living reminder of the city's heritage. While city parks are valued, agricultural land offers a different but equally important type of open space—one that contributes to the rural identity and peaceful environment residents cherish.

This proposed development would eliminate roughly 80% of the existing equestrian and open agricultural space in the city. Once lost, this character cannot be restored. We need to be deliberate in protecting what remains.

---

3. Existing Infrastructure is Not Equipped for This Level of Growth

The Heritage proposal includes 187 housing units, which could introduce between 200–400 additional vehicles into our local streets. With only two planned access points—one of which empties directly into a quiet residential neighborhood—the impact on traffic would be significant.

To my knowledge, no traffic study has yet been conducted. Based on local conditions, it's reasonable to assume the plan would not meet safety and capacity standards. Beyond congestion, this poses real concerns for the safety of children who walk and bike to school and for the overall air quality in a neighborhood already affected by proximity to the West Davis Corridor.

---

4. Additional Housing is Not Necessary at This Time

Farmington is already meeting its housing goals with the high-density development planned in North Station Park. Adding 187 more units in this area—especially with such high density—does not serve a critical need for the city, either from a housing policy or economic perspective. The costs to neighborhood livability and city infrastructure far outweigh any potential benefits.

---

5. Residents Should Not Bear a Double Burden for the West Davis Corridor

It's important to note that Mr. Plummer received $6.6 million from the voluntary sale of land associated with the conservation easement—land that was largely unbuildable due to its restrictions. This was not a case of eminent domain. In addition, the city received $5 million through a legal settlement with UDOT. Both the landowner and the city have been compensated for the impact of the West Davis Corridor.

In contrast, local residents have received nothing—despite being directly affected by the construction of the freeway. Many of us paid a premium to live near what was once a protected conservation easement, with the expectation of open space and a rural environment. That promise has already been compromised by UDOT's decision.

To now rezone the adjacent land for high-density housing would compound the impact on our neighborhood, further eroding the qualities that drew us to this area in the first place—while allowing Mr. Plummer to profit again. It would be deeply unfair to ask the community to absorb yet another major disruption so that a private landowner can extract more value from land that has already been compensated.

Conclusion

I want to be clear: I do not oppose development altogether, nor do I oppose Mr. Plummer selling his land. However, any development should occur within the framework of existing AA zoning regulations. This ensures growth is aligned with the surrounding community and protects the unique rural and agricultural identity that makes Farmington special.

Thank you for your attention and service to our city. I urge you to vote against the rezoning proposal and help preserve the character, safety, and quality of life for current residents.

Sincerely,

Amelia Mun

1886 West Buffalo Circle, Farmington

From: Jeff Rosenbaugh <jeff@rosenbaugh.com>
Sent: Wednesday, October 8, 2025 11:32 PM
To: Carly Rowe
Cc: Roger Child; Scott Isaacson; Melissa Layton; Brandon Hellberg; Alex Leeman; Amy Shumway; Lindy Kartchner
Subject: Opposition to Proposed Rezoning of Buffalo Ranch Property

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

Dear Members of the Farmington Planning Commission and City Council,

I'm writing as a Farmington resident and in my capacity as the President of the Flatrock Ranch HOA to express strong opposition to the proposed rezoning of the Buffalo Ranch property to accommodate Cole West's aggressive development plans.

While we support responsible growth, the current proposal by Cole West (CW) represents a dramatic and incompatible departure from the established character and infrastructure of west Farmington.

1) Density and Zoning Incompatibility
Based on the information available to residents, the CW proposal includes approximately 186 homes on a ~51-acre parcel. Because a portion of that land is undevelopable under high-tension power lines, the effective buildable area is smaller—pushing the true density higher.
• Conservative assumption (full 51 acres): ~0.27 acres per home
• Likely scenario (excluding non-buildable/open-space areas): ~0.18–0.20 acres per home

By comparison, the adjacent Buffalo Ranch Road corridor—from Carter to the Mikkelsens, including the Schmid property—comprises roughly 37.7 acres with only 18 homes, or about 2.09 acres per home. Even conservatively, the CW plan is 7–8× denser than the surrounding area; realistically, closer to 11–12× denser.

That magnitude of change would *fundamentally alter the character of this community and run counter to the intent behind the city's existing zoning framework*.

This land was originally intended to remain a conservation easement, aligned with the agricultural and equestrian identity of west Farmington. While that easement has since been dissolved, maintaining the AA zoning best honors that original intent and the careful planning that has guided this area's development.

2) Traffic and Infrastructure on Flatrock Ranch Road
The most direct and serious impact of this proposal will be felt on Flatrock Ranch Road, which is a local road designed to accommodate no more than 1,500 vehicles per day.

Using national averages (1.9 vehicles per household, about 3 trips per car per day), 186 new homes would generate roughly 1,000–1,100 additional vehicle trips each day on a road already serving:
• the 40 existing homes within Flatrock Ranch, and
• an additional 30 lots south of our neighborhood that CW has already received approval to build.

That level of traffic would overwhelm Flatrock Ranch Road's intended capacity and materially affect both safety and livability for residents.

The developer's traffic study appears narrowly scoped and does not reflect these realities. A responsible study should specifically measure Flatrock Ranch Road traffic patterns over at least seven consecutive days, including both weekdays and weekends, to capture representative use. Anything less risks significantly underestimating the impact on local infrastructure and emergency-access reliability.

3) Property Rights and Community Impact
Contrary to some suggestions, residents are not seeking to remove Mr. Plummer, the current landowner. The overwhelming sentiment is that this proposal would create far greater long-term disruption than his continued ownership.

Mr. Plummer is welcome to develop the land within its current AA zoning, as many of us have. We would gladly welcome like-minded neighbors who value larger lots, open space, and the agricultural traditions that define west Farmington.

It's also relevant that Mr. Plummer voluntarily sold portions of his property to UDOT for $6.6 million—a transaction not initiated through eminent domain. Both the City and Mr. Plummer realized benefit from those sales, while nearby residents bore the loss of open space and increased traffic without compensation. Rezoning now would compound that inequity.

4) City Stewardship and Affordable Housing Context
Governor Cox recently commended Farmington as a state leader in affordable housing. While CW may position this project as contributing to that goal, these homes are neither priced nor designed as affordable housing. Farmington has already met its state-level commitments in this area, and the city can maintain that leadership without approving developments that compromise established neighborhoods.

5) Our Request
For these reasons, I respectfully urge the Planning Commission and City Council to deny the rezoning request and preserve the existing character of our west Farmington community. Doing so protects the integrity of our neighborhood, preserves our investments in our homes (the single largest investment the vast majority of us will ever make), upholds the city's standards for responsible growth, and honors the original intent of this land.

Thank you for your time, your service, and your commitment to listening to the residents most directly affected by these decisions.

Sincerely,

Jeff Rosenbaugh
President — Flatrock Ranch HOA

1696 W. Flatrock Dr.
Farmington, Utah

CC: Flatrock Ranch HOA Vice President & Finance Chair

Brian and Melisa Hill
73 Wagonwheel Circle
Farmington, Utah 84025
October 8, 2025

Farmington City Planning Commission
160 South Main Street
Farmington, Utah 84025

Re: Opposition to Rezone and Schematic Plan for "The Heritage" Subdivision – 51 Acre Parcel (Request for 187 Units, Rezone from AA to AE/AP)

Dear Commissioners

I am writing as a homeowner in the Farmington Ranches Subdivision that is adjacent to the conversation subdivision. We would like to oppose the proposed plan for "The Heritage" Development. We feel that 187 units on 51 acres zoned for AA does not align with our surrounding development patterns.

Neighborhood Character and Density Mismatch:

- Current Homes are low-density
- Lots average half acre to 1.5 acres

Inconsistency with the general plan

- This plan was not originally set up for high density homes. The original plan was for medium to large lots.

Traffic and Roadway

- No new roads will be built to support these homes. Traffic will be dumping onto Clark Lane and Ranch Road. The 4-Way stop at 1500 South and Clark Lake will become a major issue.
- Speeding on Clark Lane is already an issue, putting a minimum of 250 more cars a day will only increase the risk of fatality. This road was not built to be major Thorofare.

Infrastructure and Water Supply

- The expense and operational strain on existing city systems. This request does not make the new subdivision self-sustaining.

Environmental and Conservation

- The property should remain a conservation easement and not re-zoned for habitation.

Precedent and zoning Integrity

- Property should not be re-zoned. The re-zone will only benefit the developer not the community.

Conclusion
We would like the proposed property not be allowed to re-zone, but to meet the current standard of homes in this area.

Thank you for your consideration.

Brian and Melisa Hill

Nicole Knowles
42 South Buffalo Ranch Road
Farmington, Utah 84025
Nicknowles84@gmail.com

October 5, 2025

Farmington City Planning Commission
Farmington, Utah 84025

Re: Opposition to Rezoning of Buffalo Ranch

Dear Members of the Planning Commission,

I am writing to formally express my concerns regarding the proposed rezoning of the Buffalo Ranch property. I strongly oppose this change, as it represents irresponsible city planning that does not prioritize the best interests of current residents, landowners, or the long-term character of our community.

Rezoning Buffalo Ranch away from AA zoning would erode the rural lifestyle that Farmington has always valued. Larger lot sizes attract like-minded residents who appreciate open space, animals, horses, and the rural way of life. Reducing lot sizes to 2–3 acres butting directly against 0.10-acre lots creates a jarring and incompatible development pattern. Such an approach undermines the integrity of our existing subdivisions and fails to protect property values or quality of life.

Infrastructure is already strained. Our secondary schools are overcrowded, yet new developments continue without consideration for long-term capacity. Growth west of I-15 should be paused until the second fire station is completed. With the county jail, the amusement park, the new sports complex, and Station Park already demanding significant police and fire resources, it is clear that public safety cannot keep pace with unchecked development.

The builder has argued that high-density housing belongs next to freeways. This is simply not the case in our city. Established neighborhoods such as Flat Rock, Chestnut Farms, and Miller Farms — located directly along Legacy Highway — are comprised of large lots and mini-estates, not high-density housing. The precedent in Farmington has been rural estates along the freeway corridor, not high-density subdivisions.

I want to be clear that I am not opposed to development or even to a new subdivision at Buffalo Ranch, so long as zoning is respected and continuity with the surrounding area is preserved. What I strongly oppose is a zoning change that introduces high-density housing next to farmland and agricultural properties. Such development inevitably creates conflict: new residents unfamiliar with rural life will complain about flies, manure smells, and the presence of large animals, while long-time rural residents are forced to defend practices and values that have always defined our community.

Finally, I ask the Commission to consider a broader question: must every inch of Farmington be developed? Our city has experienced years of relentless growth, often prioritizing quantity over quality. It is time to pause, refocus on the quality of life for existing residents, and ensure safety, infrastructure, and rural heritage are protected before more high-density projects are approved.

For these reasons, I urge you to reject the proposed rezoning of Buffalo Ranch. Please protect the integrity, safety, and rural character of Farmington by keeping AA zoning in place.

Thank you for your time and consideration.

Respectfully,

Nicole Knowles

From: Carly Rowe
Sent: Thursday, October 9, 2025 11:46 AM
To: Dale Majors
Cc: Brittany Majors; Lyle Gibson; Shannon Hansell
Subject: Re: High Density housing

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

From: Dale Majors <dale@ventureanyway.com>
Sent: Thursday, October 9, 2025 10:34 AM
To: Carly Rowe <crowe@farmington.utah.gov>
Cc: Brittany Majors <a.girl.named.britt@gmail.com>
Subject: High Density housing

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

Hey there,

I live on 1678 W Ranch Road, Farmington Utah 84025 and moved to Farmington in 2010.

We love it! All of the high density housing going in near station park seems to make lots of sense, and it's close to the freeway, I have no issues with that.

Adding a bunch of homes in the deep recesses of Farmington changes the neighborhood dynamic in a major way. I want to state a firm opinion and vote that I do not support changing the zoning of that parcel, especially with all the high density that's being added elsewhere in Farmington.

Thanks!
Dale Majors
8016042211

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:38 PM
To: Joshua Hall; Lyle Gibson; Shannon Hansell
Subject: Re: Buffalo Ranches Proposed Build

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV
FARMINGTON
MORE TIME FOR LIVING

From: Joshua Hall <josh@saltlakeanimalphysicaltherapy.com>
Sent: Thursday, October 9, 2025 12:00 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Buffalo Ranches Proposed Build

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

To Whom It May Concern,

I am writing to express my strong opposition to the proposed rezoning and build in the Buffalo Ranches area of Farmington. When we moved in, the land behind us was on a 100 year conservation lease, but was then changed due to UDOT acquiring the road. Now we are facing a build with proposed .11 acre lots. We live on a 2 acre lot, with most houses in the area being the same or more with horses. The proposed build does not fit the neighborhood or the vision of what we bought into. We thought we built our forever home, with the dream quickly being wiped out by money hungry developers. The proposed build and lot sizes do not fit the neighborhood. Also, we have serious concerns about the traffic this will cause in the neighborhood and the children that live there. I would like to express my strong opposition and overall disgust with the proposed build. Thank you for your time.

Sincerely,

--
Joshua L. Hall, DPT, OCS, CCRT
Certified Canine Rehab Therapist
josh@saltlakeanimalphysicaltherapy.com
Phone: 385-354-7272
Fax: 385-231-1352
Salt Lake Animal Physical Therapy
2285 S Main St Suite J, South Salt Lake, UT 84115

SALT LAKE ANIMAL
PHYSICAL THERAPY

"We help injured and aging animals, live their best lives with their owners..."

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:38 PM
To: Gina Catenzaro; Lyle Gibson; Shannon Hansell
Subject: Re: Heritage

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

From: Gina Catenzaro <gina.catenzaro@hotmail.com>
Sent: Thursday, October 9, 2025 12:11 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: RE: Heritage

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

To whom it may regard:

I cannot attend the public hearing this evening, so I am submitting my vote via email. I am OPPOSED to the Heritage Master Plan community by Cole West as it was congest our Farmington area. The Station Park on-ramp is already a nightmare with the amount of cars we currently have and this new development will negate the feel we Farmington-ers want to have: open space!

Gina Catenzaro
1736 W Ranch Rd
Farmington

Sent from my iPhone

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:38 PM
To: Erika Priest; Lyle Gibson; Shannon Hansell
Subject: Re: Public Hearing Tonight

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Erika Priest <erikadpriest@gmail.com>
Sent: Thursday, October 9, 2025 12:15 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Public Hearing Tonight

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

Hello - I am unable to attend the hearing tonight but I just wanted throw in my voice/opinion as well. As a resident in the Ranches I am opposed to changing the zoning to allow for so many small lots/homes. I can support development of homes on 0.30+ size lots, but 0.11 acre "cottages" just seems entirely too high density and doesn't fit the neighborhood feel of larger homes/lots. I worry about traffic and impact on schools. I know all the neighbors I have talked to about this also hope you consider not changing the zoning to allow for such high density development, and hopefully change zoning to agricultural estates like everything else around it is currently zoned for.

Thanks for all you do,
Erika Priest

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:40 PM
To: Jake Young; Lyle Gibson; Shannon Hansell
Subject: Re: Comments - Heritage Project – Public Hearing October 9, 2025

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV
FARMINGTON
MORE TIME FOR LIVING

From: Jake Young <lotojake@gmail.com>
Sent: Thursday, October 9, 2025 1:34 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Comments - Heritage Project – Public Hearing October 9, 2025

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

Please share this with the PC
Dear Planning Commissioners,
As a resident of the Ranches neighborhood and a professional planner, I appreciate the opportunity to share my thoughts regarding the proposed Heritage Development of 187 homes. I have reviewed the staff report, city documents, and the developer's presentation materials.
While I recognize the ongoing need for additional housing in west Farmington—particularly to support young families and professionals at a time when Eagle Bay Elementary enrollment is shrinking to around two classes per grade—I urge the City to deny the project in its current form and instead work collaboratively with the developer to create a plan that better fits the surrounding context and community goals. The proposed project of getting closer but not there yet
This area deserves thoughtful growth that strengthens the west side, complements existing neighborhoods, and ensures long-term sustainability. To that end, I offer the following recommendations for consideration:

- Lot Variety & Size: Require a mix of lot sizes ranging from 9,000 to 14,000 square feet, providing diversity in home types while maintaining the area's character.
- Attainability Commitment: Include a developer agreement requiring at least 30% of homes to be priced for households earning 80–110% of the Area Median Income (AMI), ensuring attainable options for families and local workers.
- Buffering & Design: Strengthen buffering between the Legacy Trail and the highway, using berms, landscaping, and trailside design to enhance safety and visual quality.

- Parks & Recreation: Incorporate a small neighborhood park with pickleball courts, shade structures, and open play lawn, creating needed amenities for both new and existing residents. I'm sure this item isn't an issue.

Farmington's strength lies in its balance between growth and community character. I believe this project can succeed if revised with these principles in mind. Thank you to the Planning Commission and City staff for your time, effort, and continued service to our community.

Respectfully,
Jake Young
Ranches Neighborhood Resident
Farmington, Utah

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:40 PM
To: Karie Linford; Lyle Gibson; Shannon Hansell
Subject: Re: Public hearing- Heritage project

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Karie Linford <linfordzoo99@gmail.com>
Sent: Thursday, October 9, 2025 1:43 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Public hearing- Heritage project

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

To whom it may concern:

As a resident of West Farmington, we are very concerned about the new proposed development of small homes next to West Davis Corridor. The proposed project does not match the aesthetics of the neighborhood that we built our forever home in. The increase in the traffic that would travel into that neighborhood would inundate us and bog down travel. We have already had to deal with a new highway that we were told would not be there when we moved in 13 years ago. This plan is devastating to us that live here. And just up and moving to find what we thought we had found here is really not an option in today's world. If you could at least require the lots to match the current neighborhood, this would be a much easier pill to swallow. There is plenty of small housing going in near Station Park.

Thank you,

Mike and Karie Linford

Sent from my iPhone

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:40 PM
To: Greg Daly; Lyle Gibson; Shannon Hansell
Subject: Re: Request for planning commission meeting tonight

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

From: Greg Daly <skidaly@gmail.com>
Sent: Thursday, October 9, 2025 1:49 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Request for planning commission meeting tonight

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

Hi Carly,

First of all, thank you for what you do for the city as a whole, I know days like today can be hectic to say the least.

Second, I'm writing to express my opposition to the propsed development for the Buffalo Ranch property because it does not meet any of the criteria outlined in the General Plan for Farmington.

Third, can you please provide an account of the number of emails in favor and against this proposal at tonight's meeting? Is that something you can share when the topic comes up on the agenda?

Thanks,

Greg Daly
1951 West Buffalo Circle
Farmington, UT 84025
801-200-6573

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:40 PM
To: Sean Martin; Lyle Gibson; Shannon Hansell
Subject: Re: CW Request for Zoning Change

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Sean Martin <shonboy182@gmail.com>
Sent: Thursday, October 9, 2025 1:58 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: CW Request for Zoning Change

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

Thanks for taking the time to read and try to understand my thoughts and concerns.

My name is Sean Martin. I live at 2054 W Buffalo Cir, 84025.

According to the plans that are being presented, my house/driveway will become an intersection for 300+ vehicles coming and going multiple times a day.

I have 2 main concerns:

1. I feel this would put a lot of undue risk to the health and wellbeing of my family. Imagine trying to back out of a driveway in the middle of an intersection where 1,000+ vehicles (300+ vehicles multiple times a day) are trying to navigate to their homes.

2. 2+ years of construction vehicles blocking my house/driveway.

I stand with the rest of the community in that we need to keep the zoning the way it is. I purchased this land with the understanding that the zoning around my home would remain the same.

Overall, this proposal has a disproportionate amount of negatives to it. In fact, I can't think of a single positive that couldn't be accomplished keeping the zoning the same.

I have lived in Farmington for 40 years now. I love Farmington...please don't be the ones to change my opinion.

Thanks,

Sean Martin
801-856-1554

From: Carly Rowe
Sent: Thursday, October 9, 2025 3:04 PM
To: greg martinez; Lyle Gibson; Shannon Hansell
Subject: Re: Public Hearing

Thank you, we will forward this to our planning commission.

Get Outlook for iOS

From: greg martinez <gregmartinez2@gmail.com>
Sent: Thursday, October 9, 2025 2:45:27 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Public Hearing

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

Dear Members of the City Council,

I wanted to share some context ahead of tonight's Planning Commission meeting regarding the Plummer property proposal. As it stands, the plan is being presented this evening at Plummer's insistence—and to be fair, he has the legal right to do so.

Despite ongoing opposition from the neighborhood regarding the proposed density, it's clear that Plummer does not see this current plan as final. His primary concern remains achieving a specific financial return on the property, and CW has modeled a development that meets that target. However, the only thing likely to change his expectations is a clear "no" from the Planning Commission and/or the City Council.

This is now the third developer Plummer has approached. Each of the previous efforts stalled because his demands were simply too high to make a project viable.

While I understand that there are lingering trust issues between residents and the City, tonight's meeting presents an important opportunity for both sides—and for Plummer himself—to be heard. Ultimately, no development can move forward without a zoning change, and the City is under no obligation to accommodate Plummer's preferred terms or density.

My ask is to maintain the current zoning that is in place.

Thank you for your attention and for continuing to prioritize thoughtful development that reflects the community's character and long-term vision.

Sincerely,

Greg Martinez

1950 Buffalo Circle

Gregory S Martinez, PT, DPT, CIDN

From: Carly Rowe
Sent: Thursday, October 9, 2025 3:05 PM
To: Tiffany; Lyle Gibson; Shannon Hansell
Subject: Re: Public Hearing regarding Agricultural Zoning or Buffalo Ranch Property

Thank you, we will forward this to our planning commission.

Get Outlook for iOS

From: Tiffany <jessandtiffany@gmail.com>
Sent: Thursday, October 9, 2025 2:45:40 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Public Hearing regarding Agricultural Zoning or Buffalo Ranch Property

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

Hello, my name is Tiffany Manning. I live on Ranch Road in Farmington. This email serves as my voice as I cannot make it to the mtg this evening. I do NOT want more homes and\or townhomes going up in Farmington! Enough is enough! We have only a few main roads in our neighborhood and the traffic that would be added is asking for trouble! Adding to our population in our neighborhood is not something I and many others are interested in.
Thank you for reading and taking my concerns to the hearing this evening.

From: Russ Porter <rustava78@gmail.com>
Sent: Thursday, October 9, 2025 3:28 PM
To: Lyle Gibson; Shannon Hansell; Carly Rowe; Brett Anderson
Subject: CW Rezoning - West Farmington

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

Farmington City Planning Committee,

I am sending this email to address concerns I have with the rezoning behind Buffalo Ranch Road. If I am being blount, I think the proposed design is not only ridiculous, but a slap in the face to those of us who live here in West Farmington. Everyone out here is on larger parcels of land. I don't understand why someone would look at that and think "let's just throw a ton of housing on tiny parcels right next to these huge parcels". It is truly almost insane to think that someone would think that is a good idea. Moreover, I would rather have to deal with Mr Plummer and his antics, than the insane amount of traffic that this many houses and this many people would create. Please consider these concerns from a local residents perspective.

Thank you!

Russell Porter

1719 Flatrock Drive

From: Bethany Lewis <bdawn2000@gmail.com>
Sent: Thursday, October 9, 2025 4:55 PM
To: Brett Anderson; Shannon Hansell; Lyle Gibson; Carly Rowe
Cc: Thayne E. Lewis
Subject: Buffalo Ranches concerned citizen opinion

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

Hello,

My name is Bethany Lewis and I live at 1853 W Buffalo Cir in West Farmington. I am writing to ask you to please advocate for us in the situation regarding the Buffalo Ranch property.

My husband and I feel that squeezing nearly 200 homes into that space is a bad idea for many reasons.

We are concerned about the possibility of rezoning -- mixing lots where animals are allowed with lots where they are not could cause problems for both sides. We also do not feel that adding many extra houses in the small space proposed will fit in with the current feel of the area and doesn't seem to make sense with the way the city has planned out the overall structure of Farmington.

Those of us who moved to the West edge of The Ranches were willing to live with the aggressive mosquitos and the floodplain risks in order to have property surrounded by less homes and people. We took a BIG hit when UDOT decided to build the Highway right next to our previously quiet yards and nature trails. We hope that you will do what you can to help us keep the impact of this project from further destroying the country feel of our neighborhood!

We are also concerned about the increased number of cars driving on our streets and the surrounding ones (1525 and Clark Ln) with so few access points into the new development.

We would rather deal with having Plummer in place than having many extra houses and traffic and added busy-ness to our quiet neighborhood.

Thank you for taking time to consider this request.

-Bethany and Thayne Lewis

From: Carly Rowe
Sent: Thursday, October 9, 2025 5:05 PM
To: Bryan Bryner; Lyle Gibson; Shannon Hansell
Subject: Re: Comments on Heritage development (Cole West/Buffalo Ranch)

Thank you, we will forward this to our planning commission.

Get Outlook for iOS

From: Bryan Bryner <bryan.bryner@gmail.com>
Sent: Thursday, October 9, 2025 4:34:35 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Comments on Heritage development (Cole West/Buffalo Ranch)

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

Hi Carly,
I have a few additional comments to submit to the Planning Commission regarding the proposed Heritage development.

I am concerned about the increase in traffic that the 187 unit development will cause. The applicant's traffic study found there would be about 1700 new daily vehicle trips. This is a significant number. The traffic study indicated that there would be little impact, but that only looked at time delays at intersections. The reality is that the traffic on the streets will significantly affect our neighborhoods.

Our kids and neighbors' ride bikes, scooters, longboards, skateboards, one-wheels, e-bikes, e-scooters, etc., all over the neighborhood. They often use the streets because sidewalks have cracks that are not safe for skateboards, etc., or wide enough for multiple riders. They ride and walk to school, to friend's houses, to church, to walk the dogs, to go piano lessons and robotic lessons, to go to the park, to go to Station Park or Maverick. And it's not just kids - adults do all of these things, too.

Adding thousands of vehicles to the streets every day significantly increases the risks of accidents in our neighborhood.

I'm also concerned with the impacts to traffic and safety in the school zone in front of Eagle Bay Elementary. The traffic study did not address any impacts to safety at the school zone. Too many extra vehicles on Clark Lane will increase traffic delays at crosswalks, as parents are dropping kids off at school, etc. The density of the project is just too high to not cause any impacts to the school zone, especially during morning peak hours.

On another note, the proposed development would include a 12-foot sound wall along the West Davis Corridor. That kind of structure is not compatible with the wide open nature of our neighborhood out here. The developer believes that the highway changed everything, but they're wrong. Many people consider the WDC to be an extension of Legacy Parkway. Notably, the State of Utah designated Legacy Parkway as a State Scenic Byway. Visitutah.com states: "This beautiful area connects the Salt Lake City International Airport with view of the world-famous Great Salt Lake. ... Millions of migratory birds enjoy Great Salt Lake as a huge cafeteria as they pass through from South America and Canada each spring

and fall. Visitors enjoy the white sand beaches of Antelope Island State Park ... The scenic byway and trail system along the Great Salt Lake has provided a new way to experience its cultural and ecological importance." Although the WDC has not yet been designated a State Scenic Byway, it is every bit as scenic as Legacy Parkway, with views of the Farmington Bay waterfowl management area, Antelope Island, and the shores of the GSL. A sound wall would completely detract from the scenic nature of our community right in our own backyards. A sound wall should not be permitted. Natural berms are okay, but 12 foot sound walls make it look like a concrete jungle, like the urban areas of Salt Lake County along I-215. That's not what our neighborhood is here.

Thanks,
Bryan
801-450-9310

From: Addy Chandler <ayachandler@gmail.com>
Sent: Thursday, October 9, 2025 4:58 PM
To: Lyle Gibson; Shannon Hansell; Carly Rowe
Subject: City Planning (Flatrock Drive) Concerned Citizens

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

Hello there,
As residents (very proud residents) of Farmington we are quite concerned about the new developments proposed around us. We fear for the safety of our children and selves. The added traffic to our little street would make our neighborhood feel like main street and not a neighborhood and I just dont think its big enough to handle the added traffic. I would think that if a new community was to be built it would include its own road for entrance and exits.

We adore and love Farmington City and feel so grateful to have found what we believe to be the best city to raise a family in. Thank you for all you do and for taking such great care of us all.

Sincerely, Addy and Jordan Chandler

From: Carly Rowe
Sent: Thursday, October 9, 2025 5:06 PM
To: Keaton Hyde; Lyle Gibson; Shannon Hansell
Subject: Re: Buffalo Ranch/Cole West Development

Thank you, we will forward this to our planning commission.

Get Outlook for iOS

From: Keaton Hyde <keatonhyde@gmail.com>
Sent: Thursday, October 9, 2025 4:59:45 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: Buffalo Ranch/Cole West Development

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

Hi,

My name is Keaton Hyde, and my family and I are residents of the Flatrock Ranch community at 1930 W Flatrock Dr, Farmington, UT 84025. I am writing to share my concerns regarding the Cole West proposal for the Buffalo Ranch land west of our neighborhood.

My primary concerns are:

1. Lot sizing and density
The proposed development does not align with the surrounding communities or the city's master plan. I am not opposed to development of this land, but I ask that the City Council and Planning Commission honor the existing plan and the precedent for lot sizes and zoning in this area. Introducing 0.13-acre lots in a neighborhood surrounded by 0.5 to 2+ acre lots is not consistent with the character of Farmington or the surrounding communities.

2. Safety and traffic
One of the main reasons we chose to raise our young family here is the sense of safety. We feel comfortable allowing our children to play outside and ride their bikes. Adding 187 homes, however, would create significant traffic increases that our roads are not designed to handle. This raises serious safety concerns for families and children in our community.

I appreciate your time and consideration, and I respectfully urge you to take these concerns into account when deciding on this matter.

Respectfully,

Keaton Hyde

From: Carly Rowe
Sent: Thursday, October 9, 2025 2:39 PM
To: Tim Pace; Lyle Gibson; Shannon Hansell
Subject: Re: Oct 9 Planning commission meeting

Thank you, we will forward this to our planning commission.

CARLY ROWE
BUSINESS LICENSING
COMMUNITY DEVELOPMENT SECRETARY
O 801.939.9215
160 S MAIN, FARMINGTON UT 84025
FARMINGTON.UTAH.GOV

FARMINGTON
1847
MORE TIME FOR LIVING

From: Tim Pace <pace587@gmail.com>
Sent: Thursday, October 9, 2025 12:22 PM
To: Lyle Gibson <lgibson@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>
Subject: Oct 9 Planning commission meeting

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

As we are unable to attend the meeting tonight. Wanted to put our support for the approval of the Mattison Driveway width extension.

Tim and Jenny Pace
141 S Bonanza Rd, Farmington, Utah 84025
801-699-5074

From: Carly Rowe
Sent: Thursday, October 9, 2025 5:04 PM
To: Justin Brown; Lyle Gibson; Shannon Hansell
Subject: Re: 10/9/2025 Meeting: Mattison Driveway

Thank you, we will forward this to our planning commission.

Get Outlook for iOS

From: Justin Brown <justinbrown456@gmail.com>
Sent: Thursday, October 9, 2025 4:33:23 PM
To: Carly Rowe <crowe@farmington.utah.gov>
Subject: 10/9/2025 Meeting: Mattison Driveway

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

Hello,

My name is Justin Brown and I live across the street from the Mattison's. My address is:
146 Bonanza Rd, Farmington, UT 84025.

I am in favor of granting the driveway width extension at the property located at:
131 S. Bonanza Rd.

Please include my vote for approval in your decision.

If you have any questions or concerns please feel free to contact me at any time.

My phone number is (801) 631-4663

Sincerely,
Justin Brown

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Issuance of Series 2025 Sales & Franchise Tax Revenue Bond
PRESENTED BY:	Shannon Harper, City Treasurer
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Shannon Harper, City Treasurer

Date: November 18th, 2025

Subject: **Sales & Franchise Tax Revenue Bond Public Hearing**

PUBLIC HEARING

Hold a public hearing with regarding (a) the issuance and sale of not more than $8,000,000 aggregate principal amount of Sales and Franchise Tax Revenue Bonds and (b) any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of said bonds may have on the private sector.

BACKGROUND

This is a public hearing for the Sales & Franchise Tax Revenue Bonds that was first discussed at the City Council meeting on October 21st, 2025. The bond proceeds will be used towards construction of the new fire station and related improvements.

Pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, a notice of public hearing with respect to the issuance of the City's proposed Sales and Franchise Tax Revenue Bonds, Series 2025 (the "Bonds"), in the principal amount of not to exceed $8,000,000 was (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 City's official website and (iii) in a public location within the City that is reasonably likely to be seen by residents of the City and (b) published in accordance with Section 45-1-101, Utah Code, not less than fourteen (14) days prior to this hearing.

Respectfully submitted,

Shannon Harper

Shannon Harper
City Treasurer

Review and concur,

Brigham Mellor
City Manager

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Consider approval of SIRQ Construction to be the Construction Manager / General Contractor for Fire Station 72
PRESENTED BY:	Chad Boshell, City Engineer
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: November 18, 2025

SUBJECT: **CONSIDER APPROVAL OF SIRQ CONSTRUCTION TO BE THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) FOR THE FIRE STATION PROJECT**

RECOMMENDATION

Approve the contract with Sirq Construction to be the construction manager and general contractor for the Farmington Fire Station 72 subject to amendments satisfactory to the City Attorney.

BACKGROUND

The City has completed a request for proposal (RFP) process for the selection of a construction manager / general contractor for the construction of the Farmington Fire Station 72. When utilizing a CM/GC method of construction the City hires a contractor to be the construction manager and the general contractor. The CM/GC will work with the City and our design to value engineer portions of the project and then bid out the individual trades of the project while allowing the City input and decision-making on it. This allows the City to remain within budget and involved throughout the whole process of subcontractor selection. The City received 13 proposals for the project. The proposals were reviewed and evaluated by various staff and Blalock and Associates for experience, project team, work plan, and cost. The selection committee narrowed the search and interviewed four companies. City staff recommends awarding Sirq Construction the project. Attached is the contract between the City and the Contractor to do the work.

SUPPLEMENTAL INFORMATION

1. Construction Manager Contract
2. General Conditions Contract
3. Addendum to the Contract
4. Sirq Proposal

Respectively Submitted

Chad Boshell, P.E.
Assistant City Manager

Reviewed and Concur

Brigham Mellor
City Manager

FARMINGTON FIRE STATION

Proposal for CM/GC Services

SIRQ construction

TABLE OF CONTENTS

A Summary Statement

B Proposed Project Team Organization & Qualifications

C References

D Team Roles & Responsibilities

E Proposed Project Schedule

F Proposed Project Approach

G Local Knowledge

H Local Project Experience

Cover Letter

Dear Mr. Coons and Selection Committee,

Farmington City is clear about its priorities for the new fire station: keeping the project within the established $13.65M FLCC, maintaining schedule discipline, and ensuring a facility that will serve firefighters and the community reliably for decades to come.

As the CM/GC, SIRQ's role is to safeguard those priorities—providing rigorous cost and schedule management, constructability insight, and a transparent, collaborative process that supports Farmington City and Blalock & Partners from preconstruction through closeout.

WHY SIRQ IS THE RIGHT FIT

Cost and Schedule Certainty

We know this project is already at the 99% Construction Document stage, which means constructability input, cost control, and schedule alignment are now critical. SIRQ specializes in rigorous cost modeling, schedule discipline, and proactive risk management to keep projects on track.

Fire Station and Civic Facility Expertise

Our portfolio includes multiple Utah fire stations and municipal buildings, giving us firsthand knowledge of the specialized requirements for these facilities. Beyond our built experience, SIRQ has developed a fire station benchmarking database spanning 15–20 completed stations. This resource allows us to provide owners with comparative data on square footage rates, construction durations, apparatus bay counts, and other key scope factors. By applying these insights during preconstruction, we help forecast more accurately, identify where design choices or site conditions will impact cost, and give owners confidence that their station will be delivered within budget and schedule.

Transparent and Collaborative Process

Farmington City has emphasized the importance of transparency in subcontractor bidding and open-book GMP development. That is exactly how SIRQ operates. Our preconstruction and construction approach is rooted in partnership—with the City, with Blalock & Partners, and with all stakeholders.

Our Commitment

SIRQ will bring continuity, accountability, and specialized expertise to the Farmington Fire Station. We understand the stakes of delivering a mission-critical public safety facility, and we are committed to providing the City with a seamless, transparent, and successful project delivery.

Flexibility and Support for the Salt Shed Facility

SIRQ recognizes the City's desire to explore opportunities related to the Salt Shed facility for the Public Works Department and will assist and facilitate however we can to help accomplish this goal. Our proposal and approach are structured to allow flexibility and support for the City in coordinating this effort alongside the Fire Station 72 project.

We look forward to the opportunity to partner with Farmington City on this important facility.

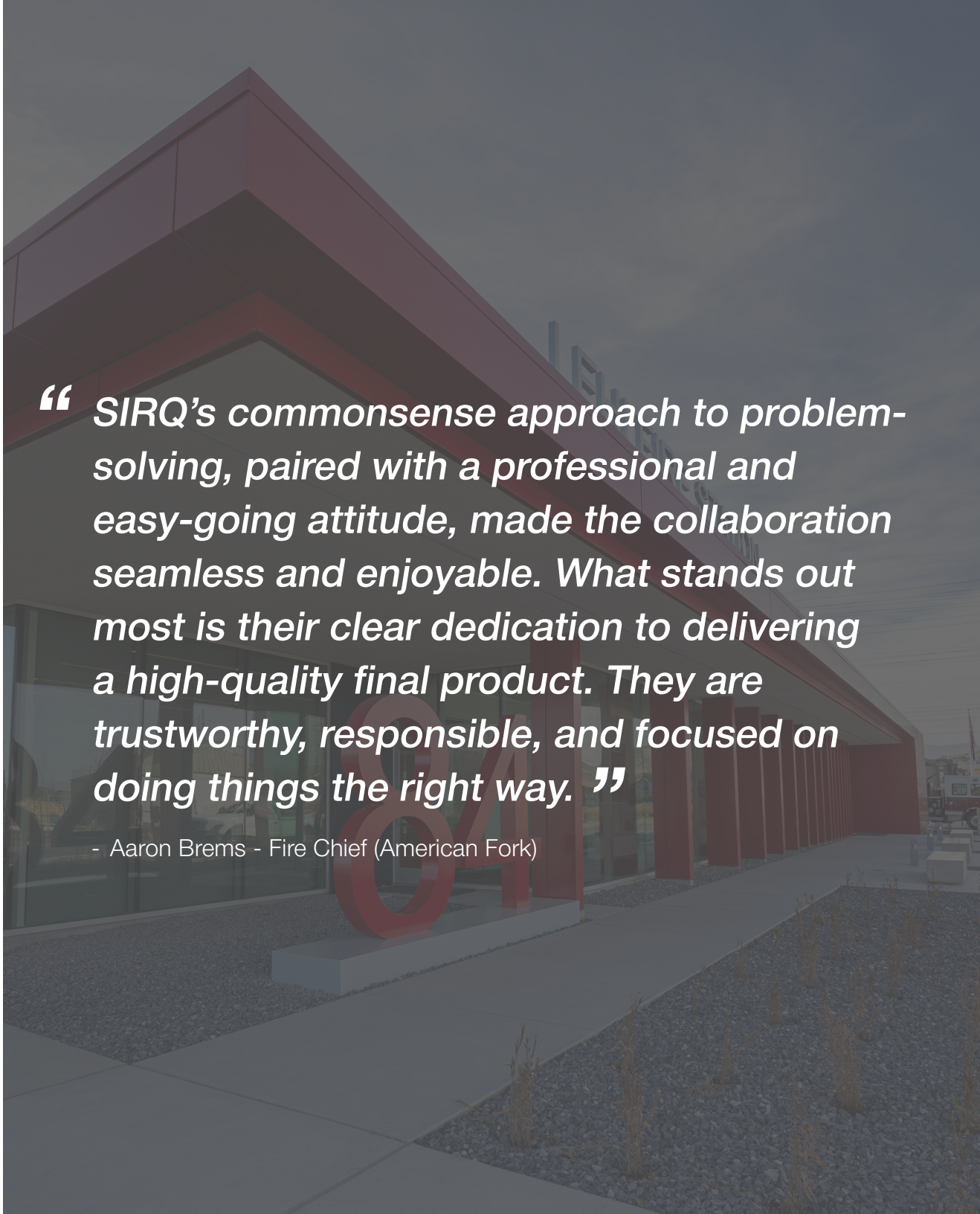
Sincerely,

Bryan Seeley
Business Development Director
Primary Contact
801.718.5963
bseeley@sirq.com

Bret Vargason
Project Executive
Authorized Representative
801.885.2048
bvargason@sirq.com

A

Summary Statement



“ SIRQ’s commonsense approach to problem-solving, paired with a professional and easy-going attitude, made the collaboration seamless and enjoyable. What stands out most is their clear dedication to delivering a high-quality final product. They are trustworthy, responsible, and focused on doing things the right way. ”

- Aaron Brems - Fire Chief (American Fork)

A Summary Statement

21+ Years in Business

$370M Largest Bonded Project

82 Number of Employees

23+ Civic/Public Projects in the past 10 Years

$222M

Provide a brief statement that summarizes the qualifications of the CM/GC in relation to the unique and general requirements of this project.

SIRQ brings to the Farmington Fire Station project a team of construction professionals who have successfully delivered multiple fire stations and civic facilities across Utah. **Collectively, our proposed team has guided the construction of over a dozen public safety facilities, including the American Fork Fire Station 52, Lehi Fire Station 84, and Syracuse Fire Station 32.** This experience ensures that Farmington City will benefit from a CM/GC partner who understands the operational requirements of fire stations, the unique sequencing of public safety projects, and the accountability needed to safeguard your investment.

Our team's expertise spans every phase of project delivery: preconstruction management and estimating, with a proven record of keeping projects within budget; superintendents who have led successful fire and civic facility builds; and project management leadership experienced in municipal and community projects that require collaboration with city staff and diverse stakeholders. This continuity of experience provides Farmington with confidence that constructability reviews, cost forecasting, schedule control, and subcontractor coordination will be handled with acuracy and transparency.

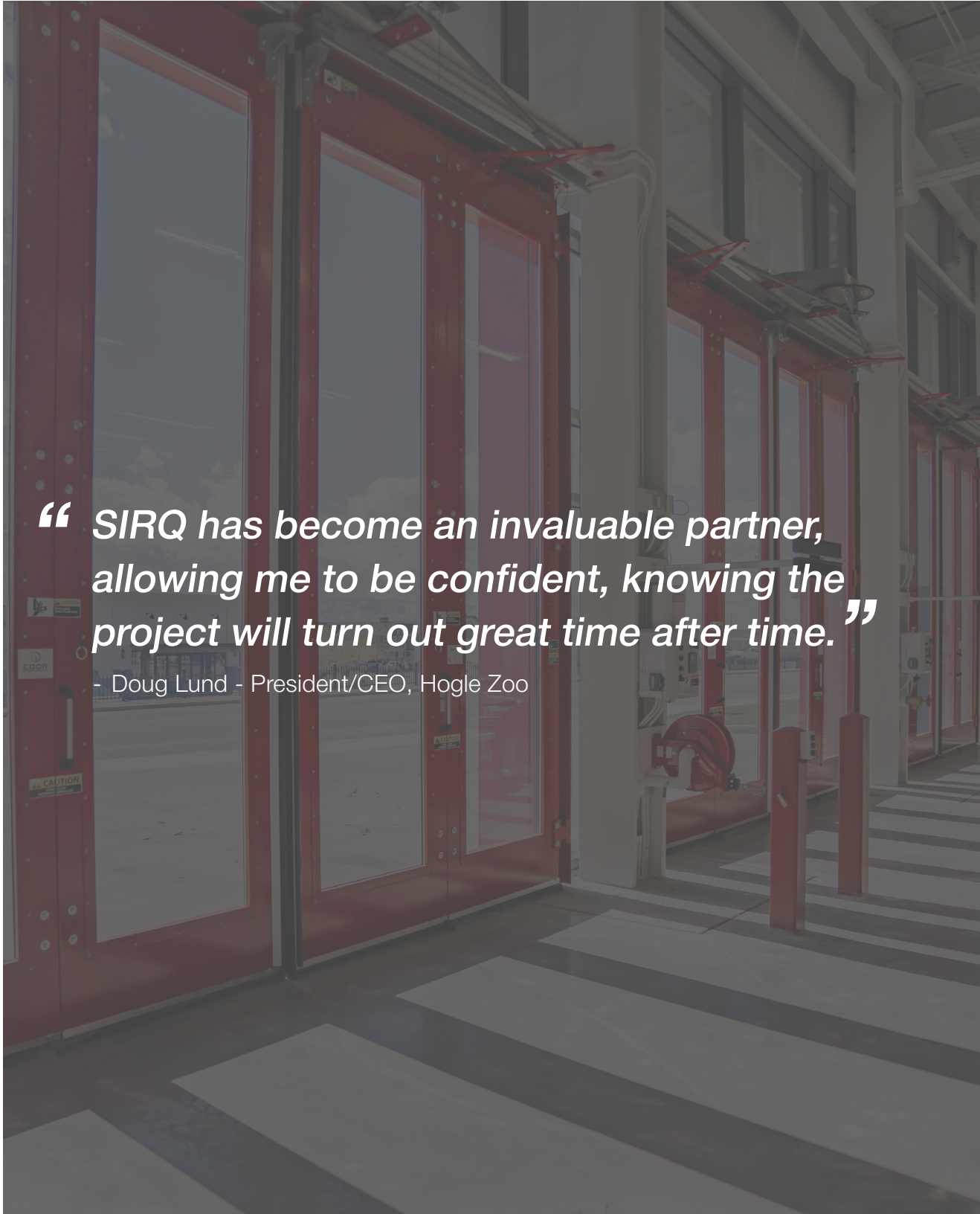
Acknowledge that within the past five years the CM/GC has completed all projects without surety involvement, removal for default, or assessment of liquidated damages.

We affirm that SIRQ has completed all construction projects over the past five years without requiring surety intervention, removal from a project, or assessment of liquidated damages. Our record demonstrates a consistent ability to deliver complex, publicly funded facilities on time, within budget, and to the satisfaction of our municipal partners.

With this foundation, SIRQ is fully prepared to guide the Farmington Fire Station through preconstruction and construction as a collaborative, disciplined, and reliable CM/GC partner.

B

Proposed Project Team Organization & Qualifications



Organizational Chart

SIRQ CONSTRUCTION

BRET VARGASON
Project Executive

PRECONSTRUCTION

RICH AINSCOUGH
Preconstruction Manager

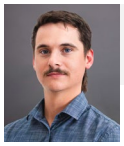
TODD GOODMAN
Estimator

CONSTRUCTION

TAYLER WARD
Sr. Project Manager

NEIL BLOSCH
Structural Superintendent

AARON MENDENHALL
Finish Superintendent



TRISTAN HAYDEN
Project Engineer

Team Involvement & Geographic Location

Team Member	Preconstruction Involvement % / Hours Week	Construction Involvement % / Hours Week	Geographic Location
Bret Vargason Project Executive	20% / 8 Hours	20% / 8 Hours	SIRQ Lehi Office
Rich Ainscough Sr. Estimator	50% / 20 Hours	5% / 2 Hours	SIRQ Lehi Office
Todd Goodman Estimator	75% / 30 Hours	5% / 2 Hours	SIRQ Lehi Office
Tayler Ward Sr. Project Manager	50% / 20 Hours	100% / 40+ Hours	Onsite
Neil Blosch Structural Superintendent	10% / 4 Hours	100% / 40+ Hours	Onsite
Aaron Mendenhall Finish Superintendent	10% / 4 Hours	100% / 40+ Hours	Onsite
Tristan Hayden Project Engineer	10% / 4 Hours	100% / 40+ Hours	Onsite

SIRQ's manpower strategy centers on proven leadership and seamless transitions to ensure quality, consistency, and schedule adherence. Superintendent Neil Blosch will lead field operations during preconstruction through the civil and structural phases, drawing on his extensive experience with multiple fire station projects and proactive coordination style. As the project moves into finishing and interiors, Aaron Mendenhall will take over as Superintendent after completing his $32M Lehi Civic Center project. His expertise in complex municipal buildings and attention to detail will drive the project's final stages to SIRQ's high standards. This planned leadership handoff ensures continuity, expertise, and smooth delivery from start to closeout.

Provide a resume for all key team members, detailing qualifications, education, and specific experience and expertise related to fire station construction. Include current work commitments with enough detail to demonstrate that assigned individuals will be able to meet time commitments.

BRET VARGASON

PROJECT EXECUTIVE

30 Total Years Experience

3 Years with SIRQ

EDUCATION
BS in Construction Management - BYU

Bret brings decades of experience as a Project Executive, guiding complex municipal and public projects from early planning through closeout. His focus is on aligning budget, schedule, and constructability decisions with the owner's long-term goals. Known for fostering collaboration among all stakeholders, Bret ensures that each project benefits from big-picture vision while maintaining strict accountability to cost and schedule.

RELEVANT EXPERIENCE

NORTH COTTONWOODS COMMONS PARK Farmington, UT
$13M | 10 Acres | Completing November 2025
Multi-Use Courts, Playgrounds, Pavilion, Splash Pads

SYRACUSE FIRE STATION #32 Syracuse, UT
$11M | 17,137sf | Completed June 2025
4 Apparatus Bays, 10 Dorm Rooms, Administrative Offices, Fitness Area, Kitchen & Dining, Support Spaces

LEHI FIRE STATION #84 Lehi, UT
$12M | 17,141sf | Completed September 2024
4 Apparatus Bays, 9 Dorm Rooms, Day Room, Kitchen & Dining, Training & Meeting Room, Support Spaces

AMERICAN FORK FIRE STATION #52 American Fork, UT
$9M | 16,550sf | Completed October 2023
3 Apparatus Bays, 6 Dorm Rooms, 6-Lane Indoor Shooting Range, Flex Space, Kitchen, Outdoor Patio, Fitness Room, Offices, Interview Rooms

CURRENT WORK COMMITMENTS

Bret oversees multiple initiatives. 20% of his time has been allocated to this project to ensure dedicated leadership and executive oversight.

TAYLER WARD

SR. PROJECT MANAGER

8 Total Years Experience

4 Years with SIRQ

Tayler offers hands-on leadership in day-to-day project delivery, with a strong background in detailed cost control, scheduling, and coordination of design and construction teams. He thrives on solving problems in real time, keeping communication clear, and ensuring quality at every stage. Tayler's ability to manage multiple moving parts with precision and responsiveness builds trust with clients and consistently results in successful outcomes.

RELEVANT EXPERIENCE

NORTH COTTONWOODS COMMONS PARK Farmington, UT
$13M | 10 Acres | Completing November 2025
Multi-Use Courts, Playgrounds, Pavilion, Splash Pads

WEST JORDAN COMMUNITY & ARTS CENTER West Jordan, UT
$7.9M | 12,700sf | Completed July 2025
Black Box Theater, Full AV Booth, Dressing Rooms, Green Room, Storage Space, Lobby, Flex Rooms, Community Center

CURIOSITY FARMS @ THANKSGIVING POINT Lehi, UT
$16.6M | 9 Acres | Completed November 2024
Playground, Working Farm, Hands-On Learning Exhibits, Grow Tech Gardens

CURRENT WORK COMMITMENTS

Tayler's current project, North Cottonwoods Commons Park, is slated for completion in November 2025 making him immediately available.

RICH AINSCOUGH

PRECONSTRUCTION MANAGER

41 Total Years Experience

7 Years with SIRQ

EDUCATION
BS Business Admin.- Utah State University

When assembling a preconstruction strategy, including schedules and most importantly budgets, Rich is an invaluable member of any team. Rich has led preconstruction efforts on a wide range of projects including multiple $100M plus projects. He has been doing this long enough to understand the value of thinking like an owner when it comes to budgets, schedules and value.

RELEVANT EXPERIENCE

NORTH COTTONWOODS COMMONS PARK Farmington, UT
$13M | 10 Acres | Completing October 2025
Multi-Use Courts, Playgrounds, Pavilion, Splash Pads

SYRACUSE FIRE STATION #32 Syracuse, UT
$11M | 17,137sf | Completed June 2025
4 Apparatus Bays, 10 Dorm Rooms, Administrative Offices, Fitness Area, Kitchen & Dining, Support Spaces

LEHI FIRE STATION #84 Lehi, UT
$12M | 17,141sf | Completed September 2024
4 Apparatus Bays, 9 Dorm Rooms, Day Room, Kitchen & Dining, Training & Meeting Room, Support Spaces

AMERICAN FORK FIRE STATION #52 American Fork, UT
$9M | 16,550sf | Completed October 2023
3 Apparatus Bays, 6 Dorm Rooms, 6-Lane Indoor Shooting Range, Flex Space, Kitchen, Outdoor Patio, Fitness Room, Offices, Interview Rooms

CURRENT WORK COMMITMENTS

Rich is responsible for supporting multiple projects. 50% of his time has been allocated to preconstruction for this project to ensure he can meaningfully contribute his expertise.

TODD GOODMAN

ESTIMATOR

4 Total Years Experience

2 Years with SIRQ

EDUCATION
BS Construction Management - BYU

Todd serves as the project estimator, responsible for developing accurate, detailed cost estimates that support budget certainty. He works closely with design teams and other stakeholders to ensure all scopes are thoroughly covered and that pricing aligns with the design intent. Todd's proactive approach helps identify cost-saving opportunities early while minimizing risk and supporting informed decision-making.

RELEVANT EXPERIENCE

NORTH COTTONWOODS COMMONS PARK Farmington, UT
$13M | 10 Acres | Completing November 2025
Multi-Use Courts, Playgrounds, Pavilion, Splash Pads

LINCOLN COUNTY DISTRICT COURT ADDITION Kemmerer, WY
$12.5M | 17,800sf | Completing 2026
Addition to Existing Building, Courtroom, Hearing Room, Repeat Client

WASHINGTON HERITAGE RECEPTION CENTER Washington, UT
$2M | 3,700sf | Completed June 2025
Historic Remodel, New Roof, New Windows, Site/Plaza, New Stage, Lobby, Restrooms, Kitchen Space

CURRENT WORK COMMITMENTS

As Estimator, Todd supports multiple projects at any given time. Given his current workload and capacity, SIRQ has allocated him at 75% in preconstruction, ensuring he can contribute effectively while continuing to meet his other commitments.

NEIL BLOSCH

STRUCTURAL SUPERINTENDENT

40
Total Years Experience

3
Years with SIRQ

EDUCATION
BS in Economics - University of Utah

As Structural Superintendent, Neil brings hands-on experience from multiple fire station projects, including American Fork Fire Station 52 and Lehi Fire Station 84. His proactive and organized approach ensures that the structural phase is executed safely, accurately, and on schedule. By anticipating challenges and coordinating closely with the project team, Neil helps maintain steady progress, minimize field issues, and set a strong foundation for the success of the entire project.

RELEVANT EXPERIENCE

DABS Marriott-Slaterville, UT
$5M | 12,500sf | Completed October 2025
New Liquor & Wine Store, Utah State High Performance Energy Standards, Admin Space, Coolers, Delivery Docks, Art Installations

LEHI FIRE STATION #84 Lehi, UT
$12M | 17,141sf | Completed September 2024
4 Apparatus Bays, 9 Dorm Rooms, Day Room, Kitchen & Dining, Training & Meeting Room, Support Spaces

AMERICAN FORK FIRE STATION #52 American Fork, UT
$9M | 16,550sf | Completed October 2023
3 Apparatus Bays, 6 Dorm Rooms, 6-Lane Indoor Shooting Range, Flex Space, Kitchen, Outdoor Patio, Fitness Room, Offices, Interview Rooms

CURRENT WORK COMMITMENTS

Neil's most recent project, the DABS facility in Marriott-Slaterville, has just completed leaving Neil open to immediately begin working on this project.

AARON MENDENHALL

FINISH SUPERINTENDENT

26
Total Years Experience

10
Years with SIRQ

Aaron's 26 years of superintendent experience give owners the confidence that their vision will be executed with precision, safety, and accountability. He leads with integrity and transparency, fostering strong collaboration among teams to keep projects on schedule and budgets protected. Known for anticipating challenges before they arise, Aaron ensures seamless progress in the field while upholding the highest standards of quality. Owners value his ability to act as their advocate on site—treating each project as if it were his own investment and delivering results that exceed expectations.

RELEVANT EXPERIENCE

LEHI CIVIC CENTER Lehi, UT
$32M | 60,000sf | Completing December 2025
7 Acre Site, Council Chambers, Community Rooms, Library, Administrative Offices, Built around active businesses

JOSEPH D. ADAMS PUBLIC SAFETY BUILDING Lehi, UT
$14M | 42,000sf | Completed 2020
Police Station, Administrative Offices, Interview Rooms, Holding Areas, Training Rooms, Evidence Storage, Fitness Space, Public Community Room

U OF U PUBLIC SAFETY BUILDING Salt Lake City, UT
$12M | 25,000sf | Completed 2022
Emergency Operations Center, Interview Rooms, Holding Cells, Dispatch, Evidence Storage, Fitness Space, Workspaces, Advanced Security

CURRENT WORK COMMITMENTS

Aaron's current project, the Lehi Civic Center, is slated for completion in December 2025 allowing him to immediately get started on this project.

TRISTAN HAYDEN

PROJECT ENGINEER

4
Total Years Experience

2
Years with SIRQ

EDUCATION
BS in Aviation Science with Minor in Real Estate Finance & Development - UVU

Tristan serves as the Project Engineer, supporting day-to-day coordination to keep the project running smoothly and efficiently. He manages submittals, RFIs, procurement tracking, and schedule updates, ensuring that information flows accurately and on time. Tristan's attention to detail and responsiveness help maintain momentum and prevent delays—ensuring the project stays on track and aligned with the projects expectations.

RELEVANT EXPERIENCE

NORTH COTTONWOODS COMMONS PARK Farmington, UT
$13M | 10 Acres | Completing October 2025
Multi-Use Courts, Playgrounds, Pavilion, Splash Pads

WEST JORDAN COMMUNITY & ARTS CENTER West Jordan, UT
$7.9M | 12,700sf | Completed July 2025
Black Box Theater, Full AV Booth, Dressing Rooms, Green Room, Storage Space, Lobby, Flex Rooms, Community Center

CURIOSITY FARMS @ THANKSGIVING POINT Lehi, UT
$16.6M | 9 Acres | Completed November 2024
Playground, Working Farm, Hands-On Learning Exhibits, Grow Tech Gardens

CURRENT WORK COMMITMENTS

Tristan's most recent project, North Cottonwoods Commons Park, is slated for completion in November 2025 making him immediately available.

Provide a matrix that indicates past project collaborations carried out by the proposed team personnel indicated as assigned to the project.

Team Members:
Bret Vargason
Tayler Ward
Rich Ainscough
Todd Goodman
Tristan Hayden

Farmington, UT
$13M | 10 Acres | Completing November 2025

Team Members:
Bret Vargason
Rich Ainscough
Neil Blosch

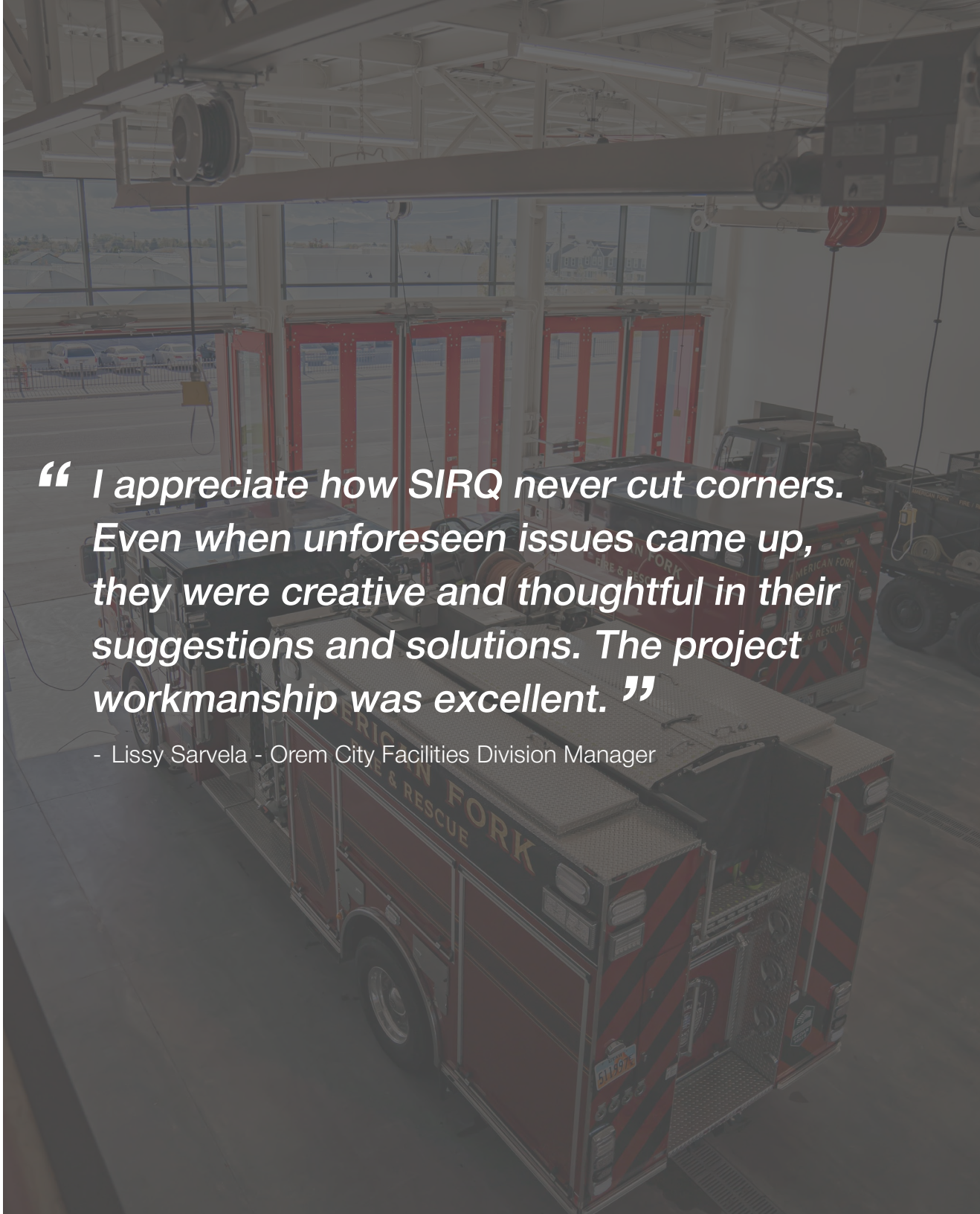
Lehi, UT
$12M | 17,141sf | Completed September 2024

Team Members:
Bret Vargason
Rich Ainscough
Aaron Mendenhall

Lehi, UT
$32M | 60,000sf | Completing December 2025

C

References



“ I appreciate how SIRQ never cut corners. Even when unforeseen issues came up, they were creative and thoughtful in their suggestions and solutions. The project workmanship was excellent. ”

- Lissy Sarvela - Orem City Facilities Division Manager

C References

Provide a reference for each project listed who may be contacted for further information regarding the performance of the project team.

AMERICAN FORK FIRE STATION #52

960 East 1750 North - American Fork, Utah 84062

The American Fork, Fire Station #52 is a modern 16,550sf facility built to support both fire and police services. The building features expansive apparatus bays for multiple emergency vehicles and six private dorm rooms to accommodate shift rotations. A standout element is the integrated six-lane indoor shooting range, dedicated to year-round police training. The facility also includes a training room and meeting space to support continuing education, planning, and inter-agency coordination.

To support daily life and well-being, the station offers a commercial-grade kitchen, an inviting outdoor cooking patio, and a fully equipped fitness room. Offices and interview rooms provide space for administration and private conversations, rounding out a facility that balances readiness with comfort and care for its personnel.

This station reflects the city's commitment to public safety, professional excellence, and the evolving needs of its first responders.

PROJECT SIZE	$8,852,129 / 16,550sf
TYPE OF PROJECT	Fire Station
DURATION	13 Months
DATE COMPLETED	10/12/2023

OWNER/CLIENT
American Fork City
Aaron Brems - Fire Chief
801.763.3040 | abrems@americanfork.gov

"In an industry where quality is too often compromised in pursuit of schedule or margin, SIRQ distinguishes itself by upholding excellence while still meeting performance goals. They are trustworthy, responsible, and focused on doing things the right way."

- Aaron Brems, Fire Chief

LEHI FIRE STATION #84

1500 North 3600 West - Lehi, UT 84043

The 17,141sf Lehi Fire Station #84 features four apparatus bays, nine private dorm rooms, a fitness and exercise room, and a spacious day room with an adjacent kitchen and dining area to support daily operations and team wellness.

The building also includes a 25–30 person training and meeting room, along with dedicated support spaces for equipment, storage, and operational functions. Designed for efficiency, functionality, and future growth, Station 84 provides a high-performance environment for first responders while enhancing service delivery to the surrounding community.

PROJECT SIZE	$11,549,134 / 17,141sf
TYPE OF PROJECT	Fire Station
DURATION	13 Months
DATE COMPLETED	9/26/2024

OWNER/CLIENT

Lehi City
Steve Marchbanks, Lehi Facilities Director
385.201.1900 | smarchbanks@lehi-ut.gov

"I can't tell you the relief it is to have a great partner like SIRQ on your project. It brings peace of mind to have a company that cares about your goals and understands there is a budget that needs to be controlled."

- Steve Marchbanks, Lehi Facilities Director

SYRACUSE FIRE STATION #32

1200 W Bluff Road - Syracuse, UT 84075

The new 17,137sf Syracuse Fire Station #32 features four full apparatus bays to accommodate a range of fire and rescue vehicles. Inside, the station features living quarters with ten individual dorm rooms, dedicated training space to support ongoing education and skill development, as well as administrative offices for day-to-day operations and coordination. A fully equipped fitness area encourages physical wellness, while a communal dining room and kitchen create a welcoming environment for shared meals.

The station is also outfitted with laundry and shower facilities, along with ample storage space for gear, equipment, and supplies. Designed for efficiency, resilience, and firefighter well-being, Syracuse Fire Station #32 represents the city's commitment to safety, preparedness, and community service.

PROJECT SIZE	$10,992,720 / 17,137sf
TYPE OF PROJECT	Fire Station
DURATION	15 Months
DATE COMPLETED	6/20/2025

OWNER/CLIENT

Syracuse City
Aaron Byington - Fire Chief / Syracuse
801.614.9607 | abyington@syracuseut.gov

NORTH COTTONWOODS COMMONS PARK

1397 W Cook Lane - Farmington, UT 84025

This 10-acre recreation park is a vibrant, state-of-the-art outdoor space designed to serve as a community hub for active play, relaxation, and family gatherings. Thoughtfully developed to support all ages and abilities, the park integrates a wide range of amenities across its expansive layout.

Key features include a splash pad for seasonal water play, multi-use courts for basketball and pickleball, a dynamic obstacle course promoting fitness and fun, and a spacious pavilion with a lounge area ideal for community events and shaded relaxation. A modern playground rounds out the space, providing a safe and engaging environment for children.

With an emphasis on accessibility, durability, and year-round usability, the park elevates recreational offerings in the area while encouraging wellness, connectivity, and outdoor activity.

PROJECT SIZE	$13,000,000 / 10 Acres
TYPE OF PROJECT	Civic
DURATION	11 Months
DATE COMPLETED	11/12/2025

OWNER/CLIENT

Farmington City

Russell Coons

801.393.9276 | rcoons@farmington.utah.gov

D

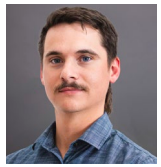
Team Roles &
Responsibilities

“ SIRQ has been instrumental in taking Lehi city’s vision and has made it a reality. The SIRQ team has gone above and beyond to make sure the project stayed on track and within budget. I would welcome the opportunity to work with SIRQ on any project in the future. ”

- Jeff Magnusson - Deputy Chief of Police, Lehi City

D Team Roles & Responsibilities

Provide a description of the roles and responsibilities for each team member and how the team will work together to achieve the objectives of the project.

	Team Member	Roles & Responsibilities
	Bret Vargason Project Executive	Bret is a seasoned project executive with expertise across all phases of construction. He specializes in cost estimating, scheduling, budgeting, and constructability, ensuring efficient, high-quality delivery while building lasting client partnerships.
	Rich Ainscough Preconstruction Manager	Rich is a preconstruction leader with experience on projects exceeding $100M. He brings an owner's perspective to budgets, schedules, and value, developing strategies that drive cost certainty and set projects up for success.
	Todd Goodman Estimator	Todd is an estimator who delivers accurate, detailed budgets that support cost certainty. He collaborates with the design team to identify savings, reduce risk, and guide informed decisions.
	Tayler Ward Sr. Project Manager	Tayler is a senior project manager experienced in civic construction. His organized, communicative approach keeps teams coordinated and ensures projects meet budget, schedule, and quality expectations.
	Neil Blosch Structural Superintendent	Neil will lead field operations through preconstruction and structural phases, ensuring safety, coordination, and early schedule control. His proactive approach establishes strong site organization and a smooth transition into later phases.
	Aaron Mendenhall Finish Superintendent	Aaron will manage finishing and interiors, maintaining quality, safety, and schedule precision. His detail-oriented leadership ensures design intent and project goals are achieved through final completion.
	**Tristan Hayden** Project Engineer	Tristan is a project engineer who manages coordination, submittals, RFIs, procurement, and schedules to keep projects moving efficiently. His attention to detail and responsiveness maintain momentum and prevent delays.

Explain internal policies and procedures related to work quality and cost control.

SIRQ's internal processes are structured to maintain the highest standards of quality while upholding strict cost discipline throughout every phase of the Farmington Fire Station project. During preconstruction, our team—led by Rich Ainscough (Preconstruction Manager) and Todd Goodman (Estimator)—will provide real-time cost feedback during constructability reviews and design coordination with Blalock & Partners. This ensures that the project remains aligned with Farmington City's Fixed Limit of Construction Cost (FLCC) and that any cost or scope adjustments are identified and addressed early.

To protect quality, SIRQ implements a peer review process at each major design milestone, confirming constructability, compliance, and alignment with project goals. During construction, Neil Blosch and Aaron Mendenhall will enforce strict field quality controls, daily safety oversight, and consistent verification of materials and workmanship.

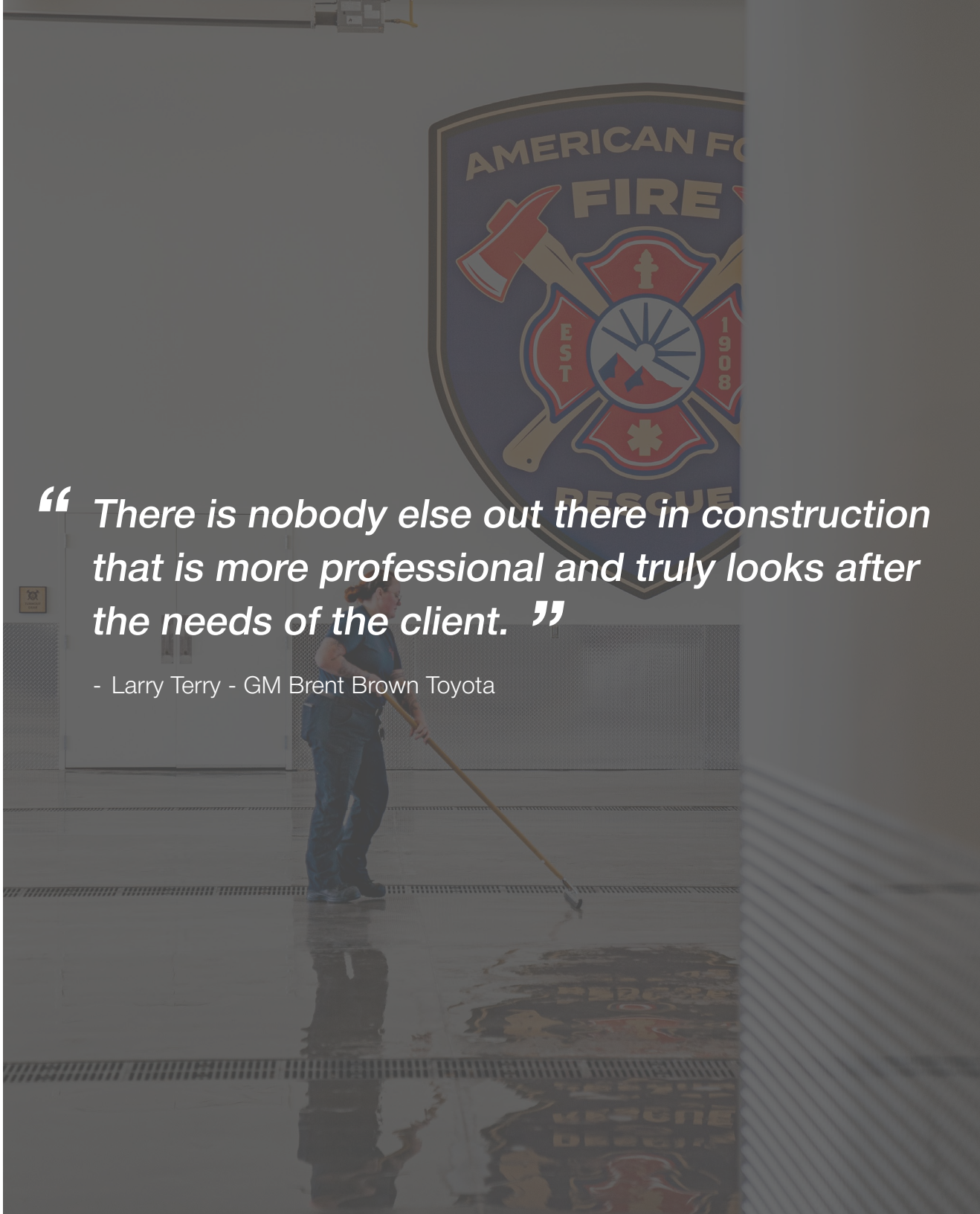
We also maintain full transparency in cost tracking through open-book accounting and collaborative budget updates with the City. Any potential scope or design changes are documented, evaluated for cost and schedule impact, and implemented only after written approval—ensuring accountability and clear decision-making throughout preconstruction and construction.

List and describe any potential conflicts of interest.

We have reviewed the Farmington Fire Station CM/GC project in detail and confirm that there are no actual or potential conflicts of interest. Our firm and proposed project team have no financial, contractual, or personal relationships with Farmington City, Blalock & Partners, or any associated consultants that would compromise our independence or objectivity. SIRQ will act solely in the best interest of Farmington City, maintaining full transparency and ethical standards throughout the duration of the project.

E

Proposed Project Schedule



“ There is nobody else out there in construction that is more professional and truly looks after the needs of the client. ”

- Larry Terry - GM Brent Brown Toyota

E Proposed Project Schedule

Provide a schedule that includes anticipated durations for preconstruction and physical construction phases. List important dates, times and project benchmarks.

SIRQ's proposed schedule reflects Farmington City's goals for a predictable, well-coordinated delivery of the new fire station. The plan was developed with input from our field and preconstruction teams to align design completion, permitting, and procurement into an efficient, risk-aware sequence.

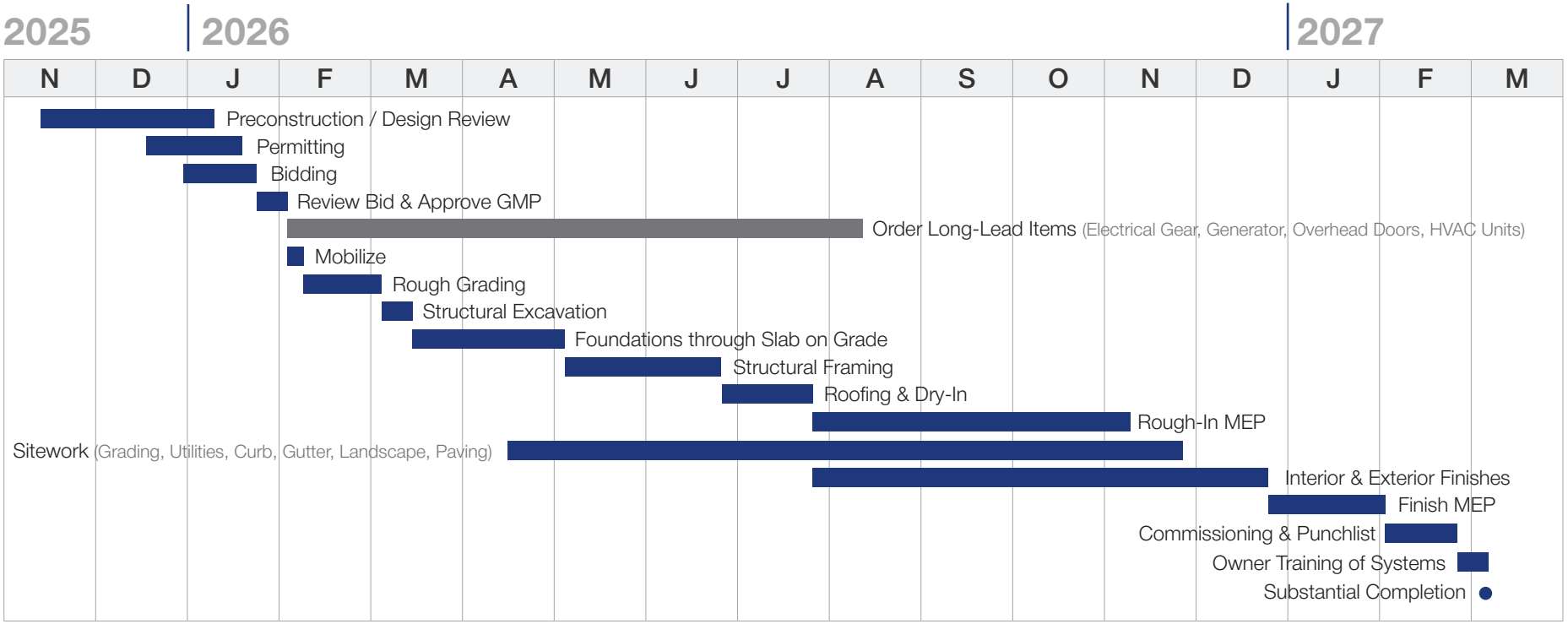
Preconstruction (Nov 2025 – Jan 2026)
We'll complete design and constructability reviews with Blalock & Partners while concurrently advancing permitting and bid preparation to keep the project on track for an early February 2026 start.

Construction (Feb 2026 – Mar 2027)
Following GMP approval, construction begins with site and foundation work leading quickly into structure and enclosure. Interior build-out and MEP installation proceed through winter under roof, with exterior improvements and landscaping wrapping in late 2026.

Dedicated time for commissioning, owner training, and closeout leads to Substantial Completion – March 11, 2027.

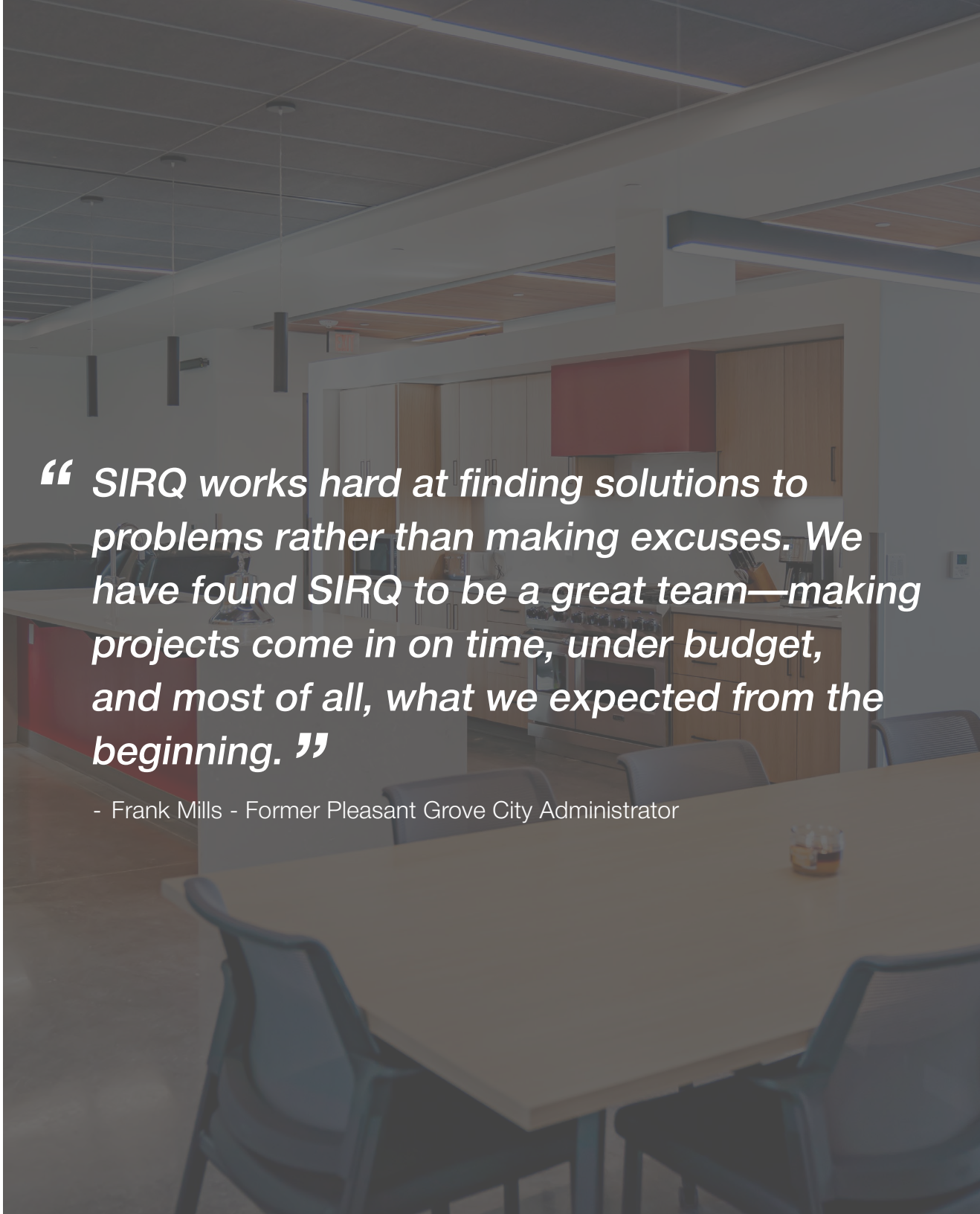
Local Insight
With our team currently completing North Cottonwood Commons Park directly across the street, we know the site's soils, access, and traffic patterns along Innovator Drive. This familiarity informs our logistics planning, including early coordination for off-site trade parking and deliveries, and awareness of nearby residences and Station Park.

The result is a disciplined, achievable plan that delivers the project safely, efficiently, and without surprises—supporting Farmington City's commitment to cost and schedule certainty.



F

Proposed Project Approach



“ SIRQ works hard at finding solutions to problems rather than making excuses. We have found SIRQ to be a great team—making projects come in on time, under budget, and most of all, what we expected from the beginning. ”

- Frank Mills - Former Pleasant Grove City Administrator

Outline the tasks, special approaches, and plan for completion. Innovation and alterantives to the scope proposed here are welcome. Please provide which portions of the work you plan on self performing.

SIRQ's approach is centered on making this process easier for Farmington City and Blalock & Partners—reducing uncertainty, protecting the budget, and keeping the project moving. The City's expectations are clear: stay within the $13.65M FLCC, maintain schedule discipline, and deliver a facility that serves firefighters and the community for decades. Our CM/GC process is built to do exactly that—through structured collaboration, cost clarity, and a proactive, solutions-first mindset.

Preconstruction

Setting the Project Up for Success

Our preconstruction phase will focus on clarity, control, and constructability—the three factors that determine how smoothly construction goes.

- **A Working Partnership:** From day one, we'll align with Farmington City and Blalock & Partners to confirm priorities and expectations. We understand the project is already at 99% Construction Documents, so our early efforts will be focused on validation—not redesign. We'll verify quantities, evaluate alternates, and ensure that the design and cost model fully align with the City's budget and operational goals.

- **Cost Confidence, Not Estimates:** Using SIRQ's fire station benchmarking database, we'll bring real-world data from 15–20 completed stations—comparing cost per square foot, bay counts, durations, and major scope drivers. This gives Farmington City an immediate reality check on how this station compares regionally and allows us to forecast with precision before any dollars are committed

- **Constructability Reviews with Purpose:** Our field leaders, Neil Blosch and Aaron Mendenhall, will participate directly in design review, identifying coordination issues, access logistics, and site conditions early. The benefit to Farmington: fewer RFIs, fewer change orders, and a smoother path to GMP.

- **Transparent GMP Development:** Every subcontractor bid will be openly reviewed with Farmington City and Blalock. Our bid summaries will show scope coverage, pricing accuracy, and best value recommendations—giving the City a clear understanding of how every dollar is being spent before GMP approval.

The result for Farmington City: A preconstruction process that removes guesswork, gives clear financial visibility, and strengthens trust between the City, architect, and contractor before a shovel ever hits the ground.

Construction

Predictable Progress, No Surprises

Once construction begins, our focus shifts to execution and communication—keeping the City and architect informed, the trades coordinated, and the project predictable.

- **Organized, Accountable Field Leadership:** Neil (Structural Superintendent) and Aaron (Finish Superintendent) will oversee daily operations, ensuring safety, quality, and schedule adherence. They'll manage detailed look-ahead schedules and coordinate directly with trades to prevent conflicts before they impact progress.

- **Weekly Alignment with Farmington and Blalock:** Our team will lead structured OAC meetings with concise reporting on schedule, cost, and quality status. These aren't meetings for updates—they're meetings for decisions. Each session will include actionable next steps so the City always knows what's needed to keep the project on track.

- **Proactive Cost and Schedule Management:** We'll maintain an open-book accounting system accessible to Farmington City. Variances are tracked in real time, with corrective actions identified before they become issues. This means no "end-of-month surprises" or late budget adjustments.

- **Quality as a Process, Not a Punch List:** Our team implements first-work inspections, trade coordination walks, and phased commissioning to maintain consistent quality. We treat inspections as opportunities to verify intent and minimize rework, ensuring a more efficient closeout and faster occupancy.

The result for Farmington City: A construction phase that stays on schedule, with no budget confusion and no gaps in communication. For Blalock, it means a field partner who respects design intent, provides early feedback, and handles coordination issues in the field—not in RFIs.

Partnering with Subcontractors & Trade Partners

Farmington's RFP calls for transparency in subcontractor bidding, and that aligns perfectly with how we work.

- **Open and Competitive Bidding:** We'll solicit bids from a broad network of qualified subcontractors—emphasizing strong local participation. Each scope will be carefully reviewed for completeness and comparability before recommendation.

- **Shared Oversight:** Both Farmington City and Blalock will have full visibility into our bid process, including all backup documentation.

- **Trade Partner Integration:** Before construction begins, we'll host a Trade Partner Alignment Meeting to confirm sequencing, logistics, and safety expectations. This sets a cooperative tone on-site and keeps all trades accountable to a unified schedule.

The result for Farmington City: Confidence that the subcontractor selection process is fair, competitive, and delivers measurable value.

City / Architect Coordination & Decision Support

Maintaining efficiency on the Farmington Fire Station project depends on timely, well-informed decisions. SIRQ's role is to make that process as easy as possible for Farmington City and Blalock & Partners. We'll provide concise, organized information—focused on the key items that require input—so decisions can be made quickly and confidently. This clarity helps protect the schedule, maintain cost stability, and keep the project moving without unnecessary delays or rework.

Self-Performed Work

At SIRQ, we do not self-perform any construction trades. This approach allows us to stay fully focused on managing the project as a whole—quality, schedule, cost, and coordination—without the bias or distraction that can come from protecting our own labor interests.

By relying on Utah's strong and competitive subcontractor market, Farmington City gains access to a broader pool of qualified trade partners and the most competitive pricing available. This also gives Blalock & Partners confidence that each scope of work is performed by specialized subcontractors who are vetted, accountable, and selected strictly on merit and value.

Our role remains clear: to represent Farmington City's interests objectively, maintain a transparent bidding process, and coordinate every trade partner toward a safe, efficient, and high-quality build.

Value & Risk Management Opportunities

At this stage of design, the best opportunities for value come from clarity, foresight, and disciplined execution—not redesign. SIRQ's focus will be on protecting Farmington City's investment through proactive cost validation, schedule analysis, and early risk mitigation.

Using our fire station benchmarking database we will confirm that Farmington's design metrics—square-footage, bay count, duration, and key scope drivers—align with proven regional data. This comparative insight allows us to validate cost assumptions, identify potential risks, and reinforce confidence in the Guaranteed Maximum Price (GMP).

We'll also work with Blalock & Partners to identify practical efficiencies, such as opportunities for early bid packages on civil or site work, or procurement sequencing to avoid cost escalation. These refinements aren't about changing design, they're about removing uncertainty and ensuring construction proceeds with steady, predictable progress.

For Farmington City, this means fewer surprises, stronger budget alignment, and a smoother path from GMP to completion. For Blalock, it means a construction partner who brings data-driven insight and coordination discipline that protect design intent while supporting delivery goals.

In Summary: Our approach is built for clarity, accountability, and partnership. Farmington City can expect predictable cost control, transparent communication, and a team that takes ownership—not just of construction, but of the process itself. Blalock can expect a partner that listens, problem-solves, and protects design intent.

1

Clarity

Open communication and transparent cost control.

2

Accountability

Measurable progress, disciplined schedule, and risk management.

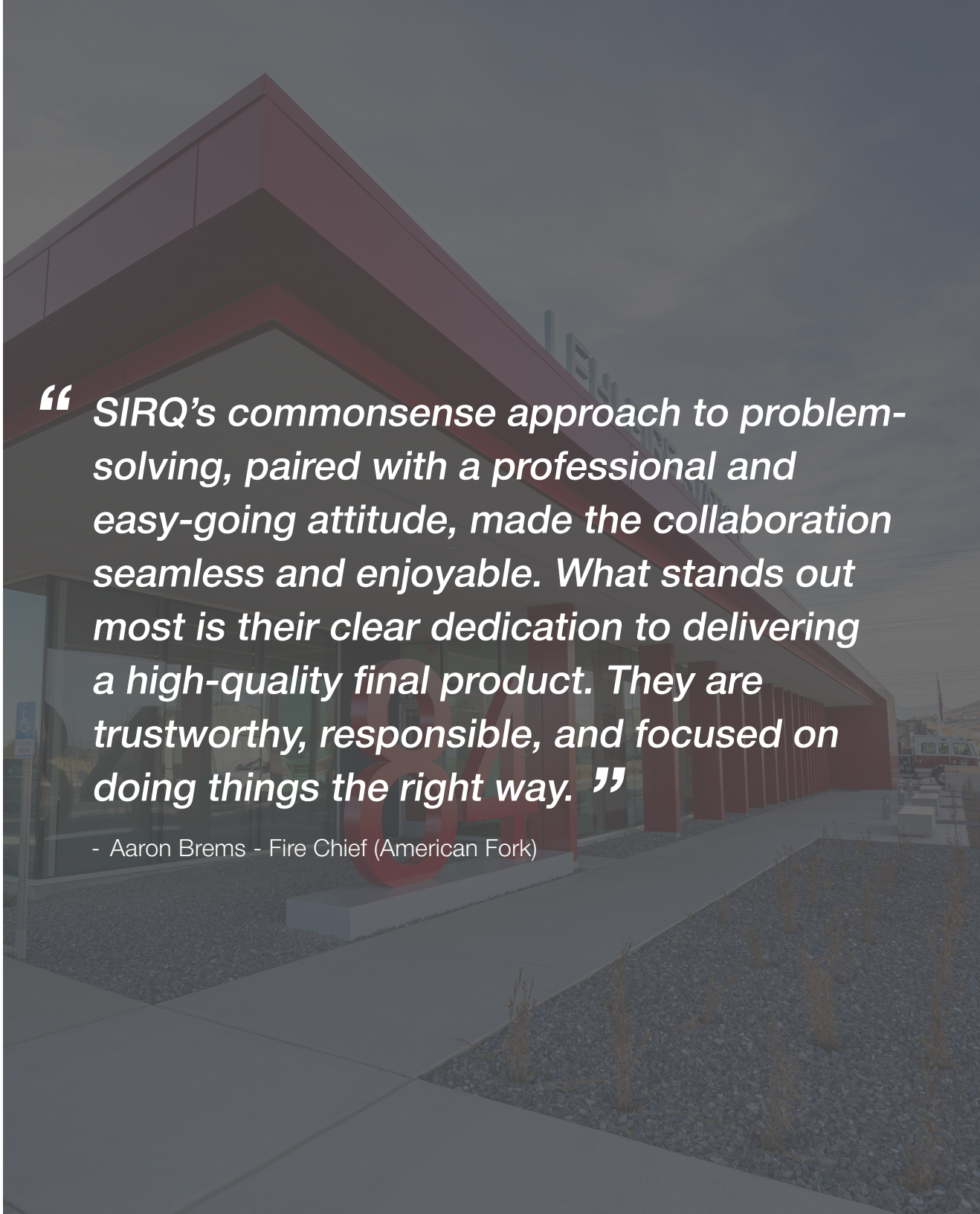
3

Partnership

Collaborative coordination with Farmington City and Blalock & Partners.

G

Local Knowledge



“ SIRQ’s commonsense approach to problem-solving, paired with a professional and easy-going attitude, made the collaboration seamless and enjoyable. What stands out most is their clear dedication to delivering a high-quality final product. They are trustworthy, responsible, and focused on doing things the right way. ”

- Aaron Brems - Fire Chief (American Fork)

G Local Knowledge

Describe your knowledge of the local area, including subcontractor relationships and criteria that needs to be considered in the building construction and execution. Provide examples of your experience in the area.

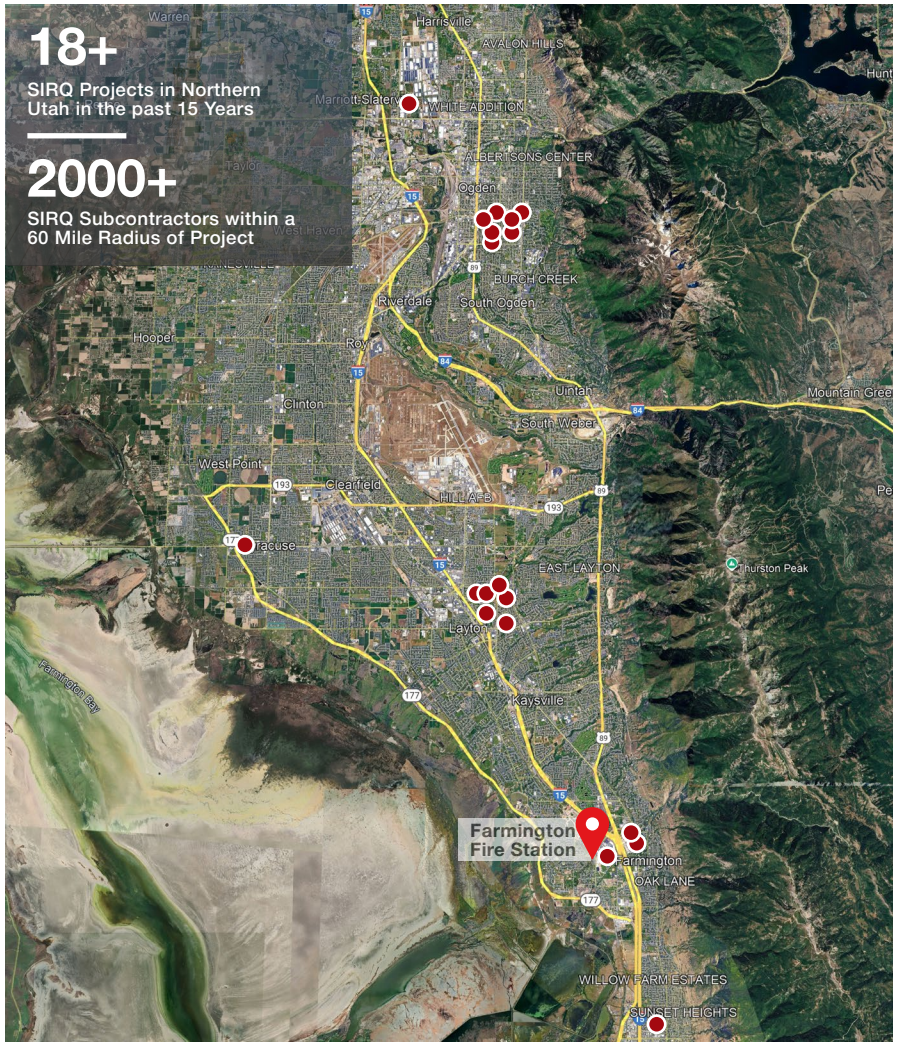
SIRQ Construction brings direct, firsthand knowledge of the Farmington area—developed through years of experience delivering public and private projects throughout Davis County and northern Utah. Our team understands the local permitting processes, environmental conditions, and subcontractor market that shape construction in this community.

We are currently completing the North Cottonwoods Commons Park project directly across the street from the new Farmington Fire Station site, giving us an immediate understanding of site soils, access conditions, and traffic patterns along Innovator Drive. The site's limited footprint will require thoughtful coordination of trade parking and material deliveries, and we plan to explore offsite staging or parking solutions to maintain safe access and minimize neighborhood disruption.

We are also familiar with the surrounding context, including Station Park and adjacent residential areas, and will plan construction activities with sensitivity to traffic, noise, and public interaction. This local awareness allows us to anticipate challenges before they impact the project—protecting both schedule and community experience.

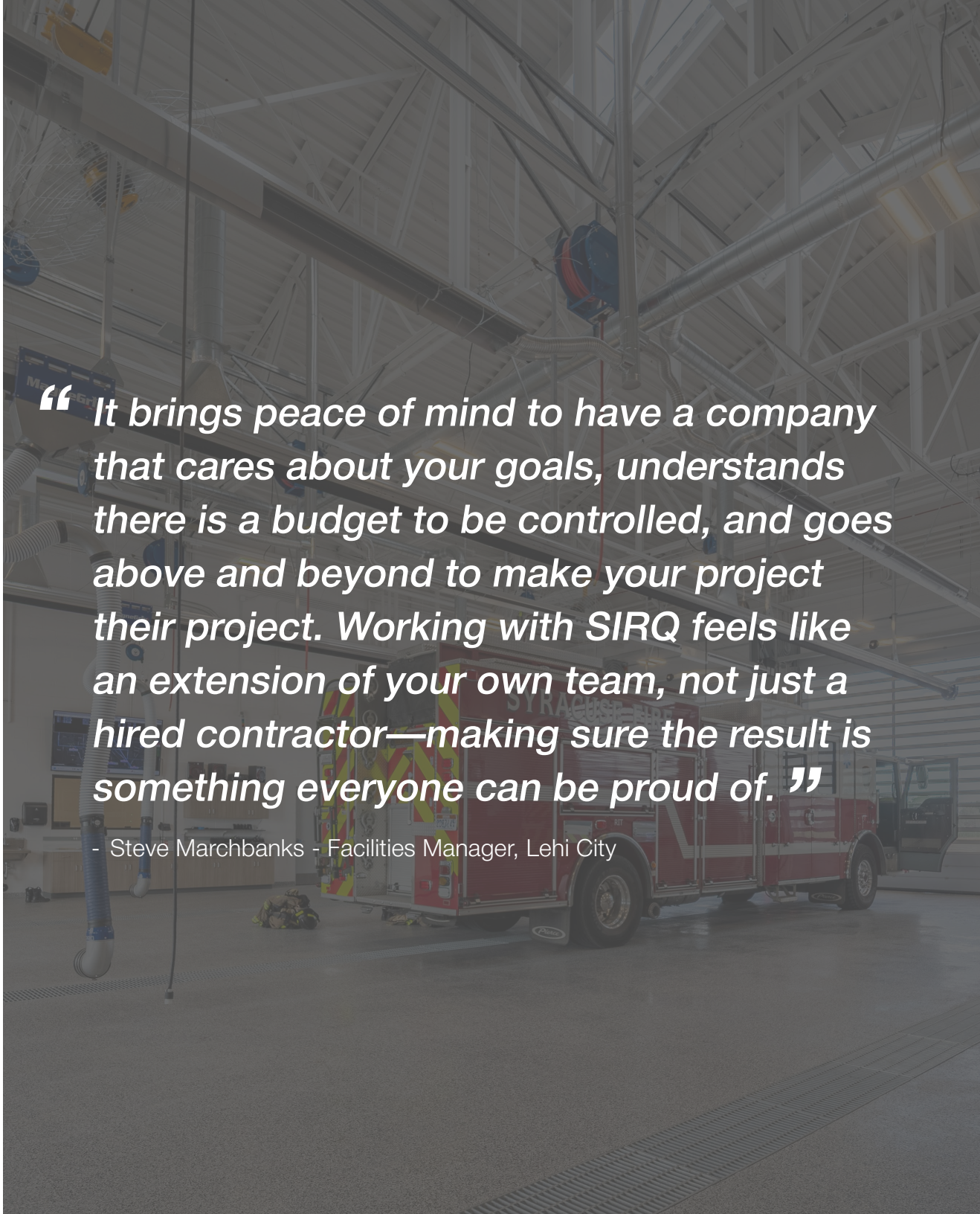
In addition to North Cottonwoods Commons Park, SIRQ is currently managing construction of the Farmington Regional Center and has previously completed the Utah Cardiology Building, further strengthening our understanding of local agencies, inspection coordination, and area logistics. Our established relationships with local trade partners and suppliers support competitive pricing, dependable scheduling, and responsive communication.

The result for Farmington City: This means a CM/GC partner who already knows the neighborhood, the process, and the people—bringing practical experience, proactive planning, and local insight to ensure a smooth, efficient project from preconstruction through completion.



H

Local Project Experience



“It brings peace of mind to have a company that cares about your goals, understands there is a budget to be controlled, and goes above and beyond to make your project their project. Working with SIRQ feels like an extension of your own team, not just a hired contractor—making sure the result is something everyone can be proud of.”

- Steve Marchbanks - Facilities Manager, Lehi City

Discuss your experience in constructing public projects, which are funded by public monies.

SIRQ Construction has built its reputation on successfully delivering publicly funded projects throughout Utah. Our business model and project processes are designed to align with the high standards of accountability, transparency, and collaboration expected by municipal clients. We understand the responsibility that comes with managing taxpayer funds and approach each project with that sense of stewardship.

Over the past two decades, SIRQ has completed numerous projects for public agencies and municipalities, including the State of Utah, American Fork City, Saratoga Springs, Layton City, Lehi City, South Jordan City, Springville City, Lincoln County (WY), and Cottonwood Heights City, among others. Many of these projects—such as fire stations, civic buildings, and community spaces—have drawn high levels of public interest and scrutiny, reinforcing our commitment to delivering lasting value and responsible use of public resources.

SIRQ is deeply experienced in the CM/GC delivery method, having successfully managed multiple public projects under this model. Our open-book approach, competitive subcontractor engagement, and rigorous cost control provide our municipal partners with budget certainty and confidence in every decision.

For Farmington City, this means a partner who understands not just how to build public projects—but how to do so with transparency, discipline, and respect for the community investment they represent. Our track record demonstrates that the only acceptable outcome for SIRQ is the one that fully meets the expectations of our public owner partners.

Don't take *our* word for it.

Throughout our proposal response we have included client testimonials from a number of projects, all funded by public monies. Here is a recap of some of those experiences:

"It brings peace of mind to have a company that cares about your goals, understands there is a budget to be controlled, and goes above and beyond to make your project their project. Working with SIRQ feels like an extension of your own team, not just a hired contractor—making sure the result is something everyone can be proud of." *- Steve Marchbanks - Facilities Manager (Lehi City)*

"SIRQ's commonsense approach to problem-solving, paired with a professional and easy-going attitude, made the collaboration seamless and enjoyable. What stands out most is their clear dedication to delivering a high-quality final product. They are trustworthy, responsible, and focused on doing things the right way." *- Aaron Brems - Fire Chief (American Fork)*

"I appreciate how SIRQ never cut corners. Even when unforeseen issues came up, they were creative and thoughtful in their suggestions and solutions. The project workmanship was excellent." *- Lissy Sarvela - Facilities Division Manager (Orem City)*

"SIRQ has been instrumental in taking Lehi city's vision and has made it a reality. The SIRQ team has gone above and beyond to make sure the project stayed on track and within budget. I would welcome the opportunity to work with SIRQ on any project in the future." *- Jeff Magnusson - Deputy Chief of Police (Lehi City)*

FARMINGTON FIRE STATION

Cost Proposal

SIRQ construction

ATTACHMENT A: COST PROPOSAL FORM

NAME OF PROPOSING COMPANY SIRQ, INC.

The undersigned, responsive to the "Notice to General Contractors/Construction Managers" and in accordance with the "Request for Proposals" for the **Farmington Fire Station**, propose the Fees as outlined below:

I/We acknowledge receipt of the following Addenda: 0

The Cost Proposal Form will be opened *after* the Selection Committee has evaluated and scored all of the Qualifications submissions, resulting in a "working shortlist" of the most qualified Proposers. The Selection Committee anticipates **a working shortlist of THREE to SIX companies** based upon the strengths of their Statement of Qualifications. *Only the Fee Schedules of these companies will be further evaluated* and potentially resulting in an adjustment to the ranking of the shortlisted companies. From the overall Qualifications + Cost Proposal scoring, the Selection Committee will create the shortlist, inviting those teams to participate in interviews.

A summary of the project budget is as follows:

Owner's Allocated Construction Budget	$12,500,000 - $13,200,000
Construction Contingency	$ 450,000

Refer to the Construction Budget section for an understanding of how the Construction Contingency may be used during construction.

TOTAL ALLOCATED FLCC VALUE: $13,650,000

DESIGN PHASE / PRE-CONSTRUCTION SERVICES FEE:
Farmington City has established a value of $26,000.00 to cover the CMGC's Design Phase / Pre-Construction Services as outlined elsewhere in the RFQ.

For the Design Phase / Pre-Construction Phase, I / We agree to perform these professional Services for the lump sum of:

$13,000 Considering the provided breakout as a baseline (next page)

Provide written and numerical value. If a cost value is proposed that is different than the Owner-established allowance, provide (on a separate page) a written statement explaining the amount.

1. CONSTRUCTION MANAGER / GENERAL CONTRACTOR'S GENERAL CONDITIONS:
To provide clarity, the Owner considers a General Contractor's "General Conditions" to be inclusive of the direct and indirect costs (sometimes referred to as General Conditions and General Requirements) associated with the appropriate service, management and performance of delivering the Construction Phase of the Contract.

Typically, these General Conditions will include costs & expenses for a wide range of construction support items including, but not limited to: temporary facilities; project management software; phone / communication costs; construction supervision; mobilization / demobilization; accounting / administrative support; temporary utilities; erosion control / SWPPP; cleaning; field office & supplies; safety & site security; etc.

Because every General Contractor defines their GC's differently, the Selection Committee would like to understand what is included in each Proposer's General Conditions as a basis of comparison and in order to more objectively assess a CMGC's total value. On a separate page, provide a comprehensive list of the Proposer's General Conditions. If supervision, administrative or other personnel expenses are NOT a part of the identified GC's, the assumption is those costs are part of the Supervision and Management Fee, unless otherwise noted. Costs per line item are not required.

Provide the Proposer's MONTHLY expense for General Conditions. This monthly value will be used, with the agreed upon Construction Schedule, to determine an overall Lump Sum cost for the General Conditions.

For the General Conditions associated with executing the Work as a part of the Construction Phase of the Contract, I/we agree to perform for the Monthly Expense of:

$49,345 Forty Nine Thousand Three Hundred Forty Five

Provide written and numerical value.

2. CONSTRUCTION SUPERVISION AND MANAGEMENT FEE:
Including the CMGC's Overhead and Profit, provide the cost value (as a percentage of the Owner's Construction Budget), of the Contractor's Supervision and Management expense for the duration of the Construction Phase.

For the Construction Supervision and Management Fee associated with executing the Work as a part of the Construction Phase of the Contract, I/we agree to perform for the percentage of:

3.95% Three and Ninety Five Hundredths

Provide written and numerical value as a percentage.

PRECONSTRUCTION FEE CALCULATION

Farmington Fire Station 72

No.	Description	Qty	UOM	Rate	Subtotal
1	Conceptual Estimates	25	Hr	115	2875
2	Cost Studies	30	Hr	115	3450
3	Coordination Meetings	20	Hr	115	2300
4	SD Estimates	30	Hr	115	3450
5	DD Estimates	50	Hr	115	5750
6	CD Estimates	60	Hr	115	6900
7	Subcontractor Consult Mechanical	0	Hr	115	0
8	Subcontractor Consult Electrical	0	Hr	115	0
9	Subcontractor Consult Sitework	0	Hr	115	0
10	VE	15	Hr	115	1725
	Total	230			$26,450
	Farmington City Discount			0.5	$13,450
					$13,000

GENERAL CONDITIONS

SUPERVISION
Project Executive / Director
Vehicle Allowance
Vehicle Fuel
SR Project Manager
Vehicle Allowance
Vehicle Fuel
Project Engineer
Vehicle Fuel
SR Superintendent
Vehicle Allowance
Vehicle Fuel
Accountant
Project Related Business Meals
SITE REQUIREMENTS
Temporary Facilities
Office Trailer Mobilization / Demob
Office Trailer Monthly Rental 12'x56'
Stairs for Office Trailer
Tool Box
Temporary Toilets
Project Sign
Dust Screens with Logo

Office Supplies
Tech Support (Cell, CPU, Blue Beam, Support)
Internet Service
Phone
Cloud Access & Support
Chairs, Desks, Tables
Copier / Scanner / Printer
Office Supplies
Kitchen Equipment
IT Setup / Support
Postage
Project Photos
Icewater & Cups
SCR
Cleanup
Weekly Cleaning
General Clean up
Parking Lot Sweeping
Trash Removal, 40yd dumpster

Temporary Utilities
Temporary Power Setup - Generator
Temporary Power Monthly Charges
Water Setup Up / Meter
Tools
Small Tools
Miscellaneous Consumables
Safety / Security / Barricades
Protective Clothing & Equipment
First Aid Supplies
Fire Extinguishers (1 per 3,000 SF of bldg)

3. CONTRACTOR'S PERFORMANCE & PAYMENT BONDS and INSURANCE:
The Owner requires the General Contractor to provide Performance and Payment Bonds and Builder's Risk Insurance policy, in addition to the General Liability coverages identified in Attachment A of the RFQ.

For all work during the Construction Phase of the contract, I/we agree to provide bond & Insurance coverage based upon the indicated percentage as a factor of the Owner's Construction Cost:

General Liability Insurance:	0.59% / Fifty-nine hundredths of one percent
Bond:	0.60% / Six-tenths of one percent
Builders Risk:	0.27% / Twenty-seven hundredths of one percent

Contractor Change Order Markup – The Construction Contingency is intended to be used as the first source of payment for addressing any Change Orders that may occur during the course of construction, whether a change in scope or not.
For all work added to or modifying the contract by Change Order, the CM/GC and subcontractors shall be permitted the following schedule for Change Order markups:

a. Change Order Value less than $5,000: 10%
b. Change Order Value more than $5,000: 5%
c. For all Change Orders, subcontractors are permitted a 10% markup.

please review the CM/GC Agreement.)

I/We guarantee that the Work will be Complete, including punch list items, within the negotiated time frame after receipt of the Notice to Proceed, should I/we be the successful proposer. I/We will agree in the CM/GC Agreement to the payment of liquidated damages of one-thousand dollars ($1,000.00) per day if the Work is not completed, subject to standard exceptions.

The FLCC for this project is **$13,650,000**.

With the cooperation of Farmington City and their consultants, the undersigned will continue to work with due diligence to provide a Guaranteed Maximum Price (GMP) within the FLCC.

The undersigned Contractor's License Number for Utah is 5612656-5501

This bid shall be good for 45 days after bid submission.

Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within fifteen (15) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Bid Bond in the amount not less than five percent (5%) of the FLCC. The Bid Bond shall become the property of Farmington City for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable 100% Performance and Payment bonds are not delivered within the time set forth. Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract shall be delivered upon final agreement of the GMP.

Type of Organization:

Corporation, S

(Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

None

Respectfully submitted,

Bryan Seeley

(Name of Proposer; printed & signature)

SIRQ, Inc.

Company

3900 N. Traverse Mountain Blvd, Suite 202

Lehi, UT 84048

Address

801.234.9532

Phone Number

bseeley@sirq.com

Email

Authorized Signature

BID BOND

(Title 63, Chapter 56, U C A 1953, as Amended)

KNOW ALL PERSONS BY THESE PRESENTS:

That SIRQ, Inc. hereinafter referred to as the "Principal," and United States Fire Insurance Company, a corporation organized and existing under the laws of the State of Delaware, with its principal office in the City of Morristown and authorized to transact business in this State and U. S. Department of the Treasury Listed, (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the FARMINGTON CITY, hereinafter referred to as the "Obligee," in the amount of $ (5% of the accompanying bid), being the sum of this Bond to which payment the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted to Obligee the accompanying bid incorporated by reference herein, dated as shown, to enter into a contract in writing for the Farmington Fire Station Project.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the said principal does not execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the principal, then the sum of the amount stated above will be forfeited to the State of Utah as liquidated damages and not as a penalty; if the said principal shall execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the Principal, then this obligation shall be null and void. It is expressly understood and agreed that the liability of the Surety for any and all defaults of the Principal hereunder shall be the full penal sum of this Bond. The Surety, for value received, hereby stipulates and agrees that obligations of the Surety under this Bond shall be for a term of sixty (60) days from actual date of the bid opening.

PROVIDED, HOWEVER, that this Bond is executed pursuant to provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument under their several seals on the date indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

DATED this 16th day of October, 2025.

Principal's name and address (if other than a corporation):

By:

Title:

Principal's name and address (if a corporation):

SIRQ, Inc.

By: Joe Reynolds

Title: CEO

(Affix Corporate Seal)

Surety's name and address:

United States Fire Insurance Company

By. Ashlie Benson

Attorney-in-Fact (Affix Corporate Seal)

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)
Seal)

On this 6th day of October, 20 25, personally appeared before me Ashlie Benson, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this 6th day of October, 20 25.

My Commission Expires: February 29, 2028

Resides at: Salt Lake City, Utah

NOTARY PUBLIC

Agency:	The Buckner Company
Agent:	Ashlie Benson
Address:	6550 S. Millrock Drive, STE 300, Salt Lake City, UT 84121
Phone:	801-937-6700

Approved As To Form:
November 20, 2014,

NOTARY PUBLIC
TAKOTA KAI WAINER
Commission No. 735870
Commission Expires
FEBRUARY 29, 2028
STATE OF UTAH

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

04306

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Terry H. Buckner, Takota K. Wainer, Ashlie Benson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of October, 2024.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 21st day of October, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 16th day of October, **2025**

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Consideration of a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plat for C3 Quik Trip, including sign details.
PRESENTED BY:	Lyle Gibson, Community Development Director
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: **Mayor and City Council**

From: **Lyle Gibson – Community Development Director**

Date: **11/18/2025**

Subject: **Consideration of a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plat for C3, QuikTrip, including sign details.**

RECOMMENDED MOTION

Motion to approve the PMP/Development Agreement, concept site plan, sign details, and schematic subdivision for QuikTrip as included in the staff report, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

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.**
2. **The stated concept site plan, elevations, and signage align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.**
3. **Per the recommendation of the Planning Commission, the applicant has added fenestration to the south façade of the building and reduced the proposed sign height.**

BACKGROUND

Recently the Planning Commission reviewed the schematic details of commercial development near the subject property. The exiting entitlement in place applicable to this site require that it be developed as a commercial property. The site is at the northeast corner of the intersection of North Station Lane (950 N) and Innovator Drive just off the I-15 and Shepard Lane Interchange currently under construction. QuikTrip, a gas station/convenience store, is under contract with Stack to locate on this property.

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

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

Notably the site plan requires approval of the following as a variation from the typical standards of the Mixed-Use Districts which are addressed by the Development Agreement.

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

1. **Lot Width: OMU Standard … 200 feet. Proposed… approx. 300 feet.**
2. **Building Siting: 60%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.**
3. **Deviation from architectural standards including a reduction in required ground level fenestration.**
4. **Approved plan for signage including monument signs.**

If the PMP/DA is approved, based on the size of the project, final site plan approval falls under the purview of city staff.

Respectfully submitted,

Lyle Gibson
Community Development Director

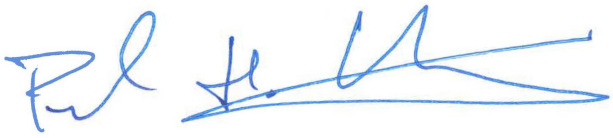
Review and concur,

Brigham Mellor
City Manager

Supplemental Information

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

Agreement approved as to form:



Paul Roberts
City Attorney

FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

Stack Parcel C3

Date: 10/31/2025

0 100 200 300 400 Feet

0 25 50 75 100 Meters

N W FC E S

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

QT
MORE THAN
A GAS STATION.™
QuikTrip
QuikTrip
QuikTrip
QT

QT 7484 Farmington Project Team

QuikTrip:

Jessica Glavas– Real Estate Manager

Braxton Kee– Real Estate Project Manager

Galloway:

Spencer Hymas – Development Service Manager

— PURPOSE —

TO PROVIDE OPPORTUNITY FOR EMPLOYEES TO GROW AND SUCCEED

CHESTER CADIEUX

"

IF YOU'RE NOT TAKING CARE OF CUSTOMERS, YOU'D BETTER BE TAKING CARE OF THE PEOPLE WHO ARE.

CORE VALUES

BE THE BEST

FOCUS LONG TERM

DO WHAT'S RIGHT FOR QUIKTRIP

NEVER BE SATISFIED

DO THE RIGHT THING

A FEW FACTS ABOUT QUIKTRIP

- 15 years on Fortune's List of "100 Best Companies to Work For"
- Perennially listed on Forbes' "Top 100 Privately Held Companies"
- Create an average of 20 new jobs per location
- Has never laid off a single employee in the history of the company
- Average Store Manager's salary - $110,000/year
- Average entry level Assistant Manager starting pay - $55,000/year
- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth

FORTUNE 100 BEST COMPANIES TO WORK FOR 2017

Forbes AMERICA'S LARGEST PRIVATE COMPANIES 2018

United Way

FOLDS of HONOR

SAFE PLACE

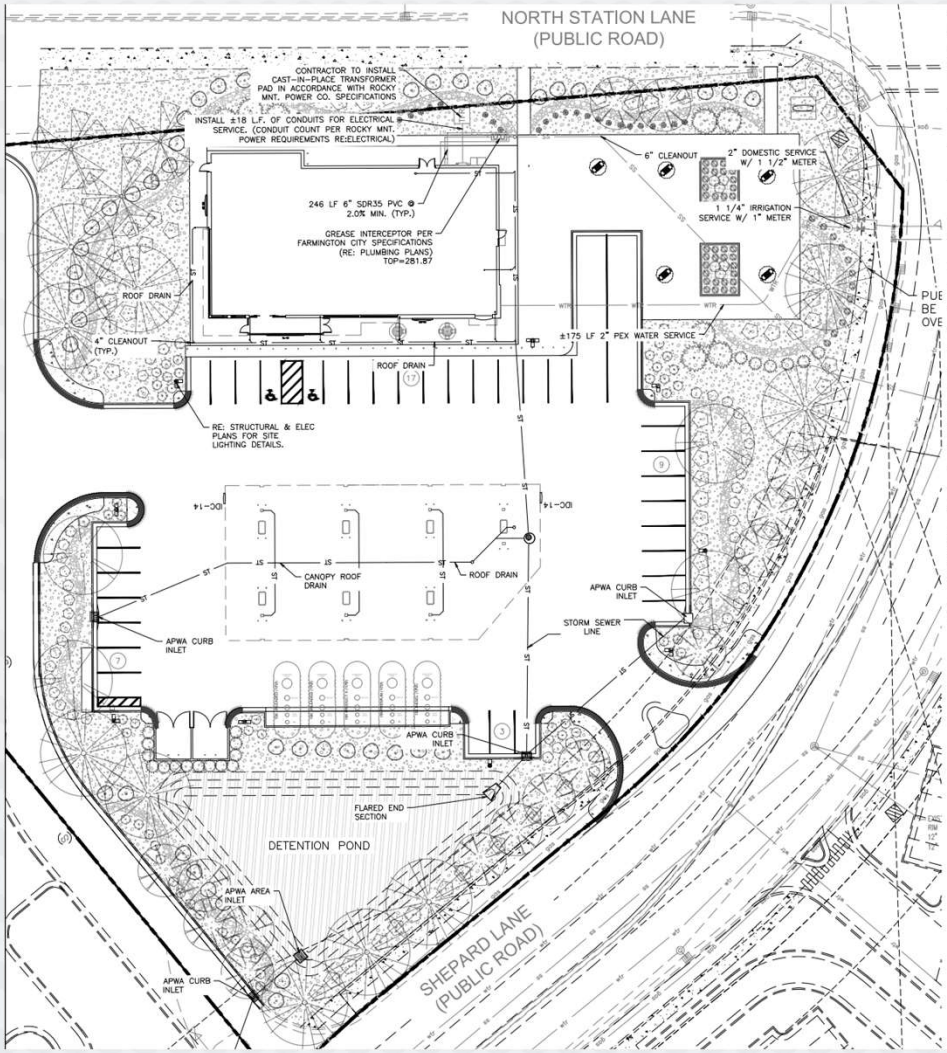
QT Community

INVESTING IN THE COMMUNITIES IN WHICH WE LIVE AND WORK

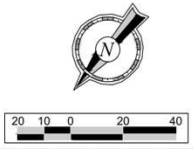
FRESH
FOOD
MADE TO ORDER
OR GRAB & GO
QT QuikTrip®
QuikTrip
ORDER ON THE QT APP!

STORE DESIGN

CONCEPT SITE PLAN



PLANT SCHEDULE							
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES							
	ULPA	11	LACEBARK ELM ULMUS PARVIFOLIA	B&B	2" CAL	40`X35`	MODERATE
	TICO	4	LITTLELEAF LINDEN TILIA CORDATA	B&B	2" CAL	40`X30`	MODERATE
	GLTD	15	STREET KEEPER HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45`X20`	LOW
	ZESN	3	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA	B&B	2" CAL	40`X30`	MODERATE
EVERGREEN TREES							
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20`X10`	MODERATE
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	
DECIDUOUS SHRUBS							
	RIAL	20	ALPINE CURRANT RIBES ALPINUM	#5 CONT.	5`X5`	LOW	
	PBEP	69	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	1.5`X6`	VERY LOW	
	PEAT	53	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VERY LOW	
EVERGREEN SHRUBS							
	ARCP	51	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2`X4`	MODERATE	
	CYPU	50	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	#5 CONT.	4`X6`	VERY LOW	
ORNAMENTAL GRASSES							
	HESE	52	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5`X2.5`	VERY LOW	
	CAAK	31	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	TYPE			
MULCH							
	RMULCH	26,587 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH	MULCH			
	RMULCH2	2,170 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH	MULCH			
	WMULCH	532 SF	WOOD MULCH WOOD MULCH	MULCH			
SOD/SEED							
	SEED4	6,521 SF	RIPARIAN/DETENTION NATIVE SEED RIPARIAN/DETENTION NATIVE SEED	SEED			



PROJECT NO.: QKT007484

Galloway

QuikTrip No. 7484
INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-123 (08/15/25)
DIVISION: 83
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: TJE

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
LANDSCAPE PLAN

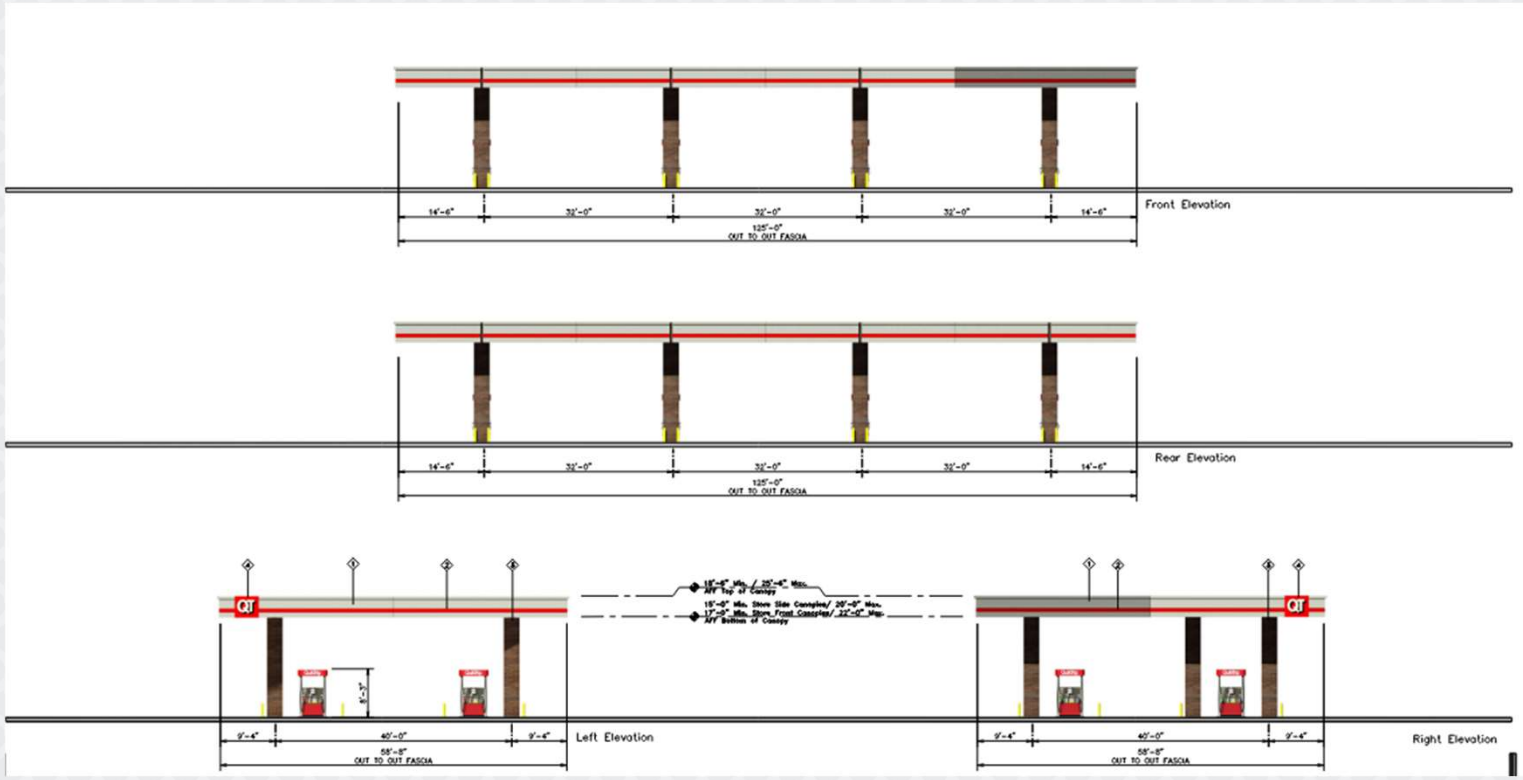
SHEET NUMBER:
6

QuikTrip

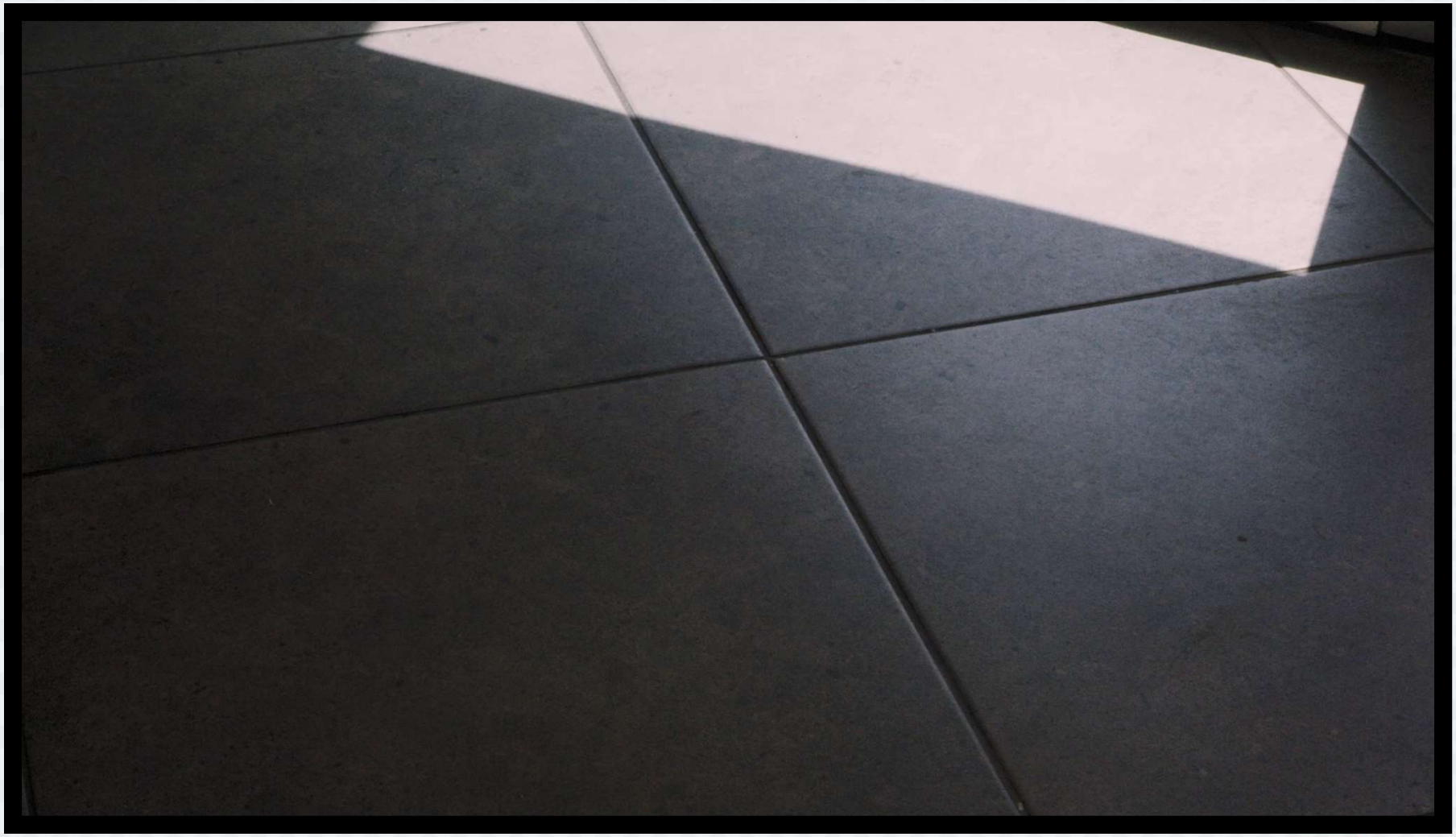
BUILDING ELEVATION

QuikTrip

CANOPY ELEVATION



QuikTrip



QT QuikTrip

ANY QUESTIONS?

THANK YOU FOR YOUR TIME!

NORTH STATION COMMERCIAL - PHASE 1

A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR C3 - QuikTrip

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 2.14 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. Lot or Block size shall be allowed as included in the PMP.

b. Architecture for buildings shall be consistent with elevations included in the PMP.

c. 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.

d. 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.

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

f. 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 the approval of additional alternative development standards not presently contemplated by the PMP, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

4. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Any future assignee shall consent in writing to be bound by the

terms of this Agreement as a condition precedent to the assignment. This Agreement may be assigned to a subsidiary or affiliate of the Developer without prior notice.

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

To Developer: Stack Real Estate, LLC
Attn: Trevor Evans
2801 North Thanksgiving Way, Ste. 100
Lehi, UT 84043

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

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

7. **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.

8. **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.

9. **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.

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

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

12. **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.

13. **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.

14. **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.

15. **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:

_____ By:_____
City Recorder 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

By: _____
, Manager

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____day of _____, 2025, personally appeared before me _____ _____, who being by me duly sworn did say that he is a manager of **Stack Farmington Land, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

_____
Notary Public

ATTACHED EXHIBITS:

EXHIBIT “A” – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT “B” – PMP (PROJECT MASTER PLAN)

EXHIBIT “A”

Legal Description of the Property:
All of Parcels: C3 of the North Station Master Plat

C3 - 2.14 acres

Image

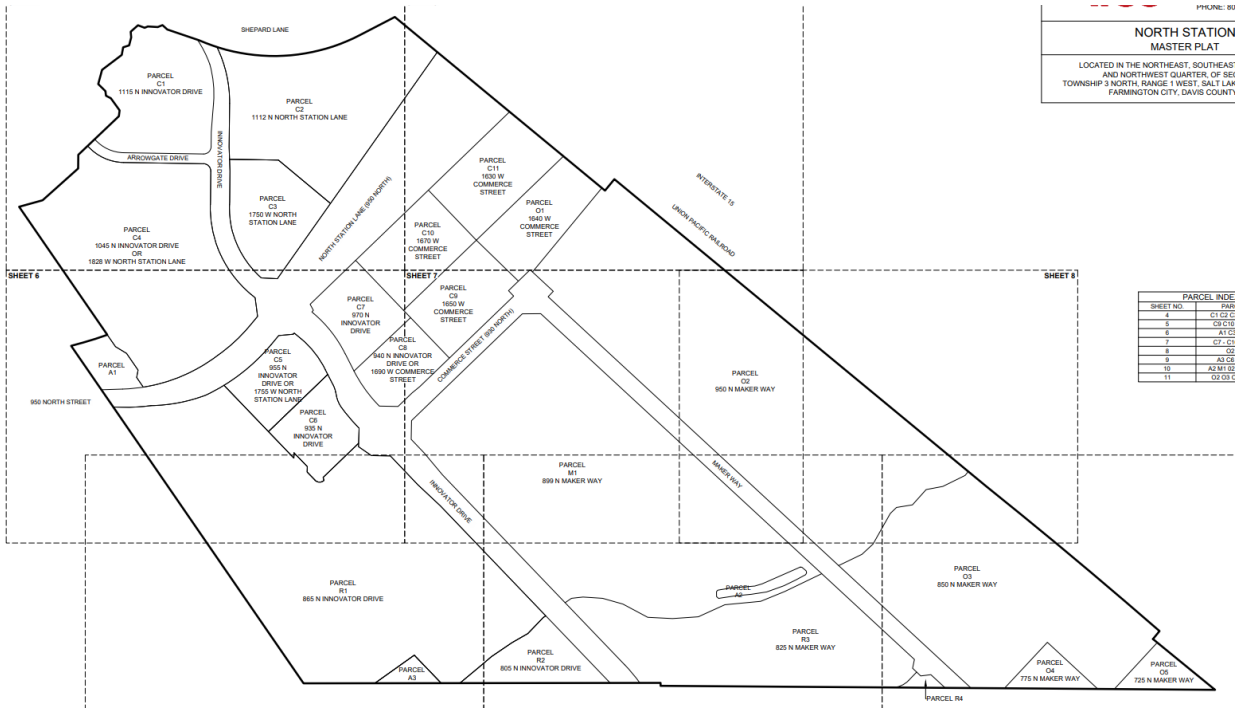
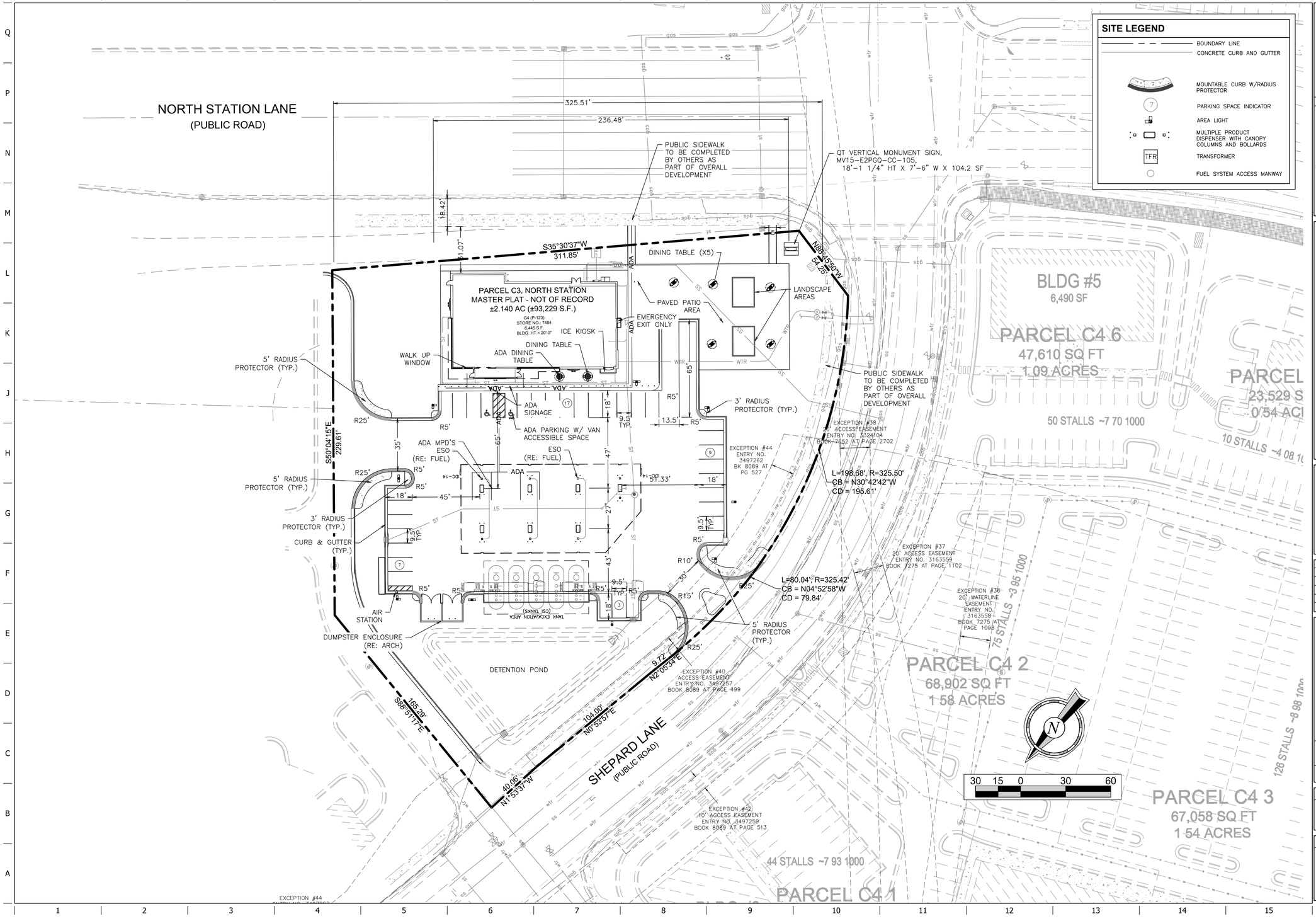


EXHIBIT “B”
Project Master Plan PMP



PROJECT NO.: QKT007484

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123 (08/15/25)
DIVISION:	83
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	TJE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
PRLIMINARY SITE PLAN

SHEET NUMBER:
2

FILE LOCATION:H:\Q\Quiktrip\QKT007484-Farmington, UT\0CIV\2-Plan\89_7484 - Civil.dwg TAB NAME:Site (Prelim) USER:Kylie_Bailey SAVED:10/1/2025 3:58 PM PLOTTED:10/1/2025 3:59 PM

CONTRACTOR TO INSTALL CAST-IN-PLACE TRANSFORMER PAD IN ACCORDANCE WITH ROCKY MNT. POWER CO. SPECIFICATIONS

INSTALL ±18 L.F. OF CONDUITS FOR ELECTRICAL SERVICE. (CONDUIT COUNT PER ROCKY MNT. POWER REQUIREMENTS RE:ELECTRICAL)

TYP

VENT

246 LF 6" SDR35 PVC @ 2.0% MIN. (TYP.)

GREASE INTERCEPTOR PER FARMINGTON CITY SPECIFICATIONS (RE: PLUMBING PLANS) TOP=281.87

FFE 4282.00

CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT CROSSINGS

ROOF DRAIN

4" CLEANOUT (TYP.)

RE: STRUCTURAL & ELEC PLANS FOR SITE LIGHTING DETAILS.

ROOF DRAIN

CANOPY ROOF DRAIN

ROOF DRAIN

APWA CURB INLET

APWA CURB INLET

STORM SEWER LINE

APWA CURB INLET

FLARED END SECTION

DETENTION POND

APWA AREA INLET

APWA CURB INLET

SHEPARD LANE
(PUBLIC ROAD)

EXIST. SDDI (NO GRATE COVER)
RIM = 4276.93
12" RCP INV IN (E) = 4274.65
18" RCP INV OUT (S) = 4274.63

6" CLEANOUT

2" DOMESTIC SERVICE W/ 1 1/2" METER

1 1/4" IRRIGATION SERVICE W/ 1" METER

±175 LF 2" PEX WATER SERVICE

EXIST. SDDI
RIM = 4275.13
SILT COVERED
UNABLE TO VERIFY

PUBLIC SIDEWALK TO BE COMPLETED WITH OVERALL DEVELOPMENT

CORE DRILL INTO EXISTING SS MANHOLE PER CITY SPECIFICATIONS

EXIST. SDDI
RIM = 4275.23
SILT COVERED
UNABLE TO VERIFY

EXIST. SDDI
RIM = 4275.18
SILT COVERED
UNABLE TO VERIFY

EXIST. SMH
RIM = 4275.66
12" PVC INV IN (NW) = 4265.66
12" PVC INV OUT (SE) = 4265.55

EXIST. SDDI RIM = 4276.52
EXIST. SDMH RIM = 4276.77
24" RCP INV OUT (SE) = 4272.22
24" RCP INV IN (NW) = 4273.01

EXIST. SMH
RIM = 4278.30
12" PVC INV IN (N) = 4266.95
12" PVC INV OUT (SE) = 4266.68

EXIST. SDDI RIM = 4279.42
EXIST. SDMH RIM = 4279.62
24" RCP INV IN (N) = 4275.74
24" RCP INV OUT (S) = 4275.54

ARCEL
68,902 SC
1.58 ACF

UTILITY LEGEND (NEW)

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- XXXX — MAJOR CONTOUR
- XXXX — MINOR CONTOUR
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS – SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS #### THRU #### FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

N

20 10 0 20 40

PROJECT NO.: QKT007484

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123 (08/15/25)
DIVISION:	83
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	TJE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: XX/XX/25

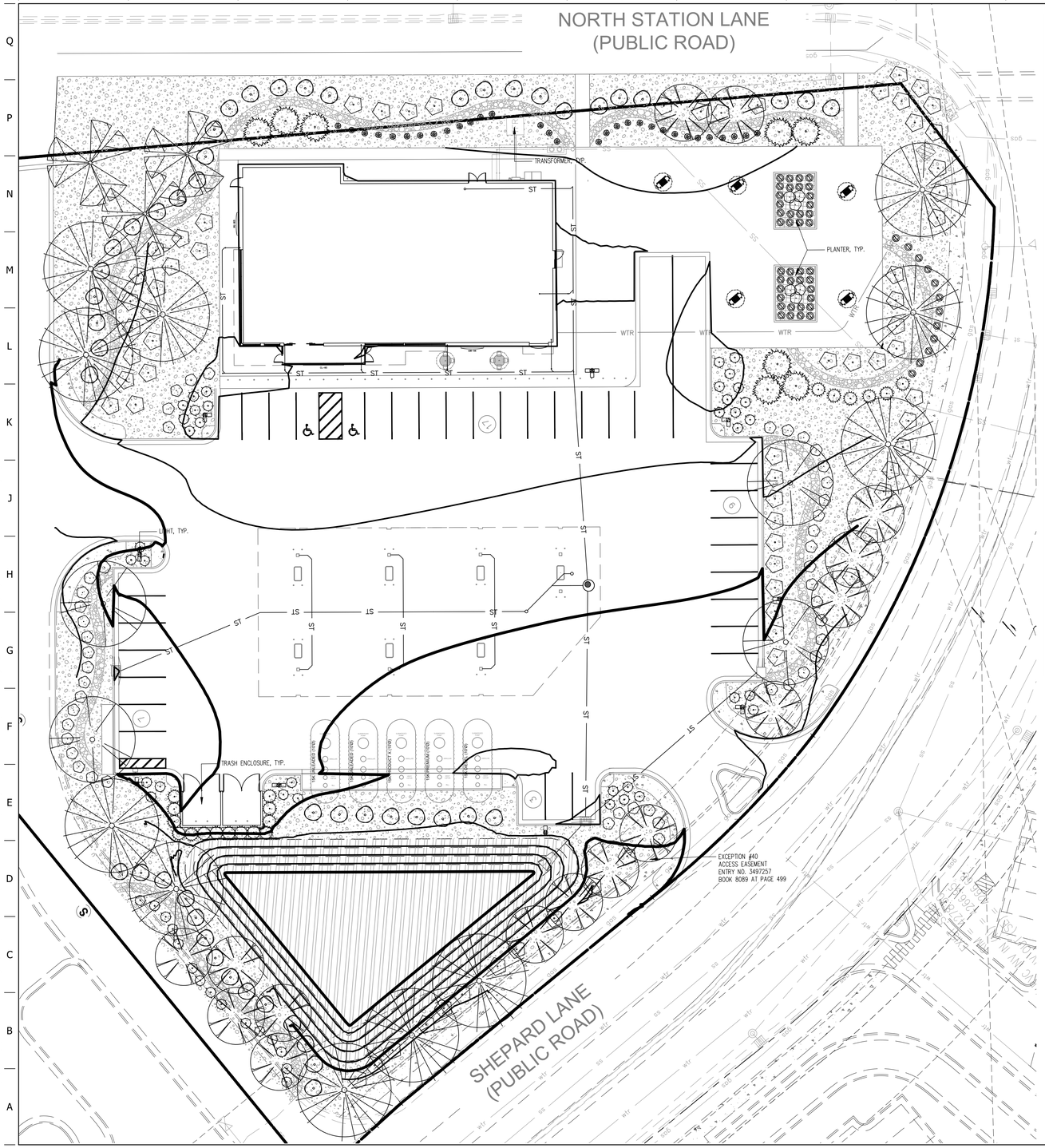
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

4

FILE LOCATION:H:\QA\Quiktrip\QKT007484-Farmington, UT\OCIV\2-Plan\89_7484 - Civil.dwg TAB NAME:Utility (Prelim) USER:Kyle_Bailey SAVED:10/1/2025 3:58 PM PLOTTED:10/1/2025 4:00 PM



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES							
	ULPA	11	LACEBARK ELM ULMUS PARVIFOLIA	B&B	2" CAL	40`X35`	MODERATE
	TICO	4	LITTLELEAF LINDEN TILIA CORDATA	B&B	2" CAL	40`X30`	MODERATE
	GLTD	15	STREET KEEPER HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45`X20`	LOW
	ZESN	3	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA	B&B	2" CAL	40`X30`	MODERATE
EVERGREEN TREES							
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20`X10`	MODERATE
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	
DECIDUOUS SHRUBS							
	RIAL	20	ALPINE CURRANT RIBES ALPINUM	#5 CONT.	5`X5`	LOW	
	PBEP	69	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	1.5`X6`	VERY LOW	
	PEAT	53	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VERY LOW	
EVERGREEN SHRUBS							
	ARCP	51	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2`X4`	MODERATE	
	CYPU	50	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	#5 CONT.	4`X6`	VERY LOW	
ORNAMENTAL GRASSES							
	HESE	52	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5`X2.5`	VERY LOW	
	CAAK	31	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	TYPE			
MULCH							
	RMULCH	27,193 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH	MULCH			
	RMULCH2	2,171 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH	MULCH			
	WMULCH	532 SF	WOOD MULCH WOOD MULCH	MULCH			
SOD/SEED							
	SEED4	6,521 SF	RIPARIAN/DETENTION NATIVE SEED RIPARIAN/DETENTION NATIVE SEED	SEED			

20 10 0 20 40

PROJECT NO.: QKT007484

Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

QuikTrip No. 7484

INTERSECTION SHEPARD LANE & NORTH STATION LANE
FARMINGTON, UT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-116 (12/01/23)
DIVISION: 83
VERSION: 001
DESIGNED BY: NEW
DRAWN BY: NEW
REVIEWED BY: ACJ

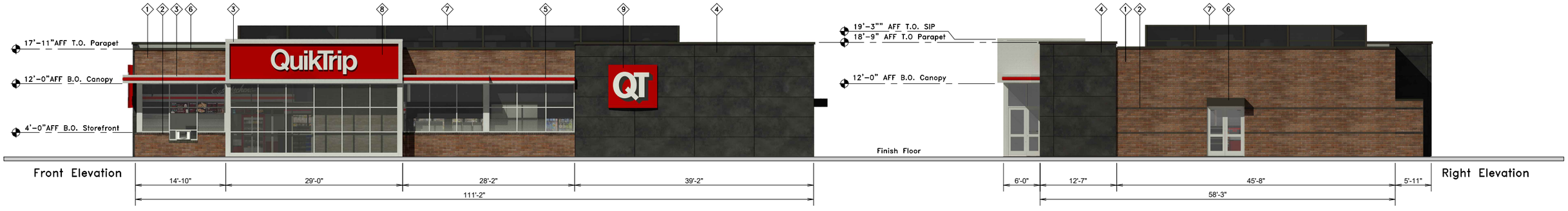
REV	DATE	DESCRIPTION

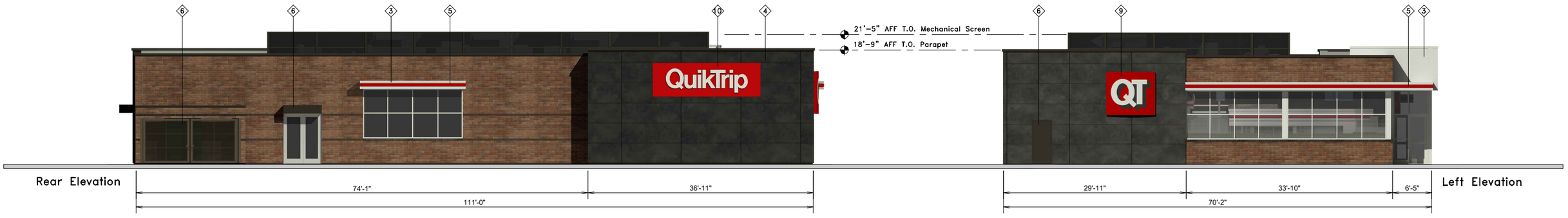
ORIGINAL ISSUE DATE: XX/XX/25

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
6

FILE LOCATION:H:\Q\Quiktrip\QKT007484-Farmington, UT\PLA\2-Plan\QKT7484 - Landscape.dwg TAB NAME:Landscape USER:Lillyan_Priest SAVED:9/30/2025 11:48 AM PLOTTED:9/30/2025 11:52 AM





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7480 — G4 Building Elevations

Address: NEC Shepard Lane & Maker Way

City, State: Farmington, UT

Serial # 89-7484-G4

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

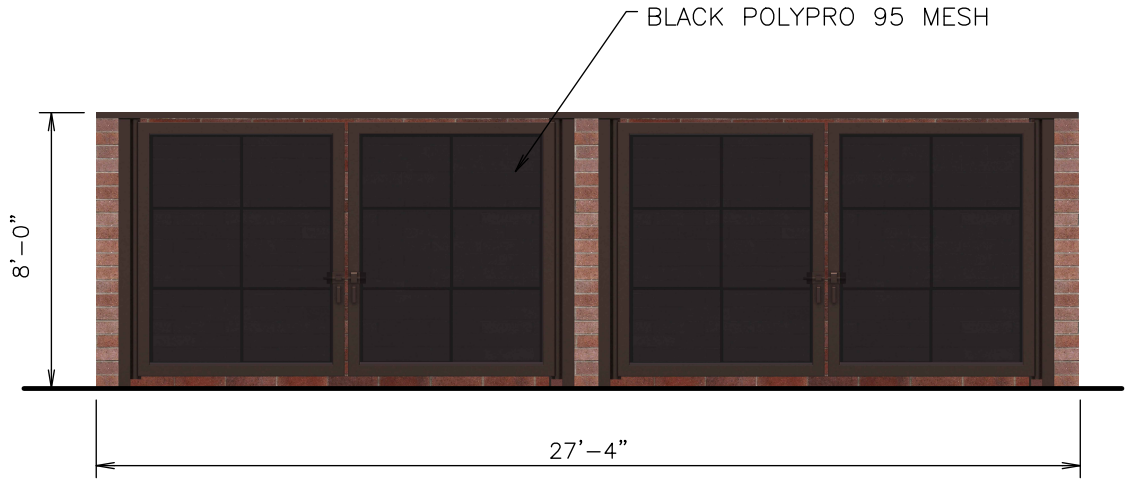
Issue Date: 11.06.25

Drawn By: JK

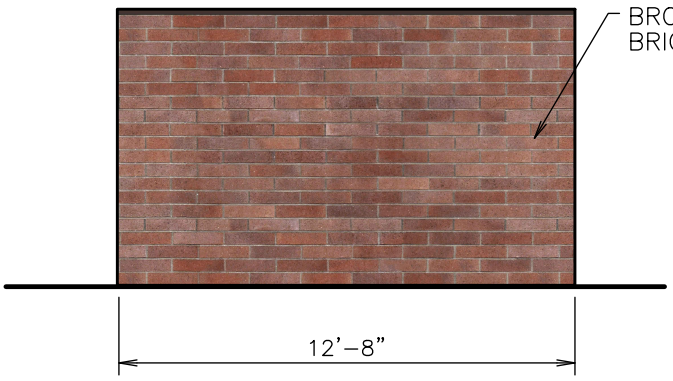
Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



FRONT ELEVATION



SIDE ELEVATION

SPECIFICATIONS:

QuikTrip

4705 S. 129th E. Ave. – Tulsa, OK 74134-7008
P.O. Box 3475 – Tulsa, OK 74101-3475
p:918.615.7700

Trash Enclosure

Double Polypro 95 Mesh Doors

NOTES			DRAWN BY	ISSUE DATE 05.26.22

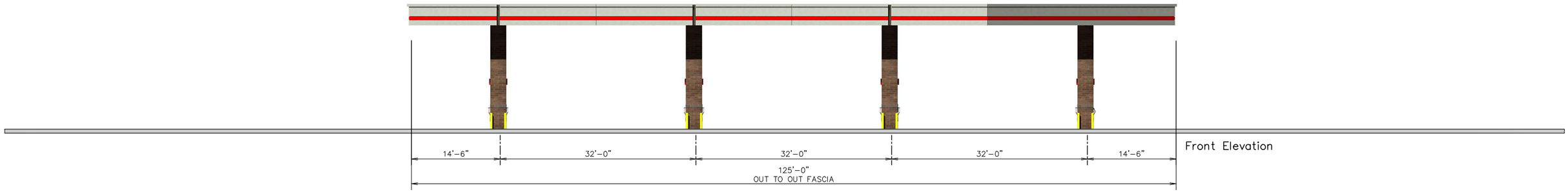
SQUARE FOOTAGE			
TYPEFACE	INSIDE CAN	ENTIRE SIGN	

SCALE:

1/4" = 1'-0"

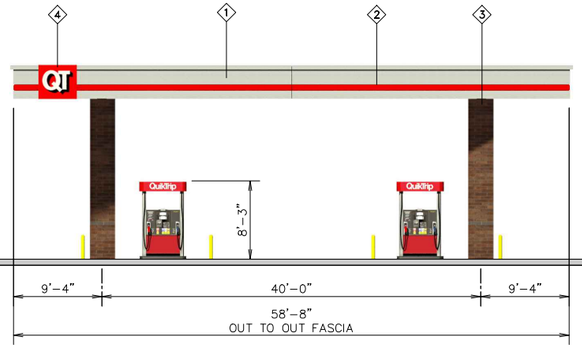
SERIAL NUMBER:

STORE NUMBER:

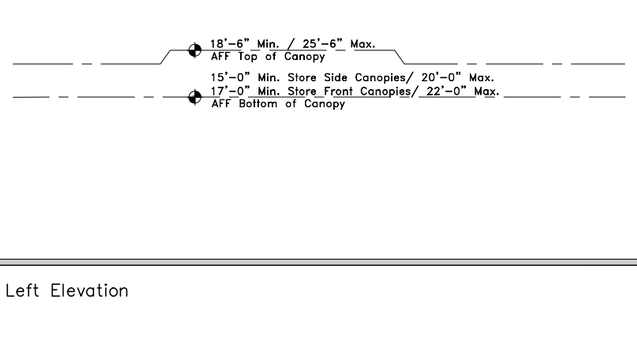


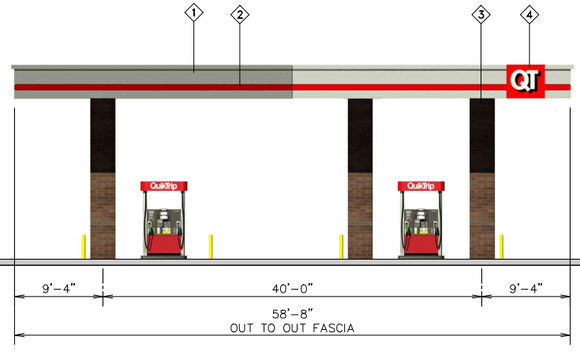
Front Elevation

Rear Elevation



Left Elevation





Right Elevation

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7484	G4 Double Stack 8 Canopy	NEC Shepard Lane & Maker Way	Farmington, UT

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89–7484–GD08	1/16"=1'–0"	09.12.25	JK	

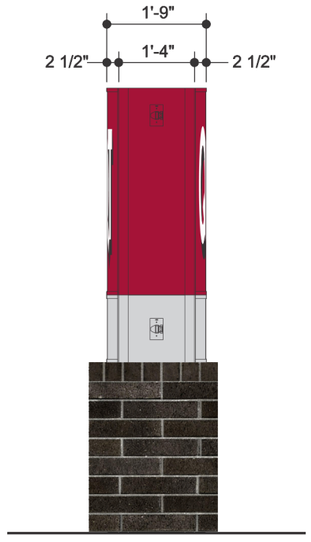
COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGN

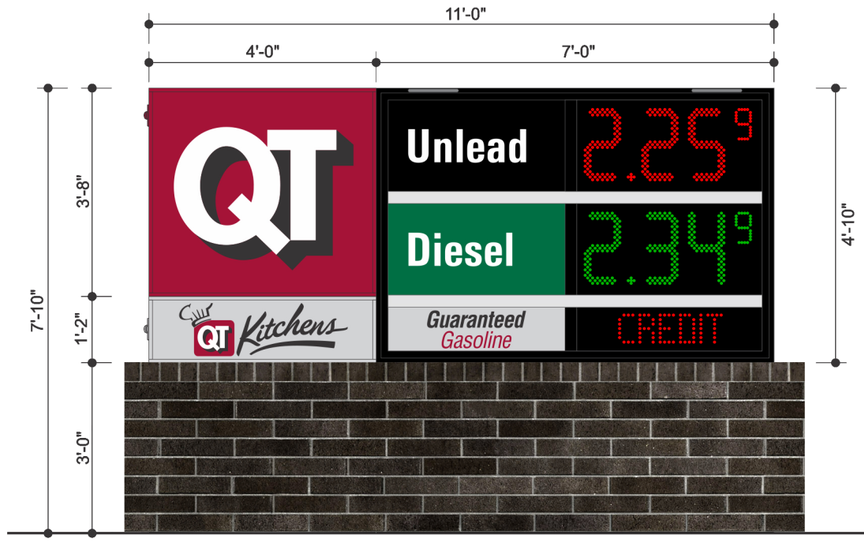
MH15-E2PGQ-CC-54
Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Side Elevation

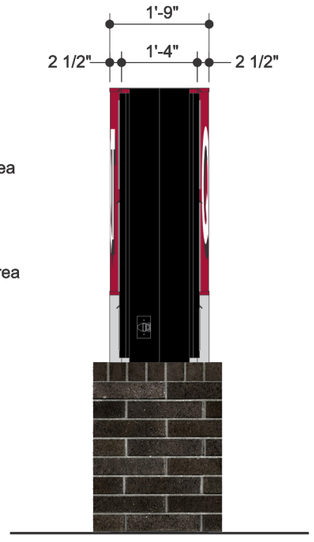


Front Elevation
Scale: 3/8" = 1'-0"

QT/K: 19.3 SF Sign Area

Pricer: 33.8 SF Sign Area

Black Brick Base



Side Elevation

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
FILE NUMBER: E212503
Listed MET E212503
Electric Sign Complies with UL48 CSA C22.2 No.207
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS

Item #QT-MH15-E2PGQ-CC-54

Project Information

Client
QuikTrip

Location

Sales	Design	Project Manager
House	**CT**	**James Gentry**

Date / Description

01/24/22		Issue Date
02/01/22	1	Rev. 1
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	

Notes

-

Store

7484

Declaration

Copyright © 2022 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Consideration of a Project Master Plan PMP and schematic subdivision plat for The Violet
PRESENTED BY:	Lyle Gibson, Community Development Director
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: **Mayor and City Council**

From: **Lyle Gibson – Community Development Director**

Date: **11/18/2025**

Subject: **Consideration of a Project Master Plan (PMP) and schematic subdivision plat for theViolet.**

RECOMMENDED MOTION

Motion to approve the Development Agreement and Schematic Subdivision plans for theViolet, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met subject to the following changes or conditions:

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

Findings:

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

BACKGROUND

The subject property is located in the GMU zoning district which in itself does not permit townhome or residential development without the use of Section 11-18-140 and approval of a development agreement; however, this site is part of the Park Lane Commons Master Plan (2014) and is subject to prior agreements and entitlements which per the finding of City staff allows for residential development on this site. (See included attachments and excerpts from the Park Lane Commons approved Master Plan and description of allowed uses in area E&H).

The site is on the south side of Shepard Creek on the east side of Maker Way. The new City park is to the west and the adjoining neighbor to the east is the Legacy Assisted Living facility.

Development within this area is subject to the 2014 version of the City code per existing agreements. Based on this entitlement, the project is not required to provide moderate income housing. Within the Mixed-Use zoning districts the development is considered via section 11-18-140 (11-18-114… 2014) where approval is granted through a development agreement which in the case of this project accounts for a few design standards from which the project needs flexibility.

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

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

Per 11-18-100 (6), on street parking located along the frontage of a lot may be credited toward meeting the parking requirement of that use. (11-18-110 (6)… 2014)

As designed, there is a single point of access on the south side of the project. Construction of the project would include the completion of a public street between Maker Way and Market Street. Per Farmington City's Subdivision Standards, no dead-end street shall serve as access for more than 24 dwellings. Consideration for a 2nd access point may be considered on the southeast part of the project connecting 'Street D' to 'Street A' (See recommended motion). As designed snow can be pushed to the ends of the private streets and garbage collection is anticipated via cans along the curb both within the private street network and along 'Street A'.

Should the Council approve the project, this project will return to the Planning Commission at a future date after additional engineering review for consideration of Preliminary Plat approval.

Respectfully submitted,

Lyle Gibson
Community Development Director

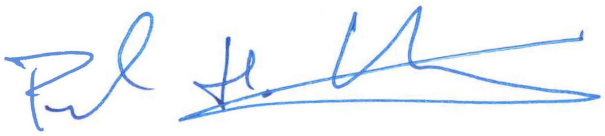
Review and concur,

Brigham Mellor
City Manager

Supplemental Information

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

Agreement approved as to form:



Paul Roberts
City Attorney

FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

The Violet

0 75 150 225 300 Feet

0 10 20 30 40 Meters

N W FC E S

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

Park Lane Commons
Farmington, Utah
MAY 2014

PARK LANE COMMONS

PROJECT SUMMARY

AREA	USE
LOT 101	TMU
D	
B	TMU
A	TMU
F	GMU
E&H	GMU
I	OMU
	OPEN SPACE*

* OPEN SPACE RELATED TO CREEK AND TRAIL IMPROVEMENTS. SEE DEVELOPMENT AGREEMENT

0 100 200 400 800

THE HAWS COMPANIES

ARCHITECTURAL nexus

Exhibit C-A

ART 2.0A

YESCO
DESIGN
1805 South Brannan Rd
Salt Lake City, UT 84104
801.487.8481
www.yescodesign.com

Revisions

Approval

Project Info.
FARMINGTON UT

Date: 6-17-2014

PARK LANE COMMON
42107 R7

ART 2.0

1.1.1.1. Area Lot 101 (TMU Zone) [Controlled by existing PMP]
- 324 residential apartment complex.

1.1.1.2. Area D (TMU)
– To have a separate PMP for developing this area.

1.1.1.3. Area B (TMU)
- A mixed use commercial area with retail, office, medical, restaurant, convenience food and services.

1.1.1.4. Area A (TMU)
- A mixed use commercial area with retail, medical, office, restaurant, convenience food and services.

1.1.1.5. Area F (GMU)
- A mixed use commercial area with retail, office, restaurant, medical, convenience food and services.

1.1.1.5. Area E&H (GMU)
- A mixed use commercial area with retail, office, motel, restaurant, residential, medical, assisted living, education, convenience food and other related uses as allowed by the Ordinance.

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

1.1.1.7 Area OS
- A 50 ft. area each side of centerline of Shepard Creek to provide for the construction of a pedestrian trail.

1.2. Structures. Structures are currently planned to be one story up to four stories in massing with multiple varied building types, the height may be increased as allowed under the Ordinance. Major structures will be oriented in a manner designed to balance vehicular and pedestrian use, with parking oriented in the front of structures as generally illustrated on the Site Plan. Building forms will define streets, pedestrian pathways, open

A SUPPLEMENTAL DEVELOPMENT AGREEMENT FOR THEVIOLET

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 **COLE WEST, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as "Developer."

RECITALS:

A. The City, entered into a Supplemental Development Agreement for the Park Lane Commons Project (the "Original Agreement") which provided a general outline for the development of approximately 46 acres of land (the "Original Project").

B. Developer owns approximately 2.55 acres of land which 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 46 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. Lot or Block size shall be allowed as included in the PMP.

b. Architecture for buildings shall be consistent with elevations included in the PMP.

c. 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.

d. 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.

e. 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 the approval of additional alternative development standards not presently contemplated by the PMP, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

4. **Developer Obligations:**

a. Developer shall cause an easement to be recorded as part of the subdivision plat for the Property which grants public access to the 10 foot asphalt trail identified in the PMP. The Trail shall be maintained by Developer or an owners' association once established.

b. 'Street A' as identified in the PMP shall be improved by Developer as shown in Exhibit C including full curb, gutter, and sidewalk improvements on the north side of the right of way as well as curb and gutter on the south side of the street. Installation of a portion of this street may require coordination with neighboring property owners.

i. The on Street Parking shown in Exhibit C which is on the north side of 'Street A' and adjacent to Parcel 08-569-0303

shall have a concrete waterway installed which separates the parking stalls from the travel lanes. The area north of the water way stalls including the asphalt parking spaces, curb, gutter, and sidewalk will not be maintained by City. Prior to installation and approval of final plat, City requires that an agreement be in place with a party who will assume responsibility for maintenance of these stalls.

5. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. This Agreement may be assigned to a subsidiary or affiliate of the Developer without prior notice.

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

To Developer: Cole West, LLC
Attn: Colin Wright
610 N 800 W
Centerville, UT 84014

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

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

_____ By:_____
City Recorder 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"

COLE WEST, LLC

By: _____
, Manager

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____day of _____, 2025, personally appeared before me _____ _____, who being by me duly sworn did say that he is a manager of **Cole West, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

_____
Notary Public

ATTACHED EXHIBITS:

EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)
EXHIBIT "C" – STREET A PARKING STALL IMPROVEMENTS

EXHIBIT “A”

Legal Description of the Property:
ALL OF PARCEL A, PARK LANE COMMONS - PHASE 3. CONT. 2.75800 ACRES. LESS & EXCEPT THAT PART OF SD PARCEL "A" CONV IN QCD RECORDED 07/31/2024 AS E# 3581329 BK 8553 PG 1364, DESC AS FOLLOWS: A TRACT OF LAND FOR THE PURPOSE OF A VARIABLE WIDTH R/W ACQUISITION LOC IN FARMINGTON, DAVIS COUNTY, UTAH, WITHIN PARCEL 08-569-0304 & IN THE SE 1/4 OF SEC 14-T3N-R1W, SLB&M, SD TRACT BEING FURTHER DESC AS FOLLOWS, TO WIT: BEG AT A PT WH IS N 00^20'36" W, A DIST OF 110.02 FT ALG THE E'LY LINE OF SEC 14 & N 89^39'24" W, A DIST OF 1405.26 FT FR THE SE COR OF SEC 14-T3N-R1W, SLB&M TO THE POB AT A PT ON THE SW'LY PPTY COR OF 08-569-0304; TH ALG THE W'LY & N'LY PPTY LINE THE FOLLOWING FOUR (4) COURSES: 1) N 01^15'43" E, A DIST OF 197.76 FT; 2) TH S 82^21'30" E, A DIST OF 19.10 FT; 3) TH NW'LY ALG A CURVE TO THE LEFT HAVING A RADIUS OF 58.50 FT, A CENTRAL ANGLE OF 16^06'06" & A LENGTH OF 16.44 FT (CHORD BEARS N 89^35'27" E 16.39 FT (DEED READS CHORD BEARS S 89^35'27" W 16.39 FT)); 4) TH NW'LY ALG A CURVE TO THE RIGHT HAVING A RADIUS OF 2149.21 FT, A CENTRAL ANGLE OF 0^15'43" & A LENGTH OF 9.83 FT (CHORD BEARS N 81^40'16" E 9.83 FT); TH LEAVING SD PPTY LINE S 00^21'53" W, A DIST OF 197.56 FT TO S'LY PPTY LINE; TH N 89^00'00" W, ALG PPTY LINE, A DIST OF 48.15 FT TO THE POB.

CONT. 0.210 ACRES TOTAL ACREAGE 2.548 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES)

Image

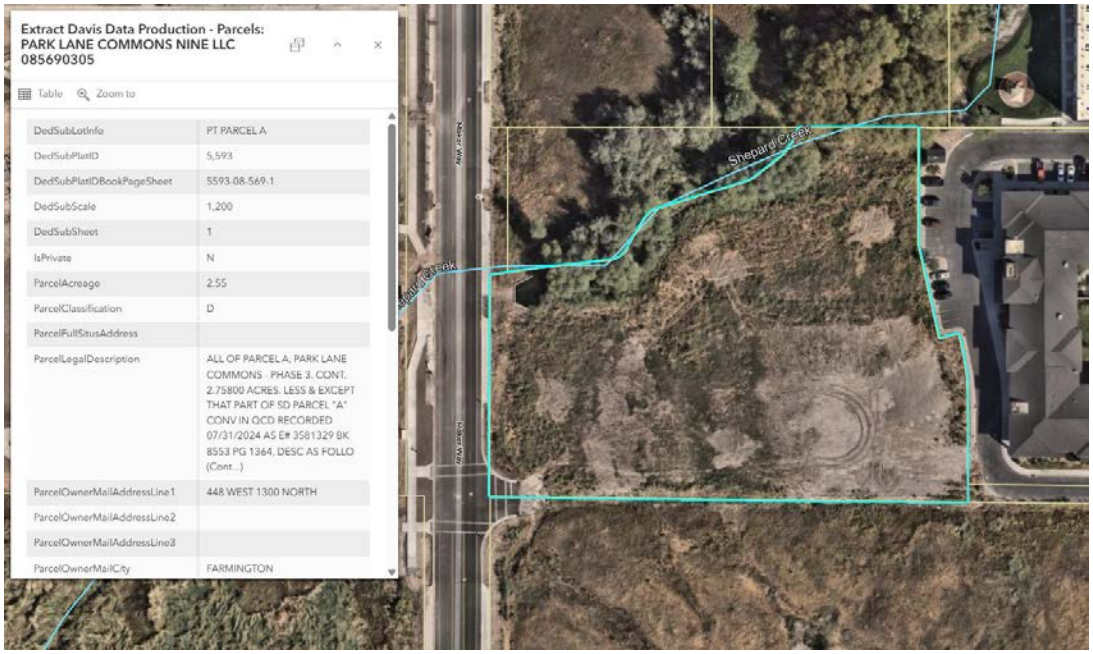
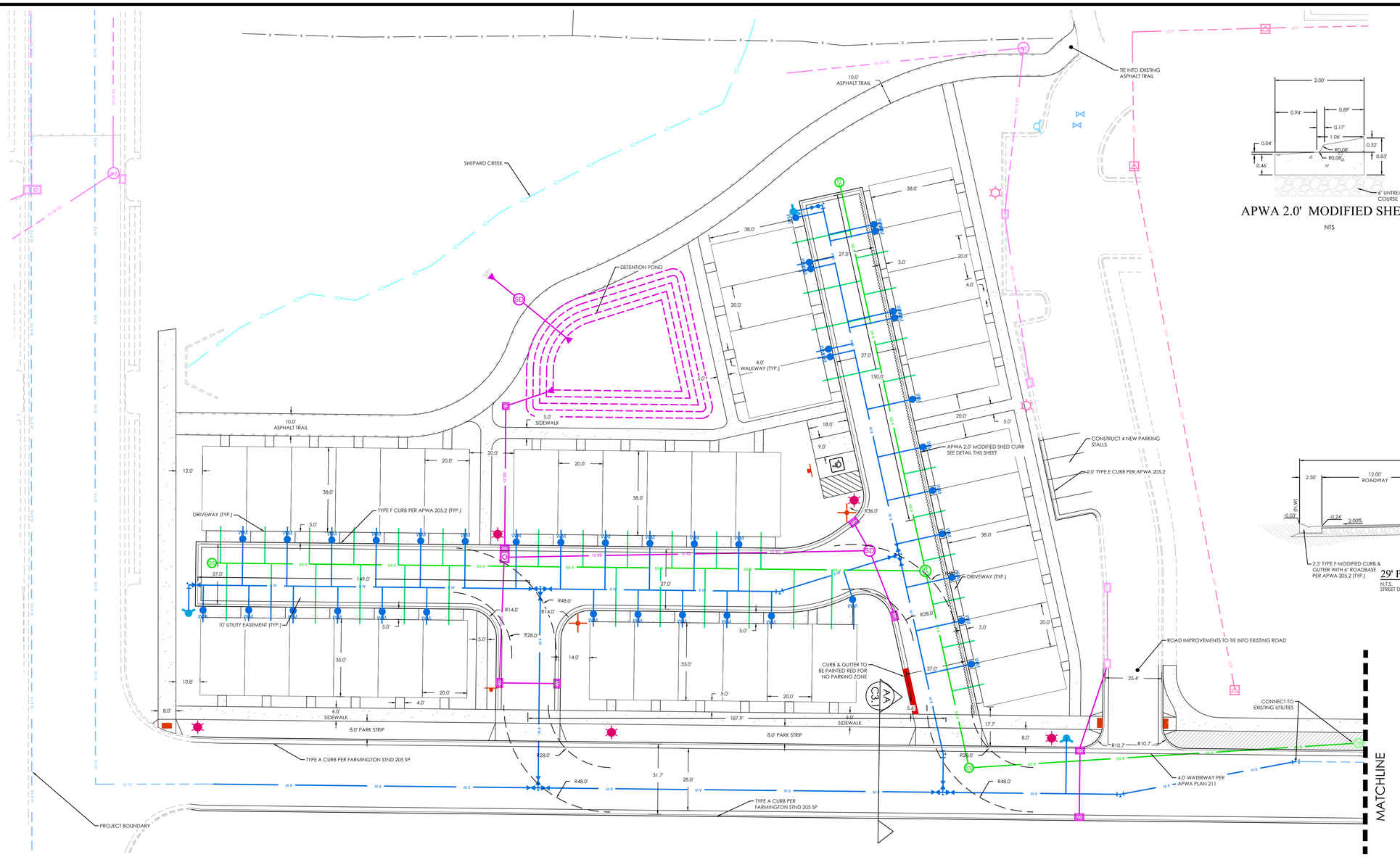


EXHIBIT “B”
Project Master Plan PMP

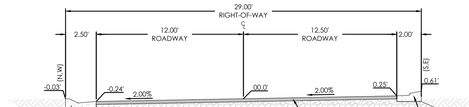


APWA 2.0' MODIFIED SHED

NTS

LEGEND

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



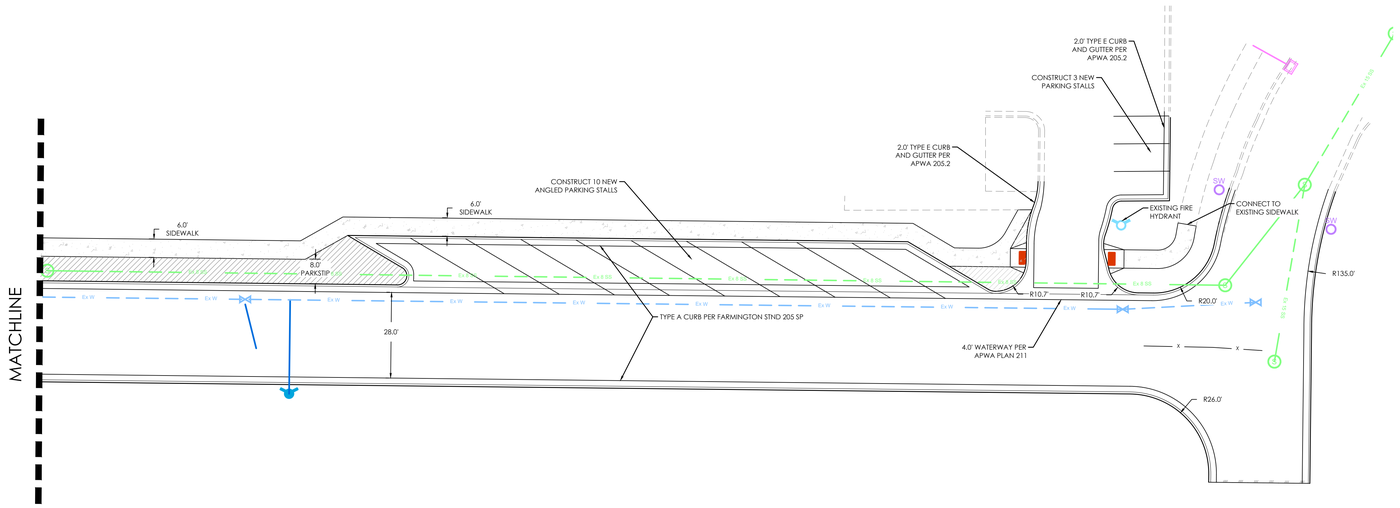
29' PRIVATE ROAD

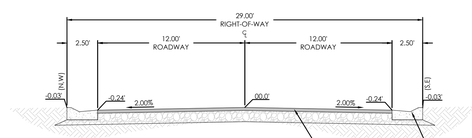
N.T.S.
STREET D

GRAPHIC SCALE

20 0 10 20 40 80

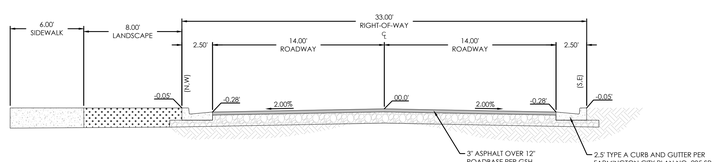
(IN FEET)
1 inch = 20 ft.





29' PRIVATE ROAD

N.T.S.
STREET B



AA SECTION

N.T.S.

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

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

FOR REVIEW ONLY

THE VIOLET

FARMINGTON, DAVIS CO, UTAH

SITE PLAN

REVISION BLOCK

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

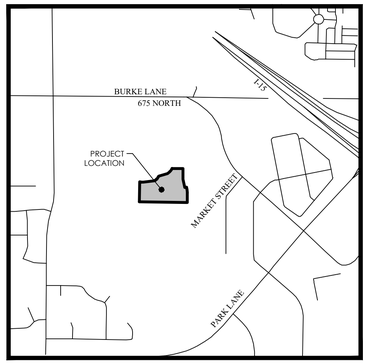
SITE PLAN

Scale:	1"=20'	Drawn:	OJD
Date:	11/04/25	Job #:	24-0306
Sheet:	C3.1		

Z:_2024\24-0306 The Amelia\design 24-0306\dwg\concepts\The Violet site plan concept 111025.dwg

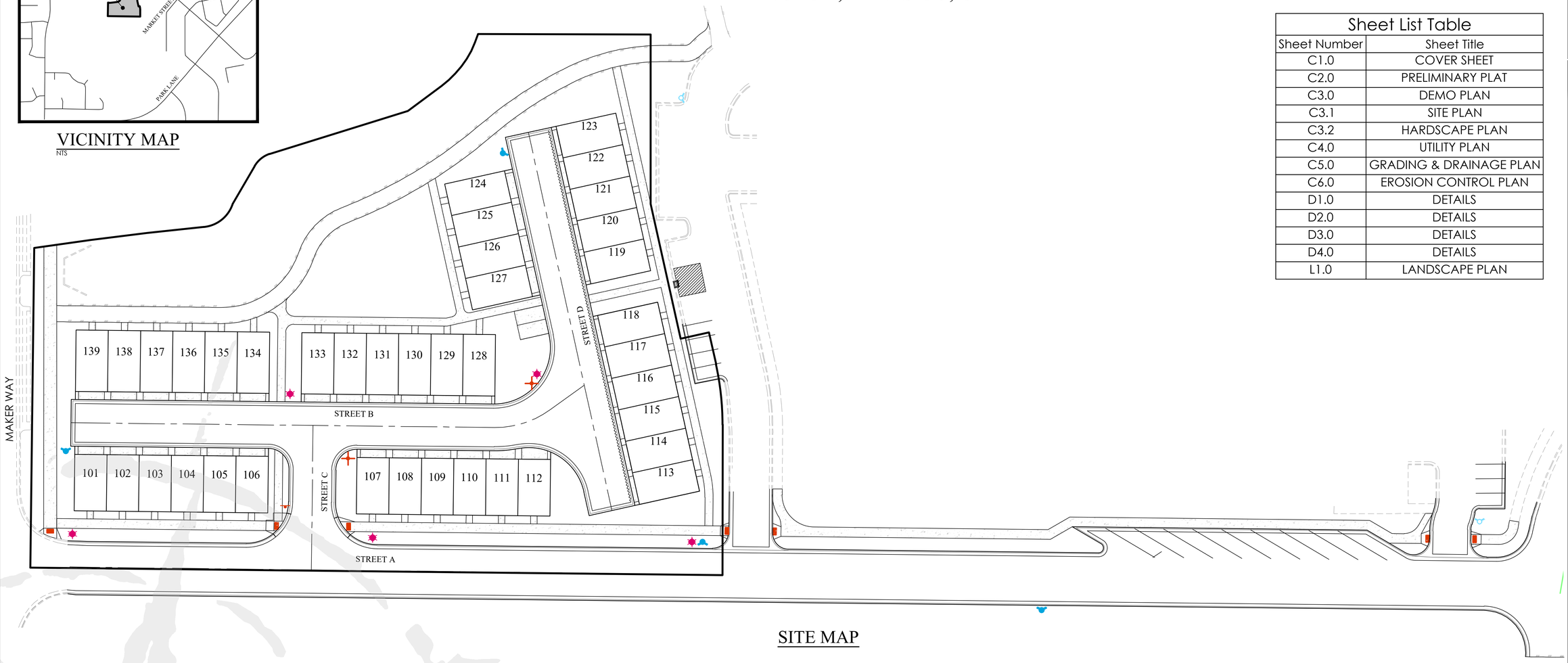
THE VIOLET

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



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C3.0	DEMO PLAN
C3.1	SITE PLAN
C3.2	HARDSCAPE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
L1.0	LANDSCAPE PLAN



SITE MAP

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

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

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

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

N
S

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

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

FOR REVIEW ONLY

REVISION BLOCK

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

THE VIOLET
FARMINGTON, DAVIS CO, UTAH
COVER SHEET

COVER SHEET

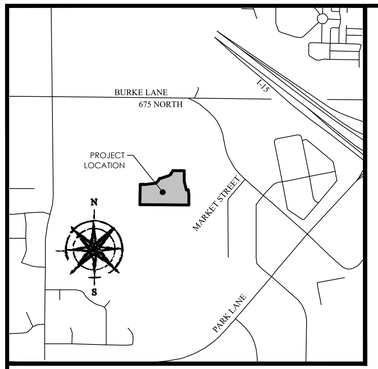
Scale:	1"=30'	Drawn:	OJD
Date:	09/12/25	Job #:	24-0306
Sheet:	C1.0		

Z:_2024\24-0306 the ometo\design 24-0306\dwg\sheet\C1.0 COVER SHEET.dwg

THE VIOLET

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

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



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- LIMITED COMMON AREA

N

S

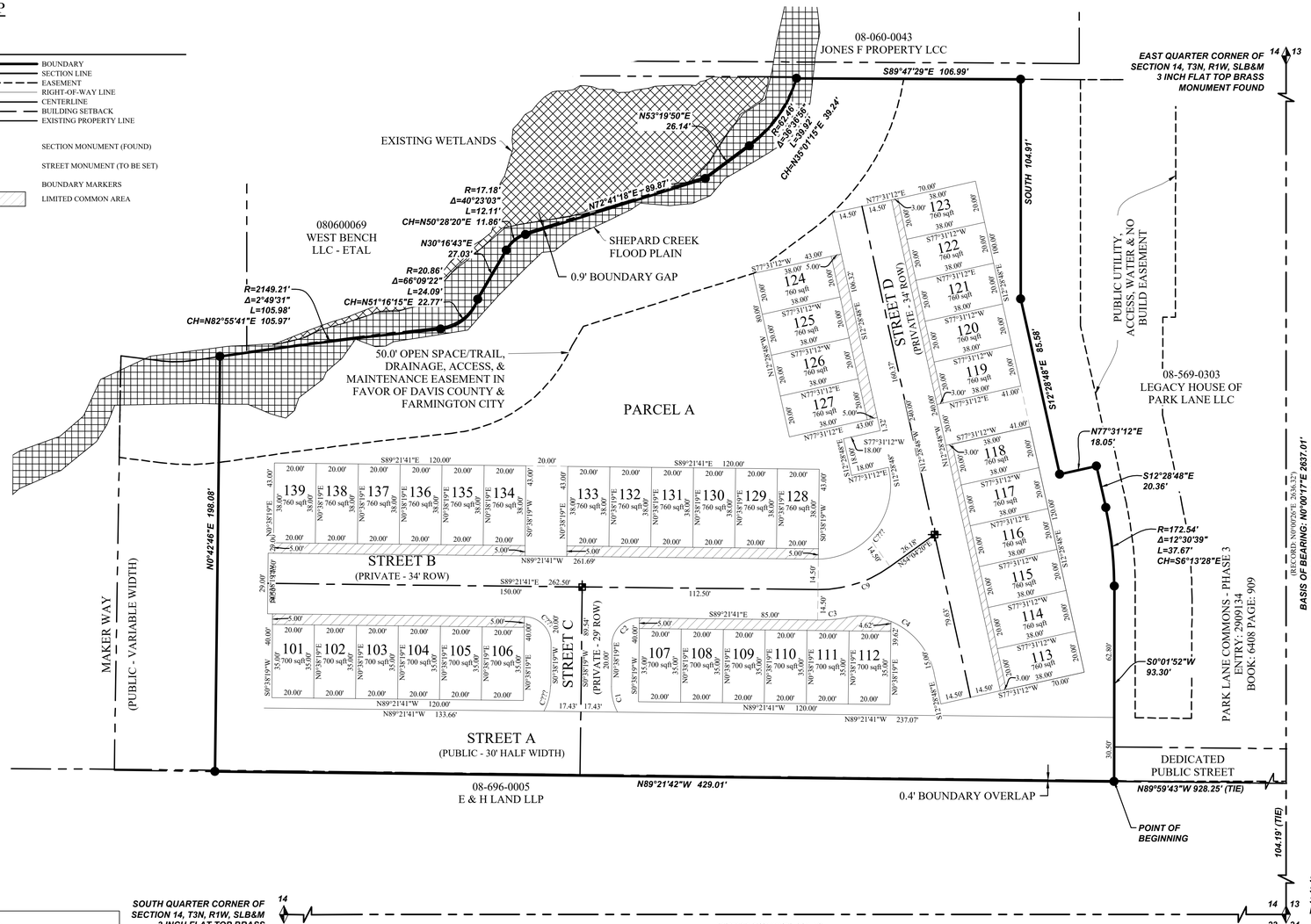
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	26.00	27°29'10"	12.47	N13°06'16"W	12.35
C2	13.00	90°00'00"	20.42	N45°38'19"E	18.38
C3	72.00	11°43'29"	14.73	N84°46'35"E	14.71
C4	35.00	88°36'22"	54.13	S56°46'59"E	48.89
C9	57.50	36°33'59"	36.70	N72°21'20"E	36.08

Line Table		
LINE	DIRECTION	LENGTH



NOTES
1. 5/8 X 24" RE BAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS.
2. PARCEL A TO BE DEDICATED TO THE HOA AS COMMON SPACE.
3. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT(THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS AND DOCUMENTS CURRENTLY AND LATER RECORDED AGAINST THE PROPERTY. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
4. ALL COMMON AREAS AND PRIVATE ROADWAYS SHALL SERVE AS UTILITY EASEMENTS FOR PRIVATE, SHARED UTILITIES, INCLUDING WATER, SEWER, STORM DRAIN, AND SURFACE DRAINAGE, EFFECTUATED BY THE RECORDING OF THE PLAT AND SHALL BE MAINTAINED BY THE VIOLET OWNERS ASSOCIATION, INC.
5. PURSUANT TO UTAH CODE ANN. § 54-3-27 THE RECORDING OF THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN EFFECTUATED BY THE RECORDING OF THIS PLAT.
6. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATION AS SET FORTH IN THE CC&R'S FOR THE VIOLET OWNERS ASSOCIATION, INC. SAID CC&R'S WERE RECORDED _____, 202_ AS ENTRY NO. _____ IN BOOK _____ AT PAGE _____, OF THE OFFICE OF THE COUNTY RECORDER.
7. THE VIOLET OWNERS ASSOCIATION, INC. SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
8. PRIVATE ROADS ARE TO BE USED AS PUBLIC ACCESS AND UTILITY EASEMENTS.

HOA OWNER'S DEDICATION AND CONSENT TO RECORD

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

DATED this _____ day of _____, 20__.

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

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

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF DAVIS)

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

Commission Number _____
My Commission Expires _____

_____
Print Name: _____
A Notary Public Commissioned in Utah

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, parcel and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

_____ Date
Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

BOUNDARY DESCRIPTION

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

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

Contains: 2.54 Acres +/-

OWNER'S DEDICATION

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

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

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

SIGNED THIS _____ DAY OF _____, 20____

_____ _____
C. W. URBAN _____
_____ _____
_____ _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

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

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

RECORDED # _____

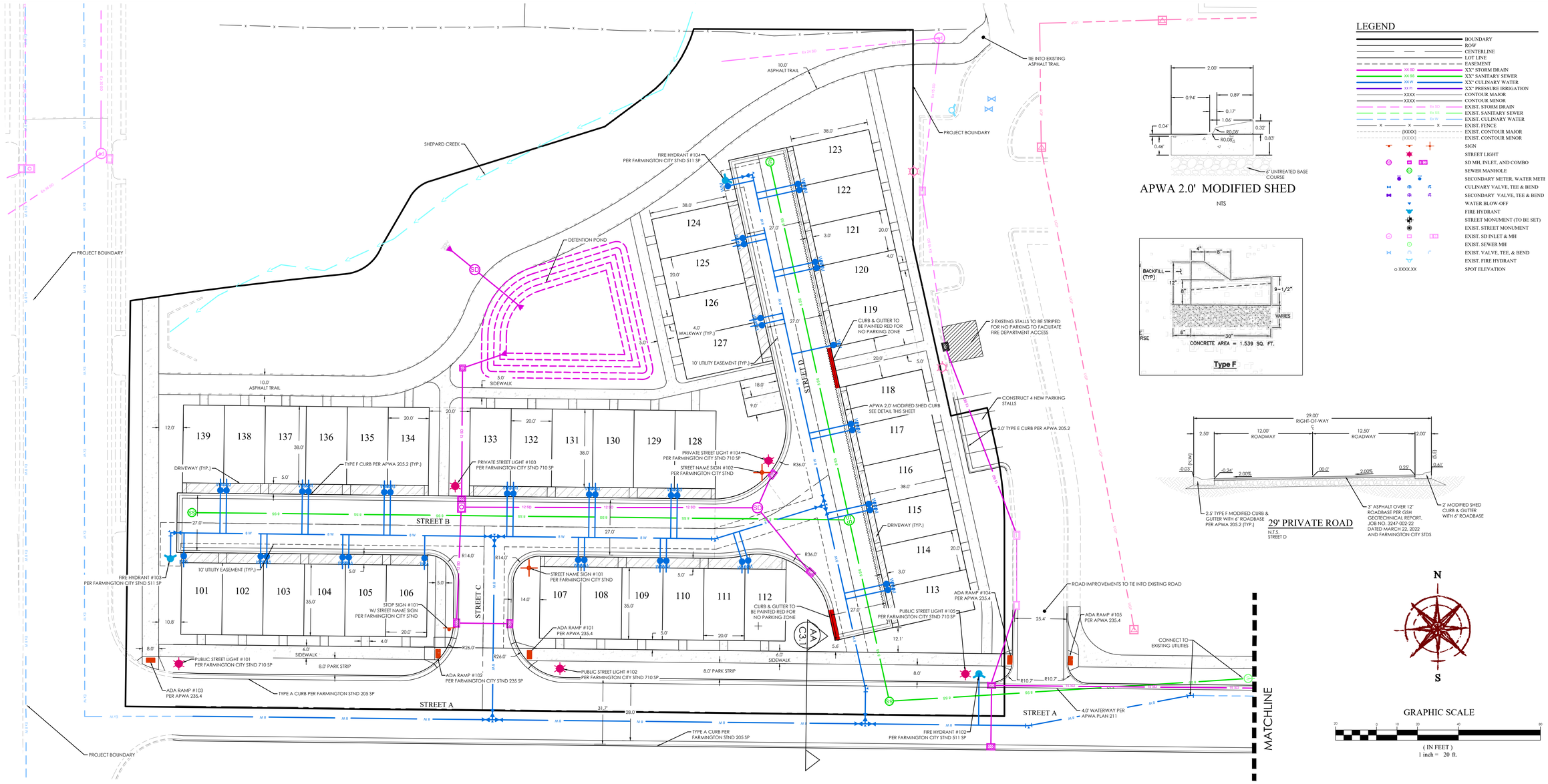
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE COUNTY RECORDER

Xref Z:__Engineering Standards\Civil 3D\Blocks\logo\Focus Logo.dwg

2025 V24-0308 the amelia design 24-0308 dwg \sheets \v2.0 PRELIMINARY PLAT.dwg



APWA 2.0' MODIFIED SHED

NTS

Type F

29' PRIVATE ROAD

N.T.S.
STREET D

LEGEND

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

o XXXX.XX

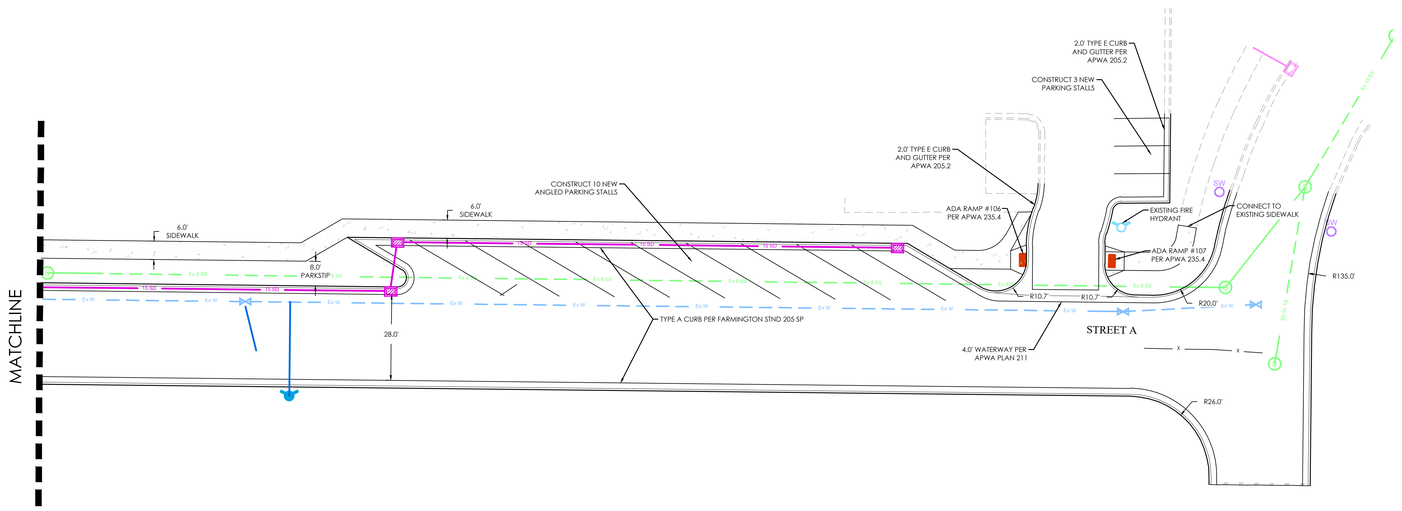
N

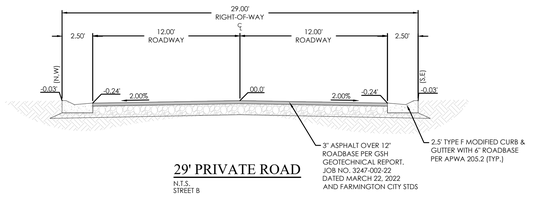
S

GRAPHIC SCALE

20 0 10 20 40 80

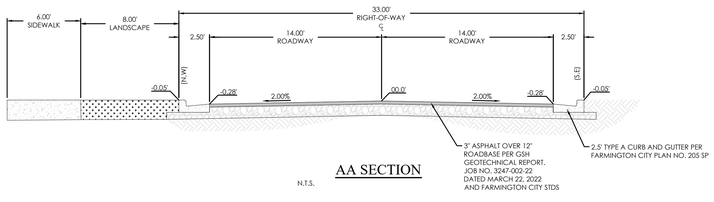
(IN FEET)
1 inch = 20 ft.





29' PRIVATE ROAD

N.T.S.
STREET B



AA SECTION

N.T.S.

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

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

FOR REVIEW ONLY

THE VIOLET

FARMINGTON, DAVIS CO., UTAH

SITE PLAN

REVISION BLOCK		
	DESCRIPTION:	
#	DATE:	
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

SITE PLAN

Scale:	1"=20'	Drawn:	OJD
Date:	09/12/25	Job #:	24-0306
Sheet:	C3.1		

F:_2024\24-0306 the orrelo\design\24-0306\dwg\sheets\C3.1 SITE PLAN.dwg

HARDSCAPE LEGEND

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

MATCHLINE

MATCHLINE

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

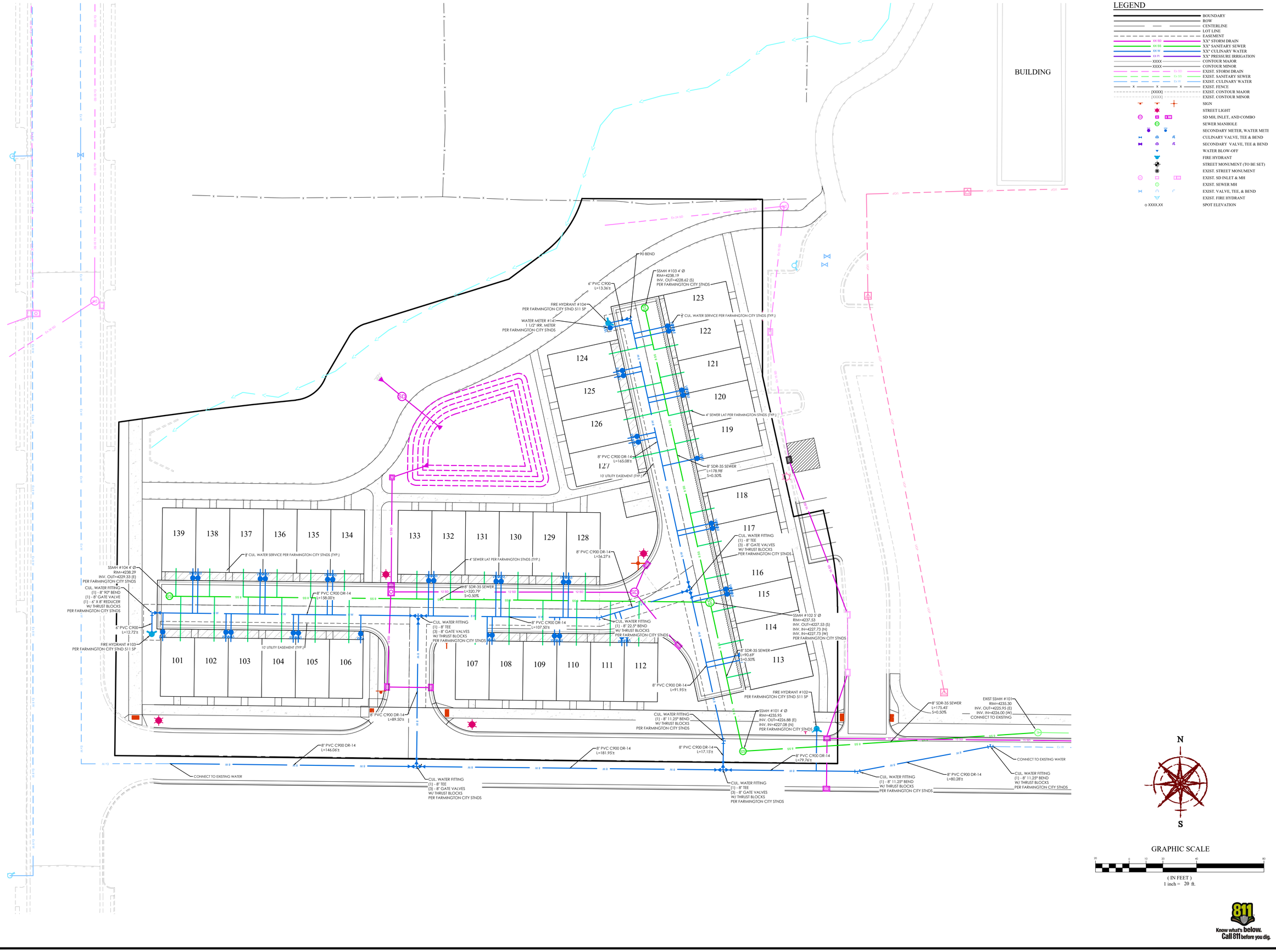
THE VIOLET
FARMINGTON, DAVIS CO, UTAH
HARDSCAPE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

HARDSCAPE PLAN

Scale:	1"=20'	Drawn:	OJD
Date:	09/12/25	Job #:	24-0306
Sheet:	C3.2		

I:_2024\24-0306 the ometch\design\24-0306\dwg\sheets\C3.2 HARDSCAPE PLAN.dwg



LEGEND

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

N

S

GRAPHIC SCALE

30 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

THE VIOLET
FARMINGTON, DAVIS CO., UTAH
UTILITY PLAN

REVISION BLOCK	DESCRIPTION:
#	DATE:
1	----
2	----
3	----
4	----
5	----

UTILITY PLAN

Scale:	1"=20'	Drawn:	OJD
Date:	09/12/25	Job #:	24-0306
Sheet:	C4.0		

J:_2024\24-0306 fmr ammeter\design 24-0306.dwg\sheets\C4.0 UTILITY PLAN.dwg

DRAINAGE POND DATA:

TOP OF POND ELEV: 4236.25'
HIGH WATER ELEV: 4235.25'
BOTTOM OF POND ELEV: 4232.25'
REQUIRED VOLUME: 7,049 CF
DESIGNED VOLUME: 7,886 CF

LEGEND

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

Detention Pond

Project: The Violet
Location Farmington, Utah
Date: 4/25/2025
Designer: Rylan Huff

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

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

Allowable Discharges

Storm Drain Discharge: 0.35 cfs
Other Discharge: 0.00 cfs
Total Discharge: **0.346 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	27,300	0.95	25,935
Drives	0	0.90	0
Roadway and Sidewalk	25,135	0.90	22,622
Landscape	22,817	0.15	3,423
Totals	75,252		51,979
Weighted "C" Value		**0.69**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		Ac	cfs	cf	cfs	cf	cf
15.0	4.53	0.69	1.73	5.41	4,865	0.35	311	4,554
30.0	3.05	0.69	1.73	3.64	6,551	0.35	622	5,929
60.0	1.89	0.69	1.73	2.26	8,119	0.35	1,244	6,875
120.0	1.11	0.69	1.73	1.32	9,537	0.35	2,488	7,049
180.0	0.76	0.69	1.73	0.91	9,782	0.35	3,732	6,050
360.0	0.40	0.69	1.73	0.48	10,413	0.35	7,463	2,950
720.0	0.24	0.69	1.73	0.28	12,166	0.35	14,926	-2,760
1440.0	0.14	0.69	1.73	0.16	13,918	0.35	29,852	-15,934

Maximum Storage Requirement: **7,049**
Maximum Storage Requirement (ac-ft): 0.16

Detention Basin Design

Storage Requirement: 7,049 *cf*
Allowable Depth: 4.0 *ft*
Retention Pond Volume: 7,886 *cf*
Roadway Sump Storage: 0 *cf*

Total Storage **7,886** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.35

Orifice Sizing: h = 4 ft
C = 0.6
A = 0.036 sf
dia. = 2.56 inches

Orifice Size= **2.6** **inch**

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

THE VIOLET

FARMINGTON, DAVIS CO, UTAH

GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

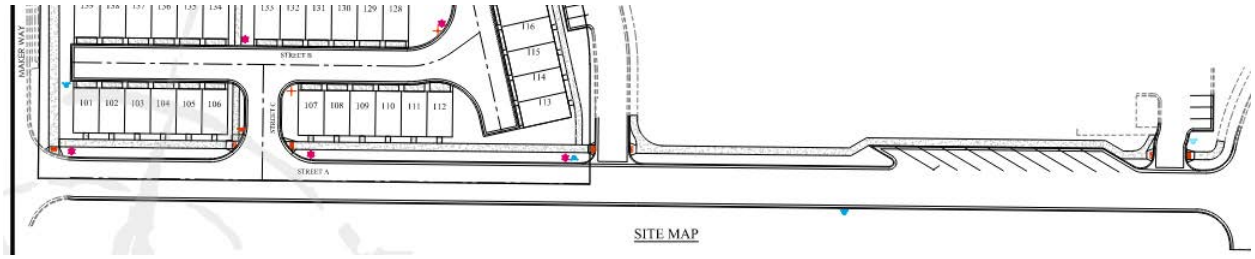
GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	OJD
Date:	09/12/25	Job #:	24-0306
Sheet:	C5.0		

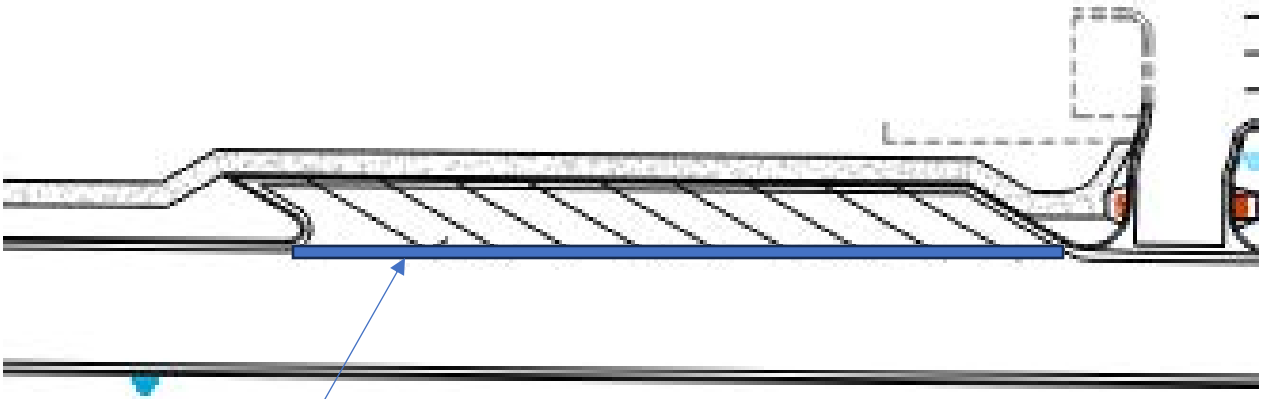
I:_2024\24-0306 the amelia\design 24-0306\dwg\sheets\C5.0 GRADING & DRAINAGE PLAN.dwg

PORSCHE
ANH 7852

EXHIBIT “C”
‘Street A’ Design



SITE MAP



Concrete Waterway

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	White Horse Preliminary Planned Unit Development (PUD)
PRESENTED BY:	Shannon Hansell, City Planner
DEPARTMENT:	Community Development
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Shannon Hansell - Planner

Date: 11/18/2025

Subject: **White Horse Preliminary Planned Unit Development (PUD)**

RECOMMENDED MOTION

Move that the City Council approve the schematic subdivision plan and preliminary PUD master plan for the White Horse PUD, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

1. All remaining DRC requirements must be addressed, including Fire Department requirements.
2. Access and utility easements are recorded on the driveway portion of Lot 3
3. Any work on Main St is subject to UDOT permitting.
4. All other requirements of 11-28-200 pertaining to SSFs are addressed.

Findings:

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

BACKGROUND

This proposed subdivision is located in the LR-F zone, which has a minimum conventional lot size of 20,000 sf and an alternative lot size of 10,000 sf. This 0.95-acre parcel has existing structures, but could yield up to 2 lots conventionally, and three lots with the alternate lot size. This creates a difference of 1 additional lot that must be accounted for using open space, moderate income housing, transfer of development rights (TDR), historic preservation or some other public benefit. The applicant has applied for a planned unit development, which states that proposal in the LR zone shall be 2.5 acre minimum. However, per 11-27-120 A, proposals may be considered in areas smaller than 2.5 acres based on specific conditions related to site. Smaller PUDs are "encouraged in the older historical parts of the City" (11-27-120).

Part of the PUD requirements include a minimum 10% open space, with alternatives as listed above. This proposal lists historic preservation of the existing dwelling at 1188 N Main St. The State Historic Preservation Office lists the 1960 structure as "eligible/contributing". If approved, the open space requirement is satisfied by the preservation of the home, allowing for the use of smaller alternative lot size per 11-12-070 (10,000 sf lots in the LR zone). With the base number of lots established, the application also proposes 2 subordinate single-family (SSF) lots – Lots 2 and 4. Lots 2 and 4 are part of the DADU parcels of Lots 1 and 5. A DADU Parcel is defined as "area of ground which contains only two

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

Lot 1 and 2: 9717 sf [main lot] + 3074 sf [SSF] = 12791 sf [DADU parcel]

Lot 4 and 5: 5489 sf [SSF] + 6511 sf [main lot] = 12000 sf (DADU parcel]

It is important to note that detached accessory dwelling units are already a permitted use as accessory buildings in the LR zone. Meaning that Lot 1 and 5 would be able to build detached accessory dwelling units according to 11-11-060 (Accessory Buildings and Structures) with Staff level approval. The request today considers only that those units may be allowed as for-sale. Other requirements that separate DADUs from SSFs can be found in 11-28-200. SSFs must also have separate utilities and off-street parking. As part of the submittal, the applicant has included potential building footprints. In keeping with 11-11-060, the SSF dwellings may not be more than 25% of the required rear yard of the entire DADU parcel. Lot 2 doesn't appear to meet this requirement, so it is up the City Council to include that flexibility in the PUD master plan as part of the development agreement.

Respectfully submitted,
Shannon Hansell

Shannon Hansell
Planner

Review and concur,

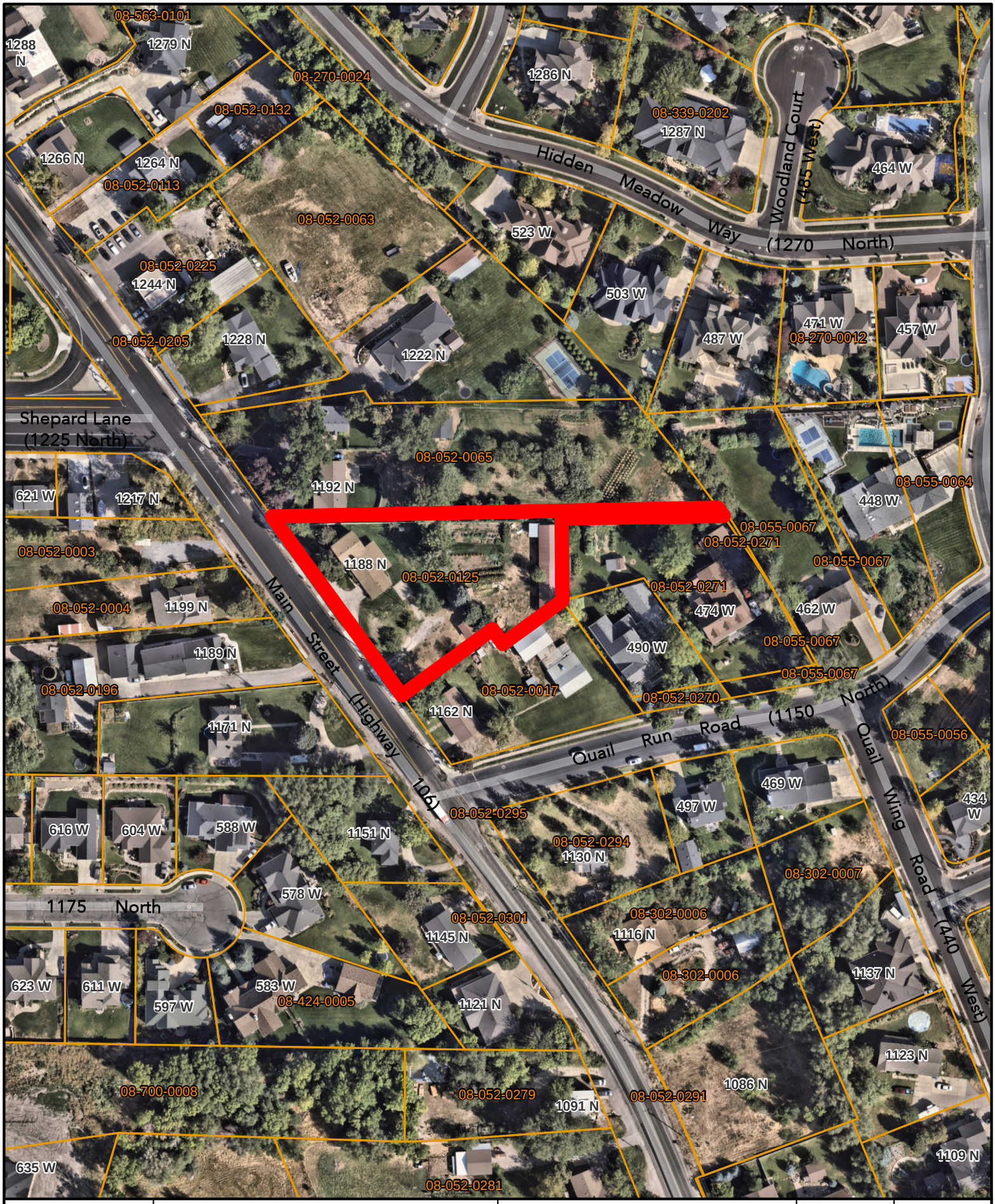
Brigham Mellor
City Manager

Supplemental Information

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

Agreement approved as to form:

Paul Roberts
City Attorney



FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

1188 N Main St

0 60 120 180 240 Feet

0 10 20 30 40 Meters

N W FC E S

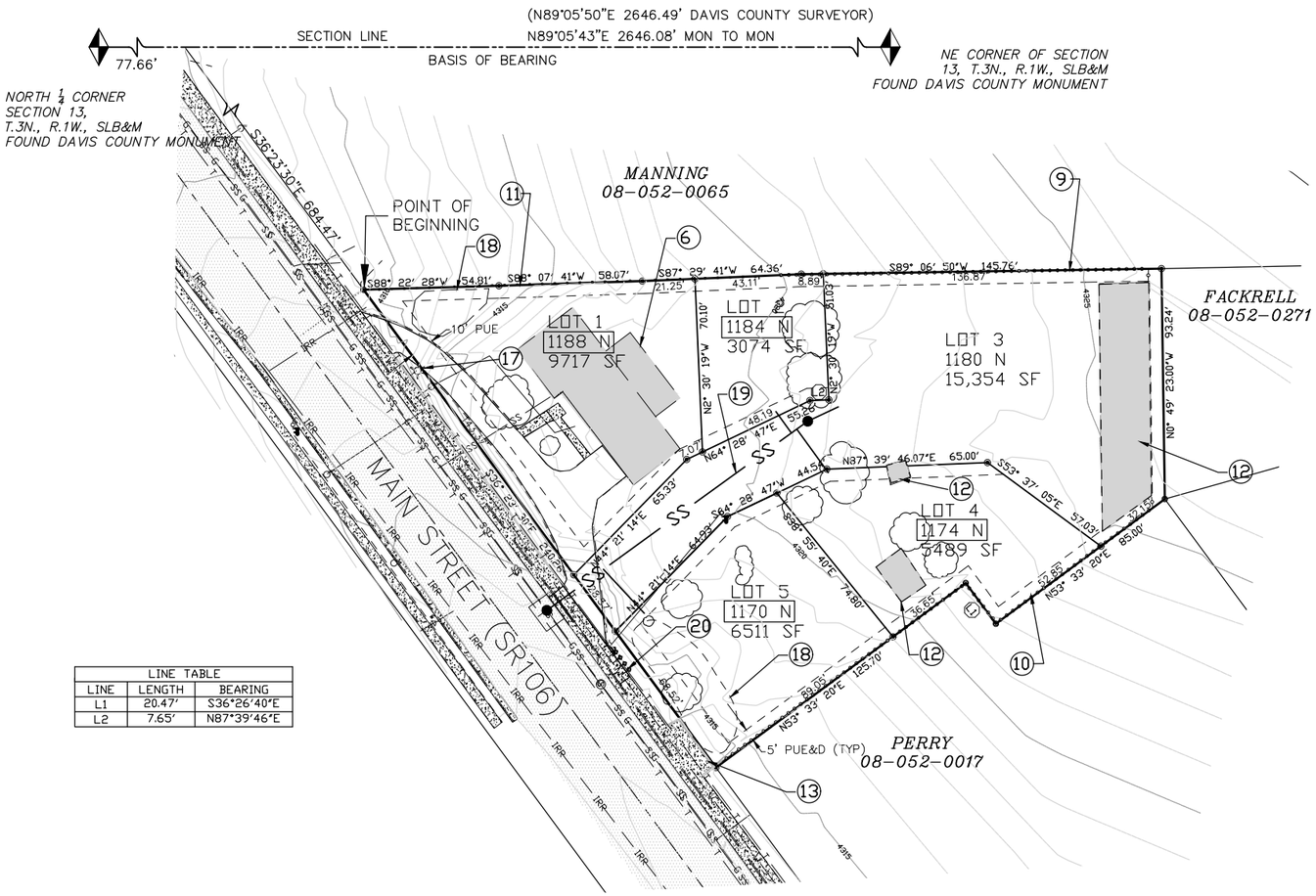
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

WHITE HORSE RUN RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT–NOT TO BE RECORDED
IN FARMINGTON, DAVIS COUNTY, UTAH

SEPTEMBER 2025

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP
N.T.S.



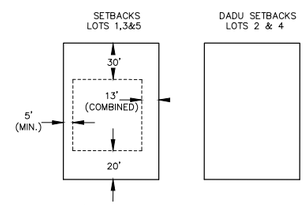
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.47'	S36°26'40"E
L2	7.65'	N87°39'46"E

GRAPHIC SCALE
0' 15' 30' 60' 90'
Scale: 1"=30'

N

NOTES:

1. PROPERTY IS LOCATED WITHIN THE LR–F ZONE
2. PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD PLAIN.
3. THERE ARE NO KNOWN WETLANDS OR GEOLOGIC HAZARDS WITH THE PROPERTY BOUNDARY.
4. EXISTING AND FUTURE IRRIGATION WATER SERVICE IS PROVIDED BY BENCHLAND.
5. FARMINGTON CITY WATER AND STORM DRAIN, AND SOUTH DAVIS SEWER PIPE LINES ARE LOCATED IN MAIN STREET (SR106).
6. EXISTING HISTORIC TO REMAIN.
7. PLAT INCLUDES OF THE FOLLOWING PARCEL: 08–052–0125.
8. NO NEW OR WIDENED ACCESS IS REQUIRED
9. EXISTING 4' CHAIN LINK FENCE
10. EXISTING 6' CHAIN LINK FENCE
11. EXISTING 3' MASONRY WALL
12. EXISTING ACCESSORY BUILDINGS TO BE DEMOLISHED
13. EXISTING BUS STOP
14. LOT 2 IS A DEPENDANT DADU LOT TO LOT 1
15. LOT 4 IS A DEPENDANT DADU LOT TO LOT 5
16. NO GAS SERVICE IS CONTEMPLATED
17. EXISTING FIRE HYDRANT. DISTANCE IS 256' FROM EXISTING EXISTING HYDRANT TO THE BUILDABLE AREA OF LOT 3
18. STORM WATER 100 YR DETENTION AND 80TH PERCENTILE RETENTION
19. NEW 8" PVC SDR35 SEWER MAIN
20. NEW 3/4" WATER SERVICE (4 TOTAL). (ONE FOR EACH NEW LOT)
21. SECONDARY WATER WILL BE A PRIVATE SYSTEM USING THE EXISTING SECONDARY WATER SERVICE AND MAINTAINED BY THE HOME OWNERS
22. THE FLAG LOT DRIVEWAY LENGTH FROM THE RIGHT OF WAY LINE TO WHERE LOT 3 OPENS FOR DEVELOPMENT IS 117'.



20' FRONT WITHOUT GARAGE FACING STREET
5' MIN. SIDE WITH A MIN. TOTAL OF 13'
REAR 30' INCLUDING DADU LOTS FOR LOTS 1 AND 5
SETBACKS FOR DADU LOTS PER BUILDING CODE

SURVEYOR'S CERTIFICATE

I, , a Registered Professional Land Surveyor, holding certificate number , as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

WHITE HORSE RUN SUBDIVISION.

and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this_____day of_____, 2025.

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning 684.47 feet South 36°23'30" East along the east line of a street from its point of intersection with the north line of Section, at a point North 89°05'43" East 77.66 feet, along said Section line and South 36°23'30" East 684.47 feet along said street from the North Quarter Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 36°23'30" East 240.26 feet along said street right of way; thence North 53°33'20" East 125.70 feet; thence South 36°26'40" East 20.47 feet; thence North 53°33'20" East 85.00; thence North 0°49'23" West 93.24 feet; thence South 89°06'50" West 145.76 feet; thence South 87°29'41" West 64.36 feet; thence South 88°07'41" West 58.07 feet; thence South 88°22'28" West 54.81 to the Point of Beginning.
Contains 40,154 square feet (0.92 Acres) more or less.

OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and public streets to hereafter be known as

WHITE HORSE RUN SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Davis County.

In witness thereof we have hereunto set our hands this day of _____, 2025.

BENJAMIN S WHITE COLAIN L WHITE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

On this_____day of_____, 20___, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signers of the above Owner's dedication who acknowledged to me that Benjamin S White and Colain L White signed it freely and voluntarily and for the use and purposes therein mentioned.

My commission expires:

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

LEGEND:

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION CORNER FOUND
- SECTION CORNER (NOT FOUND)
- SET 5/8" REBAR AND CAP MARKED IN CURB REFERENCED TO FRONT CORNERS
- FOUND PROPERTY MARKER
- (Bearing & Distance) (RECORD AND DEED DATA)
- (L4) LINE DATA NUMBER
- 1188 N ADDRESS

WHITE HORSE RUN PRELIMINARY PLAT RESIDENTIAL SUBDIVISION

(NOT TO BE RECORDED)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

OWNER:
BEN WHITE
1188 N MAIN STREET
FARMINGTON, UT 84025
801.309.7229

BENCHLAND WATER DISTRICT
APPROVED THIS _____ DAY OF _____A.D. 20_____BY BENCHLAND WATER DISTRICT.
DISTRICT MANAGER

CENTRAL DAVIS SEWER DISTRICT
APPROVED THIS _____ DAY OF _____A.D. 20_____BY CENTRAL DAVIS SEWER DISTRICT.
BY:

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY PLANNING COMMISSION.
FARMINGTON PLANNING COMMISSION CHAIR

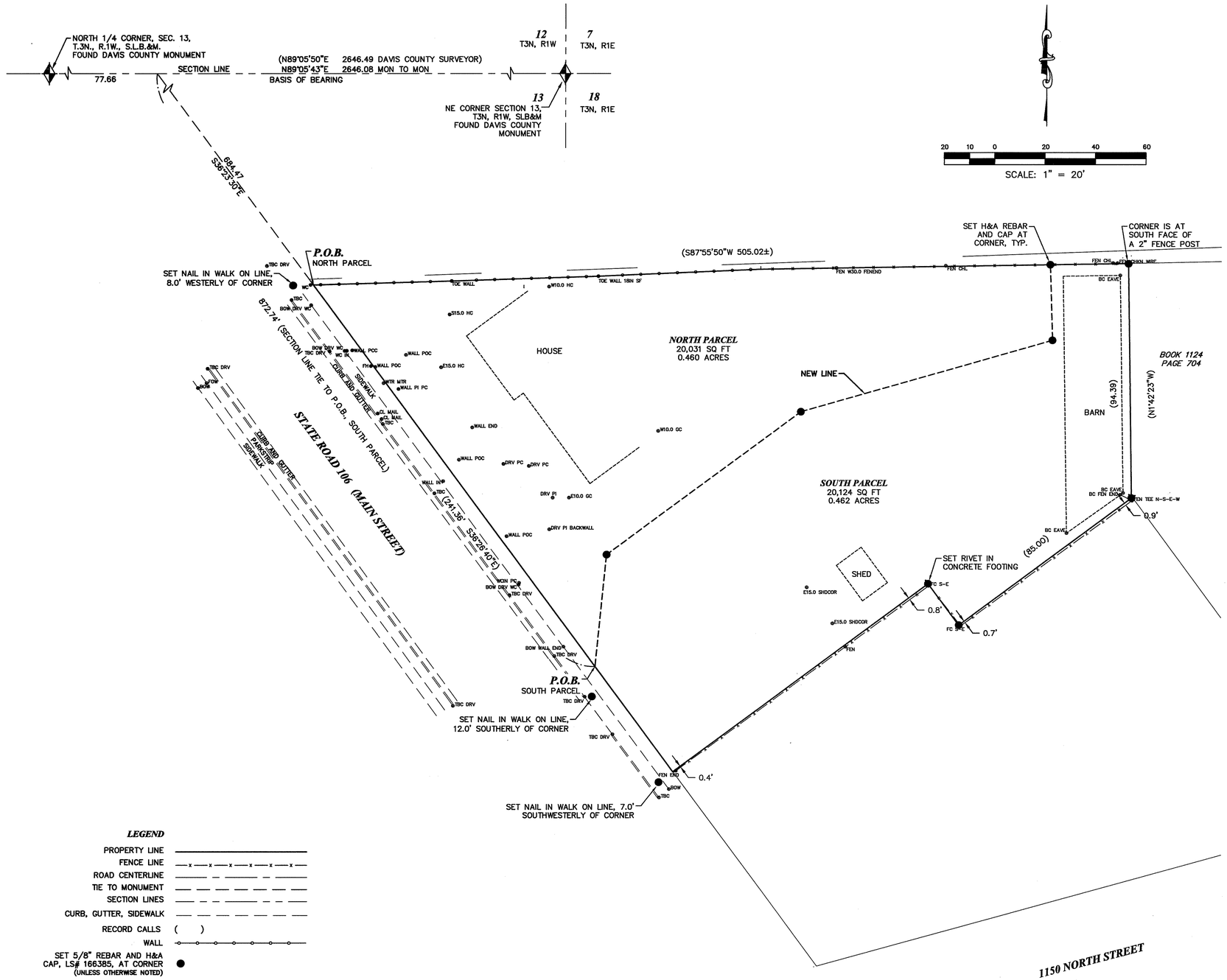
CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ENGINEER.
FARMINGTON CITY ENGINEER

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ATTORNEY.
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY COUNCIL.
MAYOR
ATTEST: CITY RECORDER

DAVIS COUNTY RECORDER
RECORDED NO._____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK NO. _____ PAGE NO. _____
FEE($)
DAVIS COUNTY RECORDER

6381



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

PROFESSIONAL LAND SURVEYOR No. 166385 VON R. HILL STATE OF UTAH

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DIVIDE THE PROPERTY. THIS WAS DONE BASED UPON MONUMENTS SHOW. THE NORTHERLY AND EASTERLY LINES OF THE OVERALL PARCEL WERE DETERMINED FROM PRIOR DEEDS THAT WERE CREATED FROM THE OVERALL PARCEL THAT ONCE EXISTED. THE NORTH LINE IS SET ALONG A WALL AND FENCE LINE. THE HIGHWAY (MAIN STREET) WAS DETERMINED FROM INFORMATION FROM THE DAVIS COUNTY SURVEYOR'S OFFICE.

DESCRIPTIONS

EXISTING DESCRIPTION

PARCEL NO. 09-052-0125

BEGINNING 681.73 FEET SOUTH 36°26'40" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'50" EAST 80.53 FEET, MORE OR LESS ALONG SAID SECTION LINE AND SOUTH 36°26'40" EAST 681.73 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°26'40" EAST 241.36 FEET ALONG SAID HIGHWAY;
THENCE NORTH 53°33'20" EAST 125.70 FEET;
THENCE SOUTH 36°26'40" EAST 20.47 FEET;
THENCE NORTH 53°33'20" EAST 85.0 FEET;
THENCE NORTH 01°42'23" WEST 94.39 FEET;
THENCE NORTH 88°48'37" EAST 184.80 FEET TO THE WESTERLY LINE OF THE FORMER BAMBURGER RAILROAD RIGHT OF WAY;
THENCE NORTHWESTERLY 6.29 FEET ALONG SAID RIGHT OF WAY ALONG THE ARC OF AN 1885.1-FOOT RADIUS CURVE TO THE LEFT TO A POINT NORTH 87°55'50" EAST OF POINT OF BEGINNING;
THENCE SOUTH 87°55'50" WEST 505.02 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

NEW DESCRIPTION NORTH PARCEL

BEGINNING 684.47 FEET SOUTH 36°23'30" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'43" EAST 77.66 FEET, ALONG SAID SECTION LINE AND SOUTH 36°23'30" EAST 684.47 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°23'30" EAST 188.27 FEET ALONG SAID HIGHWAY;
THENCE NORTH 5°51'29"EAST 44.62 FEET;
THENCE NORTH 53°33'20"EAST 95.62 FEET;
THENCE NORTH 74°05'12"EAST 103.62 FEET;
THENCE NORTH 1°38'32"WEST 30.00 FEET TO AN EXISTING FENCELINE;
THENCE SOUTH 89°06'50"WEST 114.86 FEET ALONG SAID FENCELINE TO AN EXISTING WALL;
THENCE ALONG SAID WALL THE FOLLOWING THREE COURSES:
SOUTH 87°29'41"WEST 64.36 FEET;
SOUTH 88°07'41"WEST 58.07 FEET;
SOUTH 88°22'28"WEST 54.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 20,031 SQUARE FEET, OR 0.460 ACRES.

NEW DESCRIPTION SOUTH PARCEL

BEGINNING 872.74 FEET SOUTH 36°23'30" EAST ALONG THE EAST LINE OF A HIGHWAY FROM ITS POINT OF INTERSECTION WITH NORTH LINE OF SECTION, AT A POINT NORTH 89°05'43" EAST 77.66 FEET, ALONG SAID SECTION LINE AND SOUTH 36°23'30" EAST 872.74 FEET ALONG SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°23'30" EAST 51.99 FEET ALONG SAID HIGHWAY;
THENCE NORTH 53°33'20" EAST 125.70 FEET;
THENCE SOUTH 36°26'40" EAST 20.47 FEET;
THENCE NORTH 53°33'20" EAST 85.00 FEET;
THENCE NORTH 0°49'23"WEST 93.24 FEET TO AN EXISTING FENCELINE;
THENCE SOUTH 89°06'50"WEST 30.90 FEET ALONG SAID FENCELINE;
THENCE SOUTH 1°38'32"EAST 30.00 FEET;
THENCE SOUTH 74°05'12"WEST 103.62 FEET;
THENCE SOUTH 53°33'20"WEST 95.62 FEET;
THENCE SOUTH 5°51'29"WEST 44.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 20,186 SQUARE FEET, OR 0.463 ACRES.

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

SURVEY REQUESTED BY
KEVIN BARKDULL

LOCATED IN THE NE QUARTER OF SECTION 13, T3N, R1W, SLB&M
FARMINGTON CITY, DAVIS COUNTY, UTAH

	DATE	
DRAWN	3/6/12	SHM
APPROVED	4/23/13	JRC
REVISED	04/10/13	JRC
	04/11/13	JRC
	04/16/13	JRC
	04/22/13	JRC
	04/24/13	SHM

SHEET 1 OF 1
SHEET NAME: Boundary
DRAWING NAME: Boundary
PROJECT NO.: 12-119

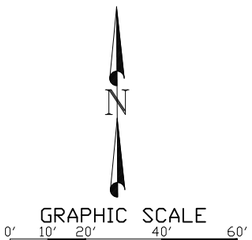
RECEIVED JUL - 2 2013
08-052
#6381

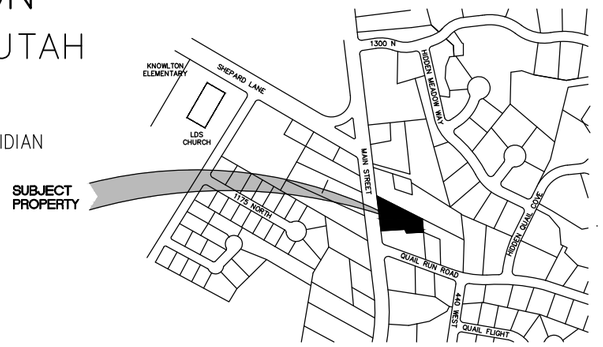
WHITE HORSE SUBDIVISION

IN FARMINGTON, DAVIS COUNTY, UTAH

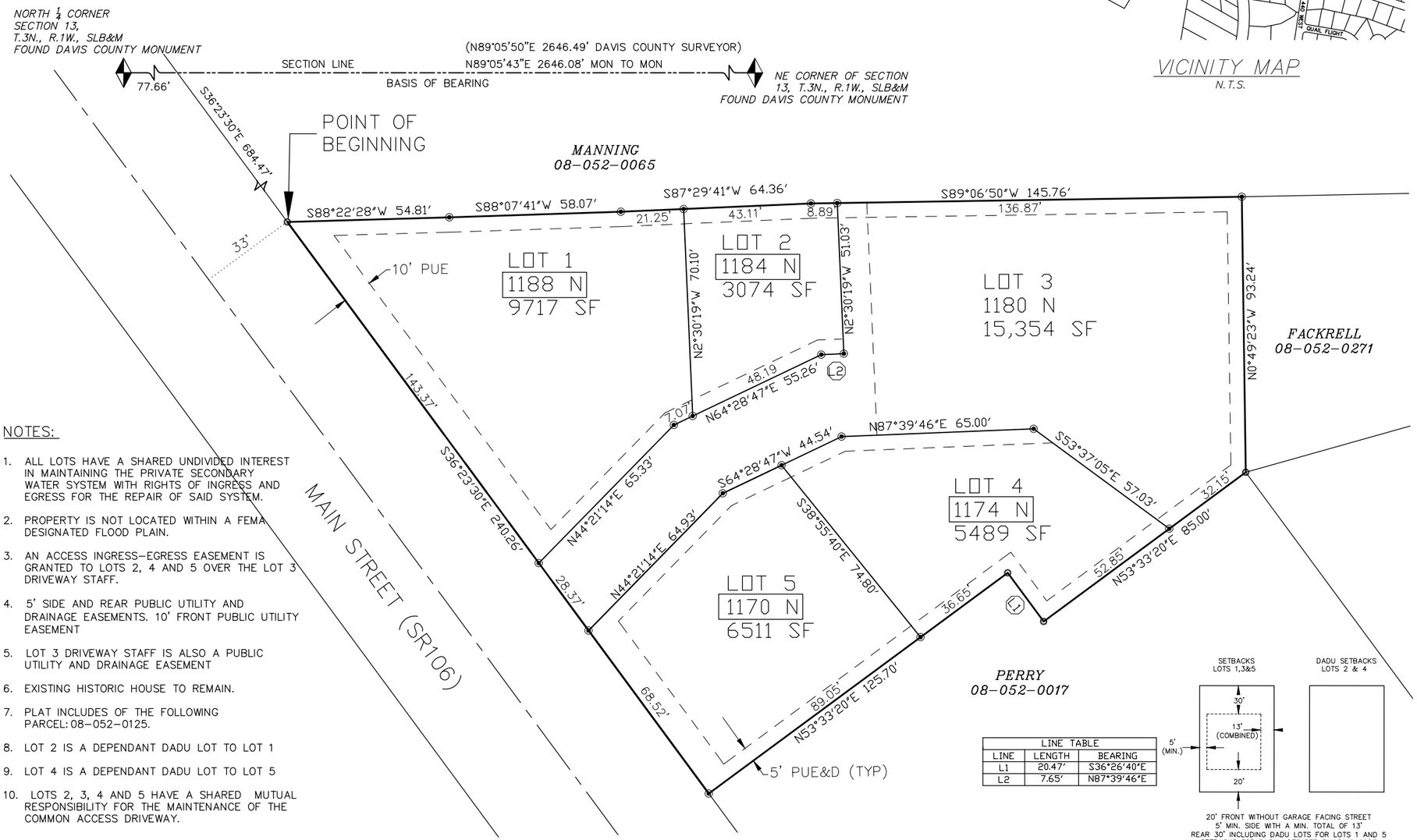
SEPTEMBER 2025

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP
N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.47'	S36°26'40"E
L2	7.65'	N87°39'46"E

20' FRONT WITHOUT GARAGE FACING STREET
5' MIN. SIDE WITH A MIN. TOTAL OF 13'
REAR 30' INCLUDING DADU LOTS FOR LOTS 1 AND 5
SETBACKS FOR DADU LOTS PER BUILDING CODE

NOTES:

1. ALL LOTS HAVE A SHARED UNDIVIDED INTEREST IN MAINTAINING THE PRIVATE SECONDARY WATER SYSTEM WITH RIGHTS OF INGRESS AND EGRESS FOR THE REPAIR OF SAID SYSTEM.
2. PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD PLAIN.
3. AN ACCESS INGRESS-EGRESS EASEMENT IS GRANTED TO LOTS 2, 4 AND 5 OVER THE LOT 3 DRIVEWAY STAFF.
4. 5' SIDE AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENTS. 10' FRONT PUBLIC UTILITY EASEMENT
5. LOT 3 DRIVEWAY STAFF IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT
6. EXISTING HISTORIC HOUSE TO REMAIN.
7. PLAT INCLUDES OF THE FOLLOWING PARCEL: 08-052-0125.
8. LOT 2 IS A DEPENDANT DADU LOT TO LOT 1
9. LOT 4 IS A DEPENDANT DADU LOT TO LOT 5
10. LOTS 2, 3, 4 AND 5 HAVE A SHARED MUTUAL RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON ACCESS DRIVEWAY.

SURVEYOR'S CERTIFICATE

I, , a Registered Professional Land Surveyor, holding certificate number , as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

WHITE HORSE SUBDIVISION.

and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 2025.

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning 684.47 feet South 36°23'30" East along the east line of a street from its point of intersection with the north line of Section, at a point North 89°05'43" East 77.66 feet, along said Section line and South 36°23'30" East 684.47 feet along said street from the North Quarter Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence South 36°23'30" East 240.26 feet along said street right of way; thence North 53°33'20" East 125.70 feet; thence South 36°26'40" East 20.47 feet; thence North 53°33'20" East 85.00; thence North 0°49'23" West 93.24 feet; thence South 89°06'50" West 145.76 feet; thence South 87°29'41" West 64.36 feet; thence South 88°07'41" West 58.07 feet; thence South 88°22'28" West 54.81 to the Point of Beginning.
Contains 40,154 square feet (0.92 Acres) more or less.

OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and public streets to hereafter be known as

WHITE HORSE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Davis County.

In witness thereof we have hereunto set our hands this day of _____, 2025.

BENJAMIN S WHITE

COLAIN L WHITE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

On this_____day of_____, 20___, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signers of the above Owner's dedication who acknowledged to me that Benjamin S White and Colain L White signed it freely and voluntarily and for the use and purposes therein mentioned.

My commission expires:

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

LEGEND:

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION CORNER FOUND
- SECTION CORNER (NOT FOUND)
- SET 5/8" REBAR AND CAP MARKED IN CURB REFERENCED TO FRONT CORNERS
- FOUND PROPERTY MARKER
- (Bearing & Distance) (RECORD AND DEED DATA)
- L1 LINE DATA NUMBER
- 1188 N ADDRESS

WHITE HORSE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

OWNER:

BEN WHITE
1188 N MAIN STREET
FARMINGTON, UT 84025
801.309.7229

BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____A.D. 20_____BY BENCHLAND WATER DISTRICT.

DISTRICT MANAGER

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____A.D. 20_____BY CENTRAL DAVIS SEWER DISTRICT.

BY:

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY PLANNING COMMISSION.

FARMINGTON PLANNING COMMISSION CHAIR

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____A.D. 20_____BY THE FARMINGTON CITY COUNCIL.

MAYOR

ATTEST: CITY RECORDER

DAVIS COUNTY RECORDER

RECORDED NO._____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK NO. _____ PAGE NO. _____

FEE($)

DAVIS COUNTY RECORDER

NOTES:

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE OR TO THE CONSTRUCTION SCHEDULE SHALL APPROVED BY THE ENGINEER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE APPROVED BY THE ENGINEER.

2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVAL APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH.

5. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FLAGMEN, BARRICADES OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY AND TRAFFIC CONTROL. THE CONTRACTOR SHALL PREPARE, SUBMIT AND OBTAIN APPROVAL FROM THE GOVERNING AGENCY FOR TRAFFIC CONTROL.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS' USE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

8. CONTRACTOR AGREES THAT :

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAYS' WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT SAFE AND ORDERLY MANNER AT ALL TIMES.

9. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

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

11. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL. USE OF HYDRANT WATER WITHOUT A HYDRANT METER FOR DUST CONTROL IS NOT ALLOWED. CONTRACTOR IS ALSO RESPONSIBLE FOR ALL NECESSARY STORM WATER AND EROSION CONTROL PERMITS AND COMPLIANCE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE GOVERNING AGENCY'S SPECIFICATIONS.

SURFACE IMPROVEMENTS:

1. ALL MANHOLE RIMS, LAMP POLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. PLASTIC FORMS (APWA PLAN 360) IS THE PREFERRED METHOD TO RAISE MANHOLES TO GRADE. SHIMMING OF MANHOLE LIDS WITH STICKS, ROCKS AND SIMILAR MATERIALS WILL NOT BE ACCEPTABLE.

2. ASPHALT MIX DESIGN SHALL MEET THE XXXXXXXXXXXXXXXPG58-28 ½" GRADATION APWA MIX DESIGN SPECIFICATION WITH A MAXIMUM 12% RECYCLED ASPHALT CONTENT.

3. SAWCUT ALL EXISTING ASPHALT EDGES IN NEAT STRAIGHT LINES BEFORE PLACING NEW ASPHALT.

4. CONTRACTOR SHALL PERFORM ALL WORK PER REGULATORY AGENCY'S STANDARDS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

5. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL FOR THE DURATION OF THE PROJECT. THIS INCLUDES NIGHTS, HOLIDAYS AND WEEKENDS.

9. OWNER WILL PROVIDE CONSTRUCTION SURVEY STAKING FOR SANITARY SEWER AND WATER.

UNDERGROUND UTILITIES:

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

GENERAL WATER SYSTEM REQUIREMENTS:

1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER PIPE LINES.

2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 6" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.

3. UTAH DIVISION OF DRINKING WATER APPROVAL IS REQUIRED TO LOOP ANY WATER PIPE LINE UNDER A SANITARY SEWER PIPE LINE.

4. ALL THRUST BLOCKS MUST BE INSPECTED BY CITY PRIOR TO CONCRETE PLACEMENT.

5. ALL FITTINGS MUST BE INSPECTED BY CITY PUBLIC WORKS PRIOR TO BACKFILL.

6. A THREE (3') FOOT SEPARATION IS REQUIRED BETWEEN WATER SERVICE LATERAL TAPS.

7. ALL BENDS, TEES VALVES AND OTHER FITTINGS SHALL BE INSTALLED WITH CONCRETE AND MEGALUG TYPE RESTRAINT AND SHALL BE GREASED AND WRAPPED WITH 8 MIL POLYETHYLENE.

8. PRESSURE TEST ALL WATER LINES FOR A MINIMUM OF 2 HOURS AT 200 PSI PRESSURE.

9. ALL NEW HYDRANTS SHALL BE MUELLER SUPER CENTURION

10. DISINFECTION SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, STATE OF UTAH RULE 309-520, AWWA A100 WATER WELLS, AWWA C651 DISINFECTION OF WATER MAINS, AWWA C652 DISINFECTION OF WATER STORAGE FACILITIES AND AWWA C654 DISINFECTION OF WELLS

11. A MINIMUM FOUR FOOT DEPTH OF BURY FROM TOP OF PIPE TO GROUND SURFACE IS REQUIRED UNLESS SPECIFICALLY STATED OTHERWISE.

12. DISCHARGING SUPER CHLORINATED WATER INTO THE SANITARY SEWER SYSTEM REQUIRES ADVANCE WRITTEN PERMISSION FROM CENTRAL DAVIS SEWER DISTRICT.

13. ALL MATERIALS INCLUDING PIPE, GASKETS, LUBRICANTS AND O-RINGS SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61 AND STAMPED WITH THE NSF LOGO.

14. PIPES AND PIPE FITTINGS CONTAINING MORE THAN 8% LEAD AND LEAD-TIP GASKETS SHALL NOT BE USED. REPAIRS TO LEAD-JOINT PIPE SHALL BE MADE USING ALTERNATIVE METHODS.

15. PIPE, PIPE JOINTS, FITTINGS, VALVES AND HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE ANSI/AWW STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-7 THROUGH C950-07.

16. DO NOT DROP PIPE INTO TRENCH. PIPE ACCIDENTALLY OR INTENTIONALLY DROPPED SHALL BE REMOVED FROM THE JOBSITE REGARDLESS WHETHER THERE IS VISIBLE DAMAGE OR NOT.

17. OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE SEALED AND SAFELY SECURED AT THE END OF EACH WORK DAY.

18. ALL WATER SERVICE LATERALS INCLUDING PIPING, METER, METER SETTER AND CONNECTION TO PRIVATE PROPERTY OWNER'S SYSTEM SHALL CONFORM TO THE CURRENT PLUMBING CODE ADOPTED BY THE STATE OF UTAH. PLUMBING PIPES AND FITTINGS SHALL BE CERTIFIED TO MEET NSF/ANSI 372 OR NSF/ANSI 61, ANNEX G. CAP SERVICE FUTURE SERVICE LINES IF NOT IMMEDIATELY CONNECTED.

19. PVC PIPE SHALL BE INSTALLED PER ASTM D2774 RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE, AND AWWA MANUAL OF PRACTICE M23, 2002.

20. CONTRACTOR TO LOOP EXISTING WATER LATERALS AS NECESSARY TO INSTALL NEW PIPE.

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION

1188 N MAIN STREET
FARMINGTON, UT

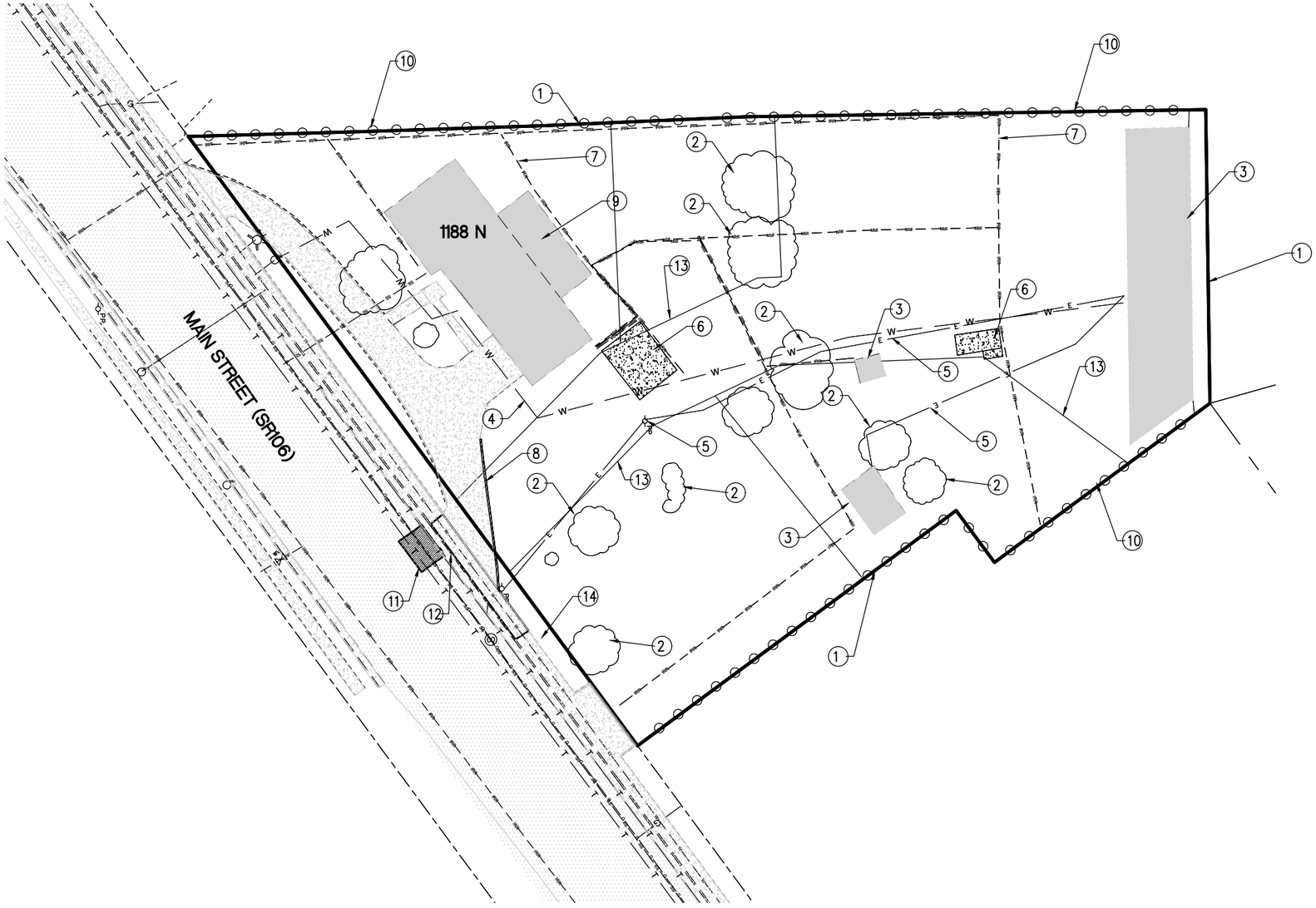
Sheet Title: SITE PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.

C1.0



N

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

KEY NOTES: (#)

1. PROPERTY LINE
2. DEMOLISH TREE
3. DEMOLISH BUILDING
4. CUT AND CAP 1" WATER LINE
5. DEMOLISH OVERHEAD AND UNDERGROUND ELECTRICAL INCLUDING POLE
6. DEMOLISH CONCRETE PAD
7. CUT AND CAP IRRIGATION SPRINKLERS AS NEEDED
8. DEMOLISH RETAINING WALL
9. PROTECT EXISTING HOUSE
10. PROTECT EXISTING FENCING AND WALL
11. SAWCUT AND REMOVE ASPHALT. UDOT PERMIT REQUIRED TO WORK WITHIN STREET RIGHT OF WAY
12. SAWCUT AND REMOVE CONCRETE CURB AND SIDEWALK.
13. PROPOSED LOT LINE
14. EXISTING DRIVE APPROACH TO BE ABANDONED

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-25
STATE OF UTAH

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION

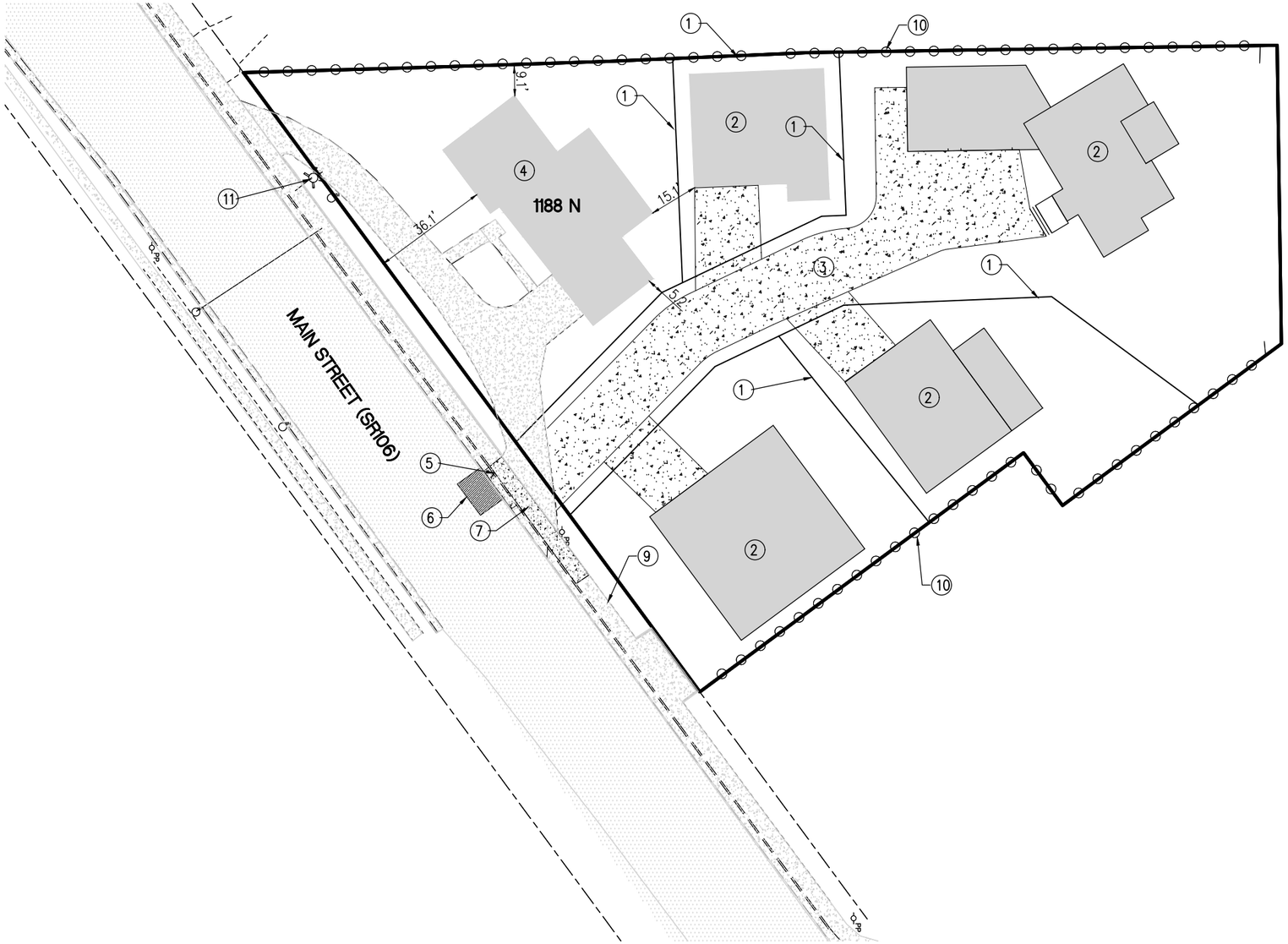
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: EXISTING SITE AND DEMOLISTION PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
C2.0



N

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

KEY NOTES: (#)

1. PROPERTY LINE AND PROPOSED LOT LINES
2. POSSIBLE HOUSE FOOTPRINT
3. PROPOSED CONCRETE DRIVEWAY
4. EXISTING HOUSE TO REMAIN
5. REMOVE AND REPLACE CURB AND GUTTER PER FARMINGTON DETAIL 205SP
6. REMOVE AND REPLACE ASPHALT PAVEMENT PER T PATCH DETAIL 255SP
7. REMOVE AND REPLACE 5' WIDE SIDEWALK PER FARMINGTON DETAIL 231
8. REMOVE AND REPLACE DRIVE APPROACH PER FARMINGTON DETAIL 221
9. DRIVE APPROACH TO BE REMOVED
10. EXISTING FENCE
11. EXISTING FIRE HYDRANT

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

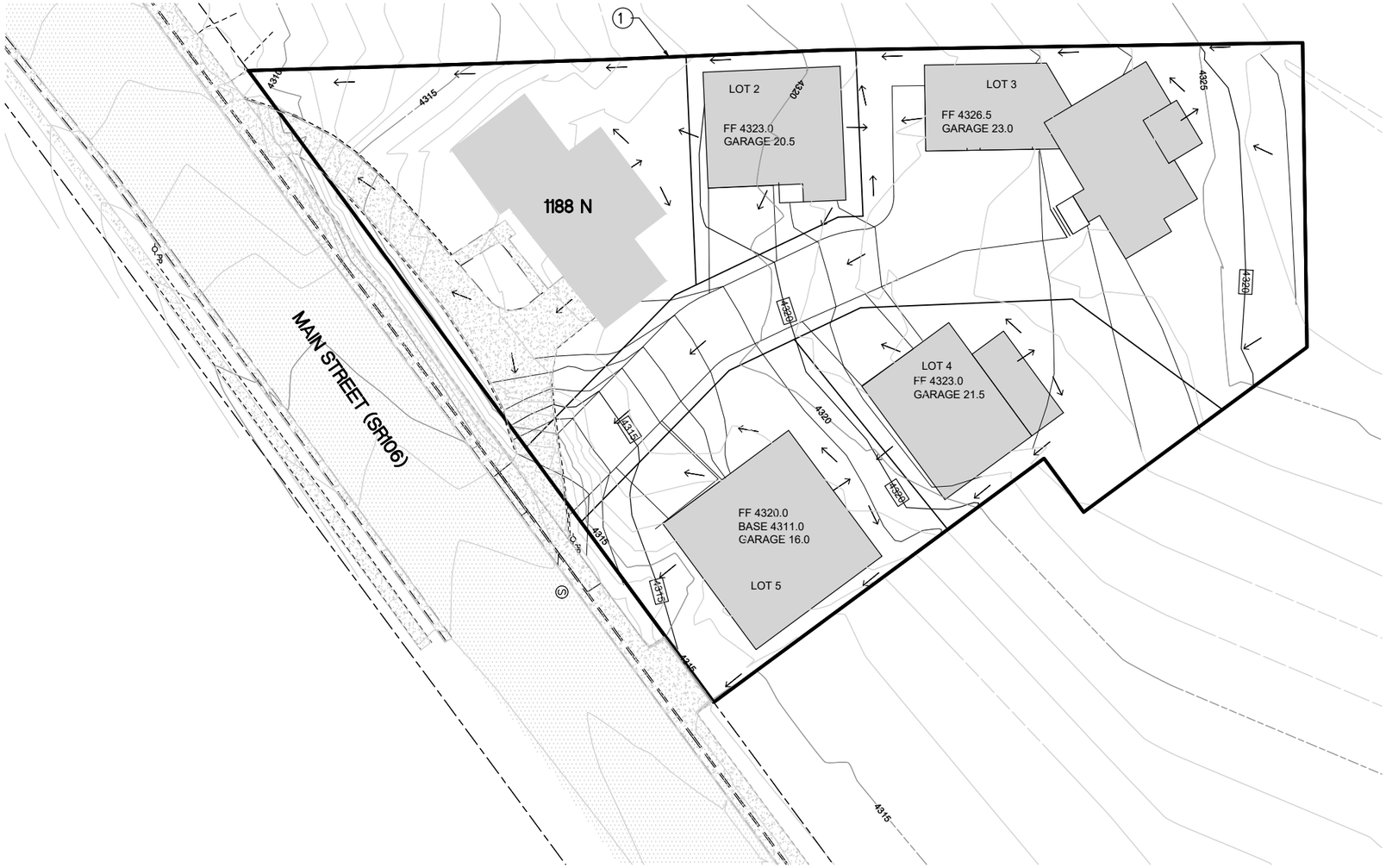
Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

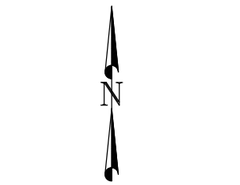
Sheet Title: SITE PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
C3.0





KEY NOTES: (#)

1. PROPERTY LINE
2. MATCH EXISTING ELEVATIONS ALONG PROPERTY LINES, SIDEWALKS AND DRIVEWAYS

LEGEND:

4315	PROPOSED CONTOUR ELEVATION
←	DOWNHILL DIRECTION OF STORMWATER FLOW
FF	MAIN FLOOR ELEVATION
GARAGE	GARAGE FLOOR ELEVATION
BASE	BASEMENT FLOOR ELEVATION

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION

1188 N MAIN STREET
FARMINGTON, UT

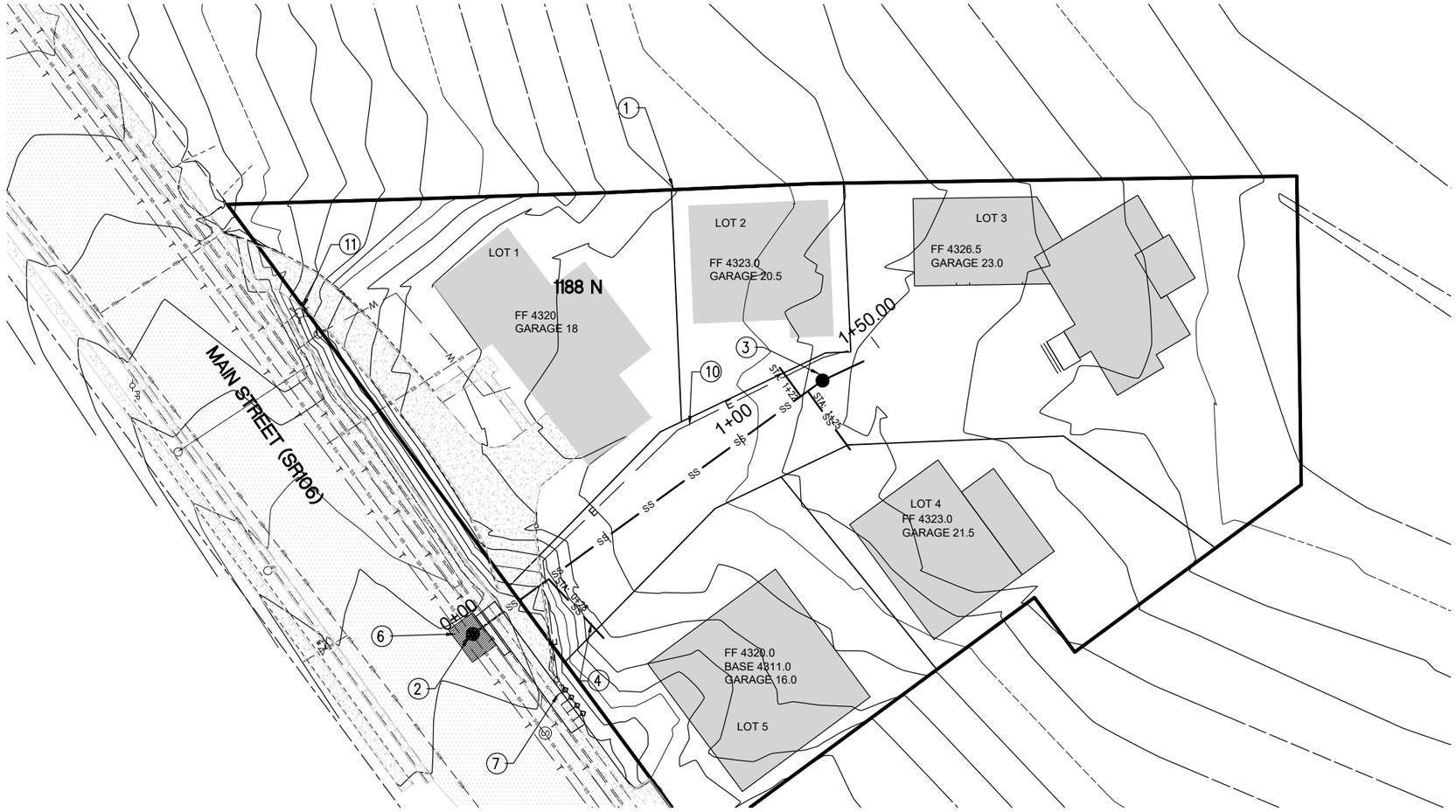
Sheet Title: GRADING PLAN

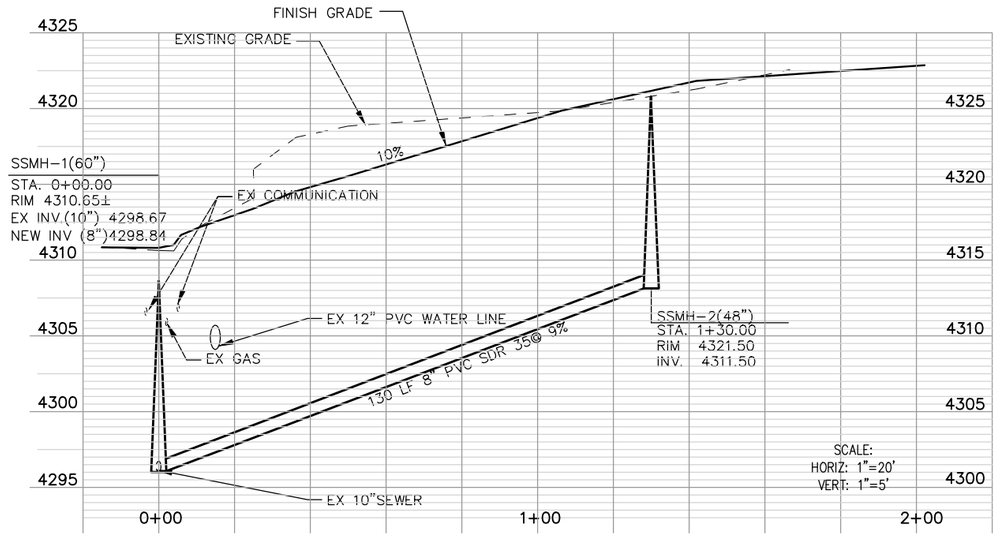
Project No. **2025-1**

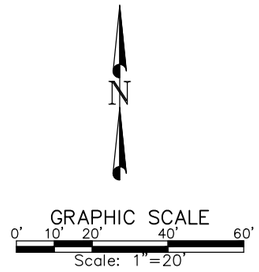
Date: 9/8/2025

Sheet No.

C4.0







KEY NOTES: (#)

1. PROPERTY LINE
2. NEW 60"ø CAST IN PLACE MANHOLE PER CDSD PLAN 203
3. NEW 48"ø PRECAST MANHOLE PER CDSD PLAN 201
4. NEW SEWER LATERAL PER CDSD PLAN 207 (TYP)
5. SEWER TRENCH PER CDSD PLAN 101
6. PATCH ASPHALT, REPLACE CURB AND SIDEWALK AS SHOWN ON SITE PLAN PER FARMINGTON CITY AND UDOT STANDARDS
7. NEW WATER LATERAL PER CITY DETAIL 521SP (TYP OF 4)
8. WATER LINE TRENCH PER CITY DETAIL 565SP
9. SEE SITE PLAN FOR ASPHALT, CURB AND SIDEWALK REPAIR REQUIREMENTS
10. NEW UNDERGROUND ELECTRICAL
11. EXISTING FIRE HYDRANT

Owner: BEN WHITE

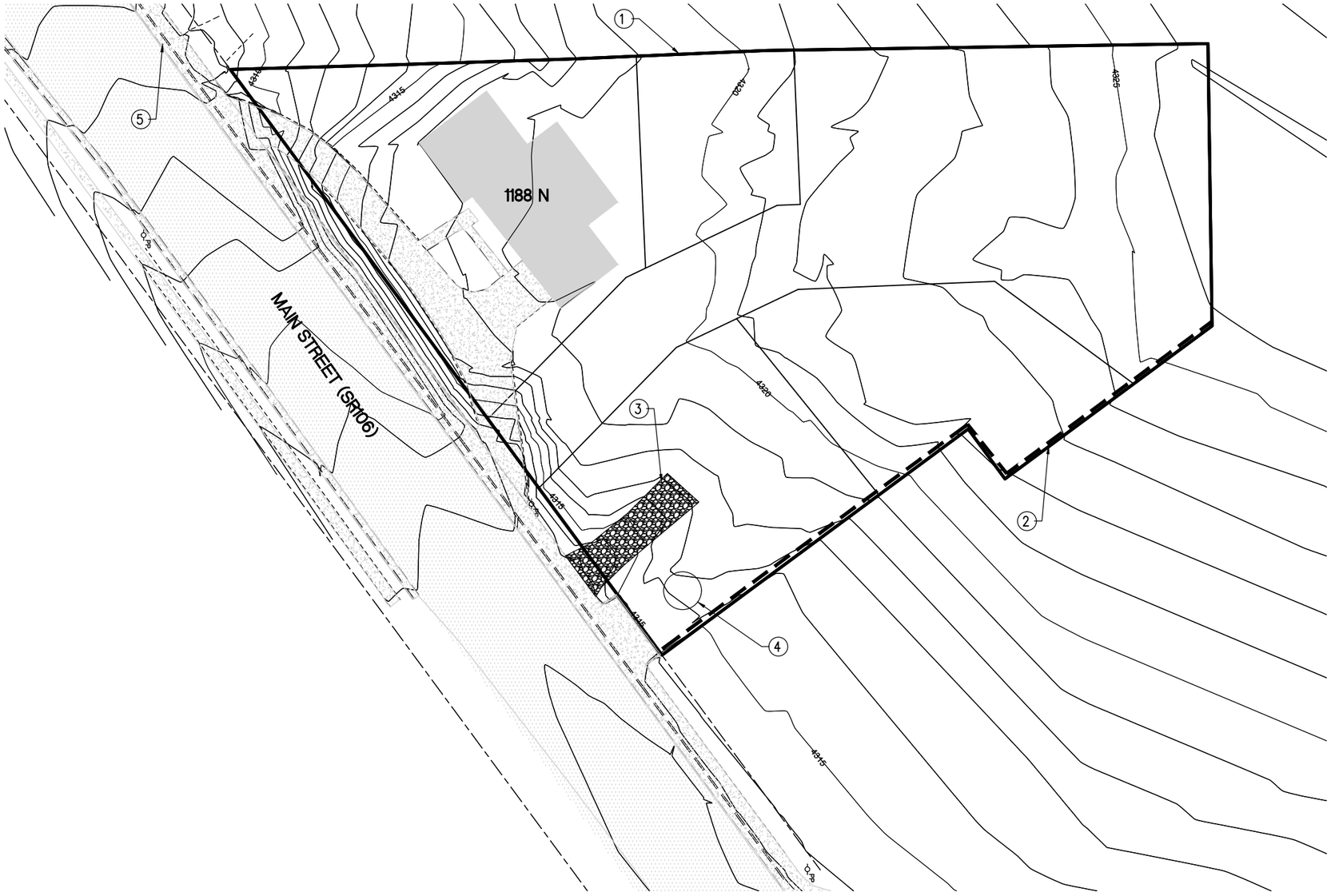
Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: UTILITY PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
C5.0



N

GRAPHIC SCALE
0' 10' 20' 40' 60'
Scale: 1"=20'

KEY NOTES: (#)

1. PROPERTY LINE
2. INSTALL SILT FENCE PER DETAIL 910A
3. STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 917
4. PROVIDE CONCRETE WASHOUT PER DETAIL 931B
5. INSTALL INLET PROTECTION PER DETAIL 918F AT THE NEAREST DOWNSTREAM INLET
6. PROVIDE DUST CONTROL IN ACCORDANCE WITH DETAIL 913
7. KEEP STREET CLEAN AT ALL TIMES

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

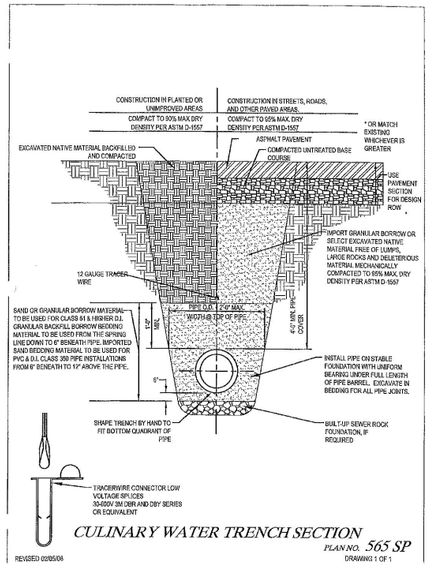
Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: EROSION CONTROL PLAN

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
C6.0

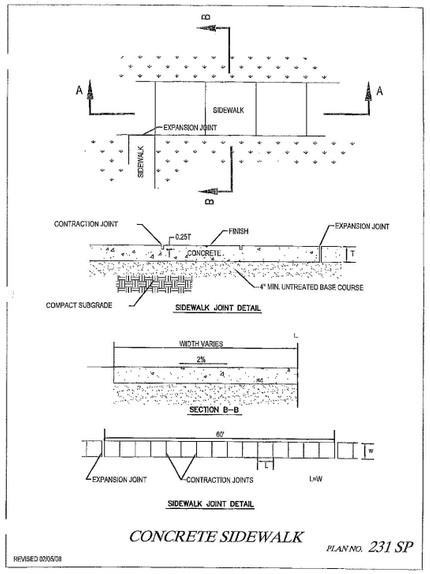


CULINARY WATER TRENCH SECTION

PLAN NO. 565 SP

DRAWING 1 OF 1

REVISED 02/05/08

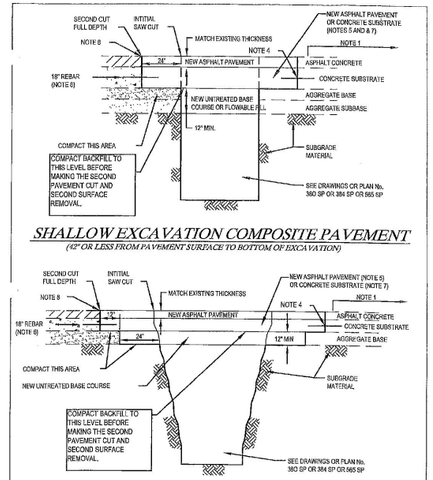


SIDEWALK JOINT DETAIL

CONCRETE SIDEWALK

PLAN NO. 231 SP

REVISED 03/05/08



SHALLOW EXCAVATION COMPOSITE PAVEMENT

(42" OR LESS FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)

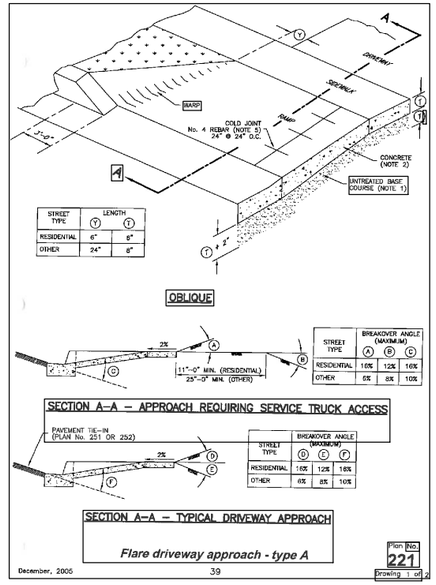
DEEP EXCAVATION COMPOSITE PAVEMENT

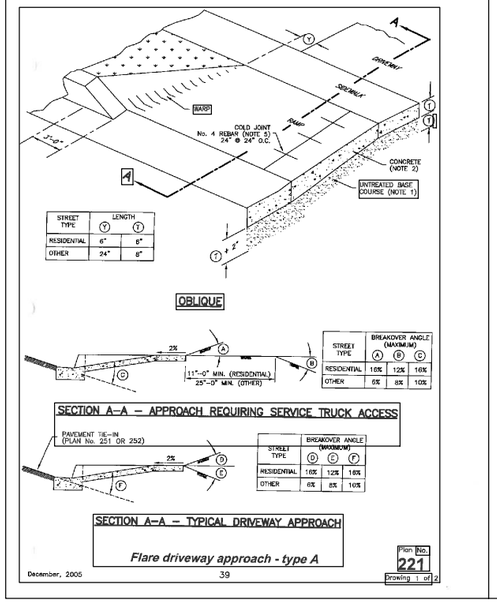
ASPHALT CONCRETE "T" PATCH

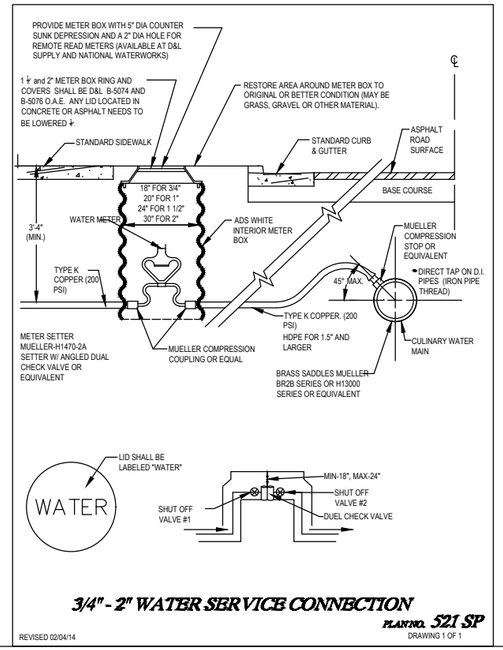
PLAN NO. 255 SP

DRAWING 2 OF 2

REVISED 10/15/10





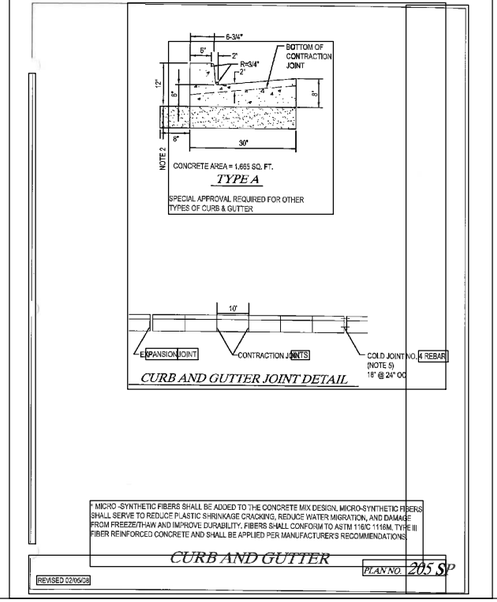


3/4" - 2" WATER SERVICE CONNECTION

PLAN NO. 521 SP

DRAWING 1 OF 1

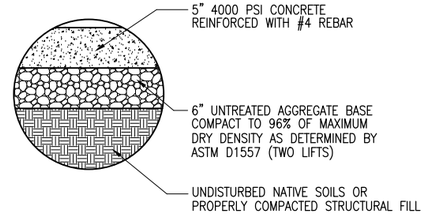
REVISED 02/04/14



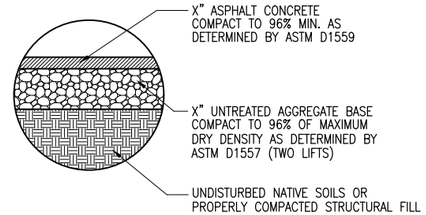
CURB AND GUTTER

PLAN NO. 205 SP

REVISED 03/06/08



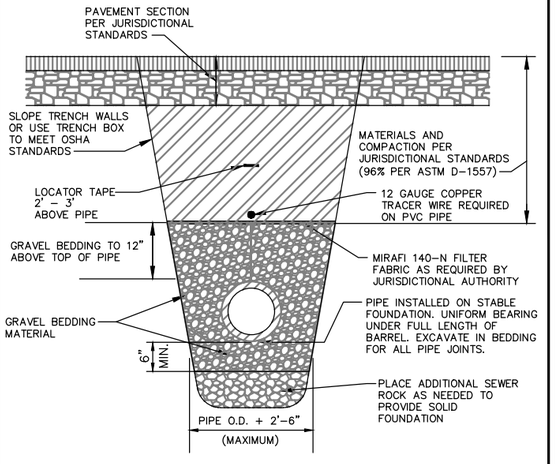
CONCRETE DRIVEWAY SECTION

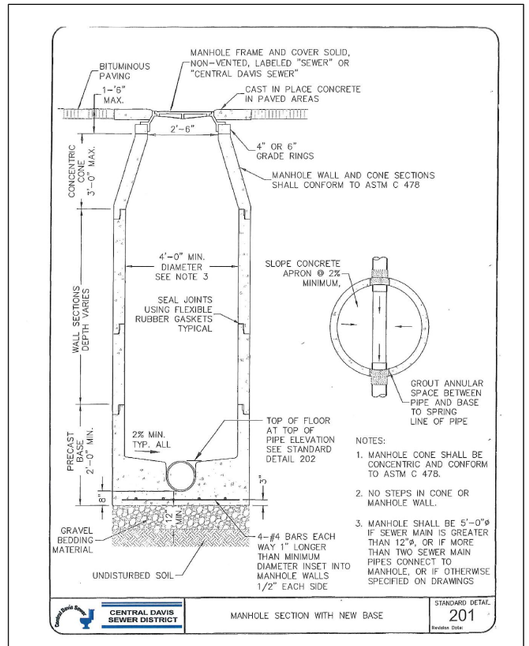


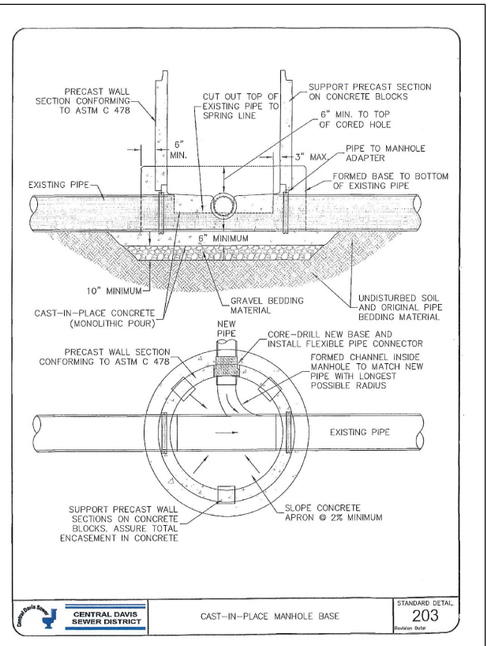
ASPHALT PAVEMENT SECTION

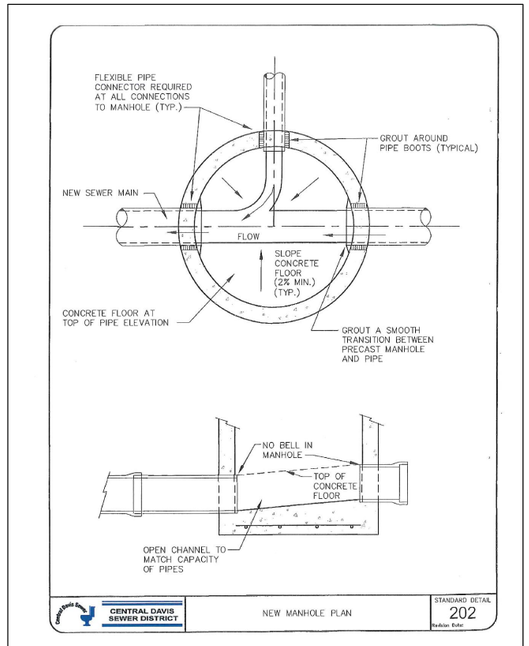
LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

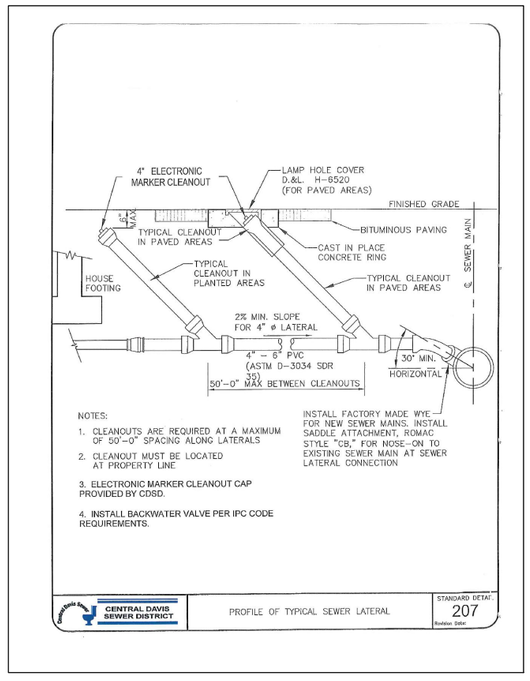
Owner:	BEN WHITE	Project No.	**2025-1**
		Date:	9/8/2025
Project Name:	WHITE HORSE SUBDIVISION 1188 N MAIN STREET FARMINGTON, UT	Sheet No.	**C7.1**
Sheet Title:	FARMING TON DETAILS		











LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

Project No. **2025-1**

Date: 9/8/2025

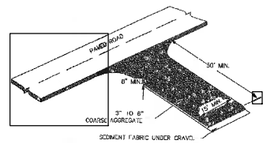
Project Name: WHITE HORSE SUBDIVISION

1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: SEWER DETAILS

Sheet No.
C7.2

917 BMP: Stabilized Construction Entrance



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 3-6" size, to a minimum depth of 6 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Objectives
- [x] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] Control Site Perimeter
- [ ] Control Internal Erosion

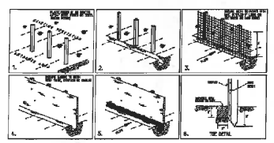
Targeted Pollutants
- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [x] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements
- [x] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

- [x] High [ ] Medium [ ] Low

910A BMP: Silt Fence



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 8 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts.
- Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [x] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] Control Internal Erosion

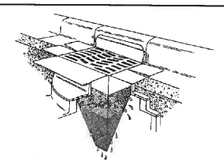
Targeted Pollutants
- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [x] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements
- [x] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

- [x] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact
- [x] High [ ] Medium [ ] Low

918F BMP: Inlet Protection – Silt Bags



Description:
Collect and trap sediment and debris entering catch basins from either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.

Application:
- Storm drain inlet boxes

Installation/Application Criteria:
- Regular Maintenance is necessary
- Evaluation of the device chosen should be balanced with cost
- Hydraulic capacity controls effectiveness
- Most useful in small drainage areas (<1Acre)
- Ideal in combination with other BMP's

Limitations:
- Cost
- Maintenance required to prevent plugging and remain effective

Maintenance:
Inspection after all storm events and as required between events

Objectives
- [x] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

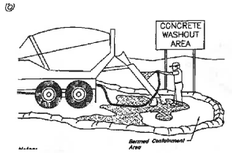
Targeted Pollutants
- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [x] Floatable Materials
- [ ] Other Waste

- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements
- [x] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [x] Training

- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact
- [x] High [ ] Medium [ ] Low

931B BMP: Concrete Waste Management



Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:
This technique is applicable to all types of sites

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area
- Train employees and subcontractors in proper concrete management.
- No spraying off of trucks in the street; windshield, wheels, outside of drum, etc.

Limitations:
Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose of hardened concrete on a regular basis.

Objectives
- [ ] Housekeeping Practices
- [x] Contain Waste
- [x] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

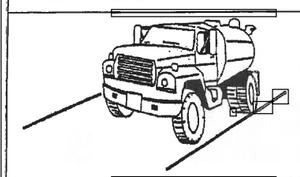
Targeted Pollutants
- [ ] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [x] Other Waste

- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements
- [ ] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [x] Training

- [x] High [ ] Medium [ ] Low

913 BMP: Dust Controls



Description:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

Application:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Is generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

Maintenance:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

Objectives
- [x] Housekeeping Practices
- [ ] Contain Waste
- [x] Minimize Disturbed Areas
- [x] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [ ] Control Site Perimeter
- [ ] Control Internal Erosion

Targeted Pollutants
- [x] Sediment
- [ ] Nutrients
- [x] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

- [x] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements
- [x] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [x] Training

- [x] High [ ] Medium [ ] Low

LICENSED PROFESSIONAL ENGINEER
No.183501
BENJAMIN S. WHITE
9-8-2025
STATE OF UTAH

Owner: BEN WHITE

Project Name: WHITE HORSE SUBDIVISION
1188 N MAIN STREET
FARMINGTON, UT

Sheet Title: EROSION CONTROL DETAILS

Project No. **2025-1**

Date: 9/8/2025

Sheet No.
C7.3

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

DEVELOPMENT AGREEMENT FOR THE WHITE HORSE SUBDIVISION

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2025, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **BEN AND COLAIN WHITE**, hereinafter referred to as the "Developer."

RECITALS:

A. Developer owns approximately 0.95 acres of land located within the City, identified as Parcel 08-052-0125 in the records of the Davis County Recorder, which property is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

B. Developer desires to develop a project on the Property to be known as the White Horse Subdivision (the "Project"). Developer has submitted an application to the City seeking approval of a Planned Unit Development and density based off of the alternative lot size for the applicable zone in accordance with the City's Laws.

C. The Property is presently zoned under the City's zoning ordinance as LR-F (Large Residential - Foothill). The Property is subject to all City ordinances and regulations including the provisions of the City's General Plan, the City's zoning ordinances, the City's engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the "City's Laws") unless otherwise exempted herein.

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

AGREEMENT

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

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

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

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

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

(a) Preservation of Home. As a condition to qualify for Alternative Standards, as stated in §11-11-050 of the Farmington Municipal Code, Developer has agreed to preserve the existing home on the property which shall be part of Lot 1 as Shown in Exhibit B and as further identified in Exhibit C for a period of no less than 25 years from the date of this Agreement. Preserve in this case shall mean that the home will not be entirely demolished, and any alterations or changes to the building's exterior shall maintain its eligibility to be listed on the National Historic Register of Historic Places.

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

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

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

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

portion of the Project or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time. Developer shall furnish, or cause to be furnished, to the City a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars ($1,000,000) and naming the City as an additional insured.

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

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

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

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

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

To Developer: _____
_____
_____
_____

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

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

(a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

(b) The right to draw upon any security posted or provided in connection with the Project.

(c) The right to terminate this Agreement.

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

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

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

17. Termination.

(a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within seven (7) years from the date of this Agreement or if Developer does not comply with the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be affected by the City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

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

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

19. General Terms and Conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

(Execution on Following Pages)

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

DEVELOPER

BEN AND COLAIN WHITE

_____ _____

Ben White Colain White

_____

Signature

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this ____ day of _____, 20___, personally appeared before me, Ben White and Colain White, who being by me duly sworn, did say that they represent the Developer, and that the foregoing instrument was signed on behalf of said Developer.

_____

Notary Public

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

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

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

1188 North Main Street – Farmington, UT 84025

Davis County Parcel ID # 08-052-0125

Legal Description:

BEG 681.73 FT S 36^26'40" E ALG E LINE OF A HWY FR ITS PT OF INTERSECTION WITH N LINE OF SEC AT A PT N 89^05'50" E 80.53 FT, M/L, ALG SD SEC LINE & S 36^26'40" E 681.73 FT ALG SD HWY FR N 1/4 COR OF SEC 13-T3N-R1W, SLM; & RUN TH S 36^26'40" E 241.36 FT ALG SD HWY; TH N 53^33'20" E 125.70 FT; TH S 36^26'40" E 20.47 FT; TH N 53^33'20" E 85.0 FT; TH N 1^42'23" W 94.39 FT; TH N 88^48'37" E 184.80 FT TO THE W'LY LINE OF FORMER BERR R/W; TH NW'LY 6.29 FT ALG SD R/W ALG ARC OF AN 1885.1 FT RAD CURVE TO LEFT TO A PT N 87^55'50" E OF POB; TH S 87^55'50" W 505.02 FT, M/L, TO POB.

CONT. 0.95 ACRES.

EXHIBIT B

DEVELOPMENT PLAN

EXHIBIT C

HISTORIC HOME

Property Record # 21659
Historic Property Name:
County Name: DAVIS COUNTY
City Name: FARMINGTON
Address: 1188 N MAIN ST
NRHP Evaluation: ELIGIBLE/CONTRIBUTING
National Register Status: Not Listed
National Register List Date:
Construction Year:1960 Year 2:
Original Use: SINGLE DWELLING Original Use 2:
Plan Type: SPLIT ENTRY WITH GARAGE
Style: RANCH/RAMBLER (GEN.) Secondary Style:
Construction Material: STRIATED BRICK
Secondary Construction Material:
Building Height: 1.5
Comments:
RLS: 7/2022 ILS: / General Survey: /
Architect: -

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Amendment to Development Agreement for the Hess Farms Subdivision
PRESENTED BY:	Lyle Gibson, Community Development Director
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson – Community Development Director

Date: 11/18/2025

Subject: **Amendment to Development Agreement for the Hess Farms Subdivision.**

RECOMMENDED MOTION

Motion to approve the Amendment to Development Agreement for the Hess Farms Subdivision as drafted.

Finding:

1. The 700 West improvements referenced in the agreement are part of the approved plans for TheAna subdivision so the existing requirement is unnecessary.
2. The change to the Moderate Income housing program to allow 'for sale' moderate income units rather 'for rent' units continues to meet the intent of the requirement while offering a desirable less common option for providing housing which can help residents build equity.

BACKGROUND

Wright Development was previously approved for commercial and townhome development on the north end of Lagoon Drive at 700 West. They have advanced in their development of the Hess Farms Subdivision to the point where utility and street improvements are nearly complete and the project is ready to record and permit the review of building plans for building permits. Wright, the original developer is looking to sell the project to another group to build out the homes on site. This buyer is interested in selling all of the units including the moderate income housing units.

The modified agreement includes a 'for sale' deed restriction for the same number of units that were originally required to recorded a deed restriction which restricted the rental price of each applicable unit.

The proposed amendment also corrects a requirement for the improvement of part of 700 West Street which is not adjacent to this subdivision and is actually part of the approved plans for a neighboring project which has recently received preliminary plat approval.

Respectfully submitted,

Lyle Gibson
Community Development Director

Review and concur,

Brigham Mellor
City Manager

Supplemental Information

Amendment to Development Agreement for the Hess Farms Subdivision

Agreement Approved as to form:

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

AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HESS FARMS SUBDIVISION

This Amendment to Development Agreement For the Hess Farms Subdivision (this "**Amendment**") 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 **WDG PARK LANE, LLC.**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as "Developer."

RECITALS:

A. Farmington City and Developer, entered into a Development Agreement for The Hess Farms Subdivision (the "Agreement") effective as of March 10 , 2025 and was recorded as in the Davis County, Utah County Recorder's Office as Entry Number 3520759.

B. Developer is the owner of the Property (the "Property"), which Property is more particularly on the attached Exhibit A.

C. The Property is subject to the City's laws, including without limitation, Chapter 11-19 of the City's Zoning Ordinance, pursuant to which the Agreement may be utilized to commit the understanding of the parties relating to development of the Property.

D. The parties desire to amend the Agreement pursuant to the terms set forth below.

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; Defined Terms.** The above Recitals are hereby incorporated into this Amendment. All terms used herein and not otherwise defined have the meaning given them in the Supplemental Development Agreement.

2. **Amendment of Section g of Supplement Development Agreement**. Section g of the Supplemental Development Agreement is hereby deleted in its entirety and replaced with the following:

g. 700 West Connection. Developer shall be responsible to construct ~~a connection between the Project and existing 700 West to the North of the Property, in order to accomplish the circulation plan submitted to the City~~700 West Street Improvements which are within the Property . The construction shall meet all City standards any specifications for right-of-way. Developer shall be solely responsible for all costs incurred to construction 700 West as a 55' ROW. The city shall be responsible for all costs to increase the size of 700 West from a 55' ROW to a 60' ROW. Developer asserts and the City relies upon the assertion that the property on which the connection is to be constructed within the control of the Developer or its affiliates.

3. **Amendment of Exhibit C**. Exhibit C of the Agreement is hereby deleted in its entirety and replaced with Exhibit C attached hereto

4. **Entire Agreement.** This Amendment together with the Exhibits attached hereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Amendment and the regulatory approvals for the Property, including any related conditions. The Supplemental Development Agreement is hereby ratified and remains in full force and effect. To the extent of any conflict between this Amendment and the Supplemental Development Agreement or the Original Agreement, the terms and provisions of this Amendment will control.

5. **Recordation.** The City shall record this Amendment against the Property in the office of the Davis County Recorder, State of Utah.

[Signature pages follow]

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

"CITY"

FARMINGTON CITY

ATTEST:

_____ By:_____

City Recorder Mayor

"DEVELOPER"

WDG Park Lane, LLC.

By: _____

Title: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2025, personally appeared before me _____, 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 on behalf of the City by authority of its governing body and said _____ acknowledged to me that the City executed the same.

_____
Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF MINNESOTA)
:ss.
COUNTY OF CARVER)

On the _____day of _____, 2025, personally appeared before me _____, who being by me duly sworn did say that he/she is _____ of WDG Park Lane, LLC., and that the foregoing instrument was signed on behalf of said corporation by virtue of the authority granted to such _____ under the governing documents of said corporation, and he/she acknowledged to me that said corporation executed the same.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEG AT A PT ON THE E R/W LINE OF THE E FRONTAGE ROAD SD PT ALSO THE SAME POB AS CONT IN THAT CERTAIN BNDRY LINE AGMT RECORDED 06/24/2019 AS ENTRY NO. 3168113 IN BK 7290 AT PAGES 1284-1293, BEING S 89^52'45" W ALG THE 1/4 SEC LINE 696.296 FT & N 306.014 FT FR THE CENTER OF SEC 13-T3N-R1W, SLB&M; & RUN TH ALG SD E R/W LINE THE FOLLOWING FIVE (5) COURSES & ALG SD BNDRY LINE AGMT THE FOLLOWING TWELVE (12) COURSES: N 17^29'15" W 34.201 FT; TH N 68^05'24" W 46.98 FT; TH N 18^42'27" W 254.22 FT; TH S 67^50'41" W 20.91 FT; TH N 22^16'23" W 40.35 FT TO AN EXIST FENCE LINE: TH STILL ALG SD BNDRY LINE AGMT & AN EXIST FENCE LINE N 89^01'29" E 84.14 FT; TH N 88^07'28" E 79.917 FT; TH N 89^09'21" E 337.547 FT; TH N 89^07'31" E 284.95 FT; TH N 88^45'34" E 267.389 FT; TH N 89^31'30" E 164.276 FT TO THE SW COR OF NORTH MAIN STREET CHURCH SUB RECORDED 07/02/2009 AS ENTRY NO. 2464628 IN BK 4810 AT PG 426; TH N 88^47'01" E ALG THE S OF SD SUB 141.48 FT; TH S 00^52'45" W 362.13 FT TO THE S LINE OF THAT COMMON LINE AS DESC IN SD BNDRY LINE AGMT; TH N 89^07'15" W ALG SD BNDRY LINE AGMT 1184.00 FT TO THE POB. THE NAD83 ROTATION IS 00^21'15" CLOCKWISE.

CONT. 9.99029 ACRES

Exhibit C

DEED RESTRICTION

Upon recording return to:

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

DEED RESTRICTION
Owner Occupancy & Moderate-Income Home Price
Governing For-Sale Unit

This DEED RESTRICTION (this "Deed Restriction") is granted as of _____, 20___ by _____ having a mailing address of _____ ("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 legal title to approximately ____ acres of land located at approximately _____ known as the _____ Subdivision (the "Development"), and intends to construct a housing development, consisting of single-family detached and/or single-family attached homes.

B. In exchange for increased density in the Development, the Grantor agreed to provide moderate income housing within the Development. Lot #s _____ are subject to this Deed Restriction as moderate-income housing units, and therefore subject to restrictions on their sales price to assure their availability for qualifying households. It is acknowledged by the Grantor that this deed restriction allowed the Development to achieve the level of density it attained, thereby increasing the value of the Development and providing consideration for this Deed Restriction.

C. The Development was approved pursuant to an Agreement under Section 10-9a-535(1) of the Utah Code, which requires the development of a certain number of moderate-income housing units as a condition of approval.

D. As a condition to the approval, Grantor has agreed that this Deed Restriction be imposed upon this Lot, Lot ____ (the "Restricted Lot") within the Development as a covenant running with the land and binding upon any successors to Grantor, as owner thereof. The legal description of the Restricted Lot is "All of Lot ____ of the _____ Subdivision, Farmington City, Davis County, Utah." The property description and identification of the Restricted Lot is attached as Exhibit A and incorporated by this reference.

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

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

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending that owners of the unit be bound by its terms, 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 housing for which the mortgage (including Principal, Interest, Taxes, and Insurance) and utility costs are equal to or less than thirty percent (30%) of the income for those earning eighty percent (80%) of the Area Median Income or less.

   (b) "Affordable Unit" means the dwelling built on the Lot subject to the price controls 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, UT Metropolitan Statistical Area, with 50% of individuals in that Area making more than that amount, and 50% making less than that amount. The percentage used to calculate AMI shall be rounded to the nearest tenth (for example, if the calculated AMI percentage is 64% it shall be rounded down to 60%; if the calculated AMI percentage 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.

   (f) "HUD" means the United States Department of Housing and Urban Development.

   (g) "Notice" means correspondence complying with the provisions of Section 10(b) of this Deed Restriction.

   (h) "Restricted Lot" means the Lot identified on the subdivision plat as Lot ___ and described in Section G of the recitals.

   (i) "Tenant" means an occupant of the Restricted Lot other than an owner or operator.

3. **Affordable Unit.**

(a) The Restricted Lot is subject to the price controls in this deed restriction as an Affordable Unit.

(b) The initial sale of the Restricted Lot and its associated dwelling unit shall be as an Affordable Unit to a bona fide purchaser for owner-occupation. The City shall provide analysis of the price point at which the Restricted Lot is considered an Affordable Unit, as provided in section 5 of this Deed Restriction.

(c) Adjustments to the Affordable Unit's sale price for Household size are as follows, and consistent with the AMI for the Ogden, UT MSA-:

1. One-bedroom unit: use the income limit for a two-person household.

(d) Subsequent purchasers of the Restricted Lot after the initial purchase are not subject to price controls.

(e) This deed restriction shall be recorded against the Restricted Lot, at the time of plat recordation.

4. **Occupancy Requirement.**

(a) This Deed Restriction shall remain in effect from the date that occupancy was established for the dwelling on the Restricted Lot, and continuing for a period of **thirty (30) years** thereafter (the "Restricted Period") unless earlier terminated in accordance with Section 10(h) hereof.

(b) Occupancy of the Restricted Lot shall be limited to owner-occupied uses during the Restricted Period. Renting, leasing or sub-leasing the home built on the Restricted Lot is prohibited except as provided in Farmington City Code.

(c) This Deed Restriction's compliance with the requirements of this section shall be monitored and enforced by the City.

5. **City to Provide Analysis.**

(a) In order to ascertain whether the purchase price is an Affordable Sale Price, a purchaser or title company may contact Farmington City's Community Development Department at (801) 451-2383 or 160 S. Main Street, Farmington, UT, to request an analysis of the property.

(b) The requestor shall be required to identify the property by lot number and address, and indicate the number of bedrooms in the Restricted Lot.

(c) The City shall provide the analysis within five business days of receiving the request, in the form of a written, official Determination of Affordable Value for the Restricted Lot.

6. **Advertisement.**

During marketing to sell the Restricted Lot during the Restricted Period, all advertising shall indicate that the unit is subject to an owner-occupancy deed restriction which was designed to keep the unit affordable for moderate-income households.

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 legal action to void the property transfer accomplished in violation of this deed restriction. The property owner shall be responsible for reasonable attorney fees and costs associated with such litigation, and agrees that such costs will constitute a lien against the Restricted Lot until paid.

(b) Enforcement of the owner-occupancy requirement may include civil or criminal citations for zoning violations, in addition to legal proceedings seeking injunctive or specific performance. The property owner shall be responsible for the costs of investigation and prosecution of these violations, including reasonable attorney fees and costs. The costs shall constitute a lien against the Restricted Lot until paid.

(c) 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 Grantor. Grantor agrees to cooperate with any delegate of the City to the same extent as required under this Deed Restriction as long as the City has notified Grantor in writing of such delegation of responsibility.

8. Covenants to Run with the Property.

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

(b) At the expiration of the Restricted Period, either City, Grantor or a successor in interest, may record a notice of termination of this Deed Restriction without the other party's consent and acknowledgement.

(c) This Deed Restriction was 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).

(d) 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 Restricted 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:

Attn: _____
_____
_____
_____

After property has been sold to a subsequent owner, notice may be sent to the mailing address provided for the property owner on the records of the Davis County Recorder for the Restricted Lot.

City:

Attn: Community Development 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 City pursuant to the terms of this Deed Restriction. All future purchasers of this deed restricted lot accept the terms of this restriction by virtue of its appearance on the records of the Davis County Recorder and

(h) Termination. This Deed Restriction may be terminated by the written, mutual consent of both Grantor and the City of Farmington, which authorization must be rendered by the City Council. If this Deed Restriction is terminated as provided in this Section 10(h), the then-owner of the Property, or a portion thereof, or City may record a notice of such termination with the Davis County Recorder with the other party's consent and acknowledgement.

(i) 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.

(j) 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.

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:

_____

By: _____

Title: Owner

STATE OF UTAH

ss:

COUNTY OF DAVIS

In _____ County on this ____ day of _____, 20___, 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 _____, 20____, 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
& Identification of Restricted Lot

Legal Description:
All of Lot __ of the _____ Subdivision. Cont. _____ acres

Visual Exhibit:

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Packer Subdivision Alternate Lot Size and Sidewalk Installation Considerations.
PRESENTED BY:	Lyle Gibson, Community Development Director
MEETING DATE:	November 18, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson – Community Development Director

Date: 11/18/2025

Subject: **Packer Subdivision Alternate Lot Size and Sidewalk Installation Considerations.**

RECOMMENDED MOTION – SUBDIVISION/ALTERNATE LOT SIZE AGREEMENT

Move that the City Council approve the Packer Subdivision Alternate Lot Size Agreement subject to the following condition:

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

Finding:

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

ALTERNATE MOTIONS – SIDEWALK INSTALLATION

*The City Council should determine if the sidewalk should be installed with this subdivision or if a deferral agreement is appropriate which may require payment now or in the future.

NOTE: The Planning Commission voted unanimously to recommend approval of the use of alternate lot size for preservation of the historic building, but were split 3-3 on how to address the sidewalk issue. Some felt that it should just be installed now while others felt that a full waiver of the need to install sidewalk seemed appropriate.

Motion A
Move that the City Council deny request for use of a deferral agreement for the installation of sidewalk:

Findings:

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

Motion B
Move that the City Council approve a deferral agreement requiring that the applicant pay a fee in lieu for the installation of sidewalk prior to the recordation of the Packer Subdivision.

Findings:

1. Collection of fees now is an acceptable alternative to immediate installation accounting for the developer's contribution at a more appropriate time to install the improvements.

Motion C

Move that the City Council approve a deferral agreement requiring that the applicant pay for the installation of sidewalk at a future date when the city determines it is time to have sidewalk installed.

Findings:

1. B. Collection of fees in the future will more accurately account for costs of sidewalk improvements.

BACKGROUND

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

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

Respectfully submitted,

Lyle Gibson
Community Development Director

Review and concur,

Brigham Mellor
City Manager

Supplemental Information

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

Agreement Approved as to form:

Paul Roberts
City Attorney

FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

Packer Subdivision

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

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

PER **12-5-150: DELAY AGREEMENT:**

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

……

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

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

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

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

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

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

Thanks again for your time.

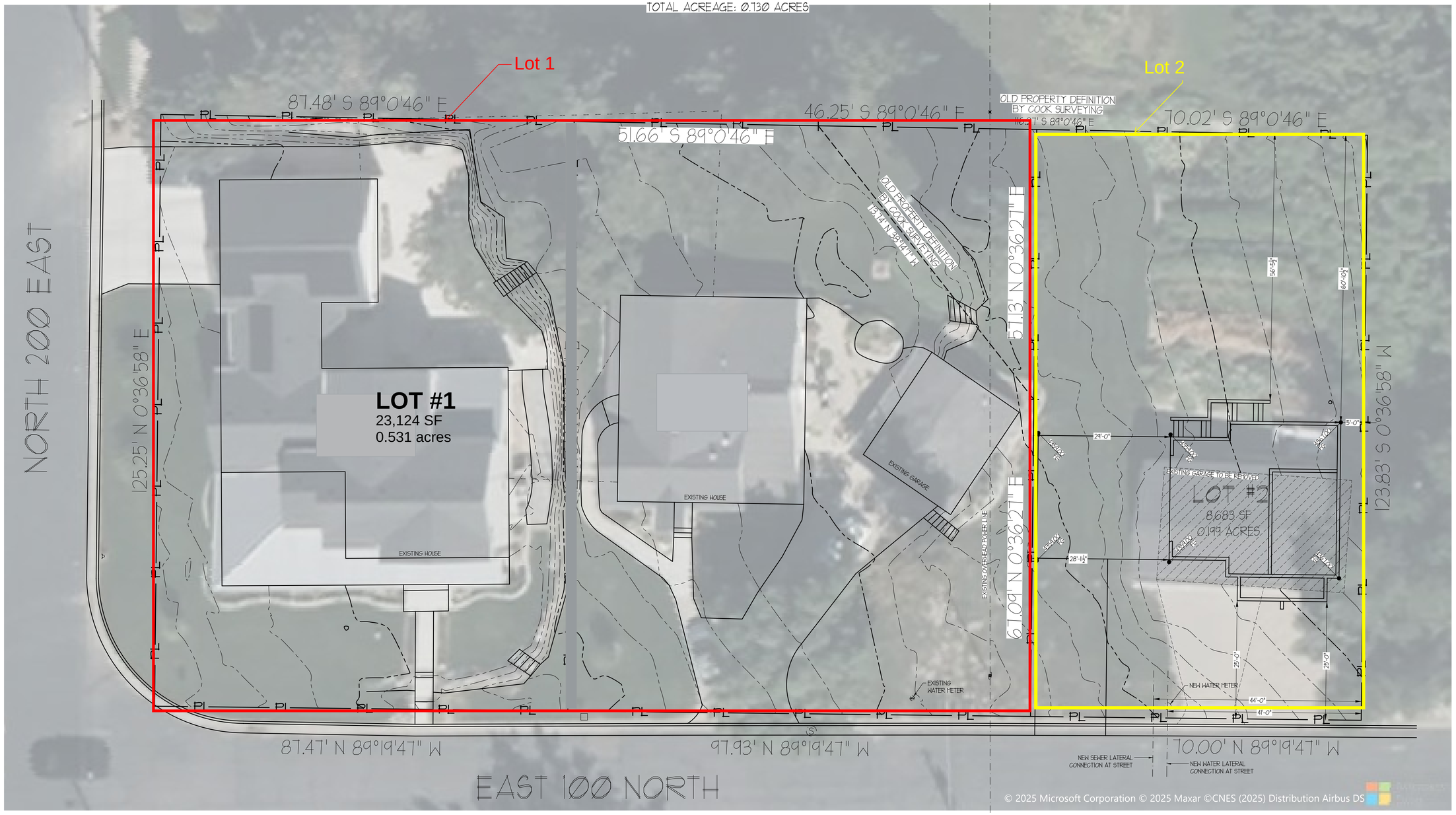
Michael and Chaney Packer

© COPYRIGHT 2025
THIS PLAN IS PROPERTY OF MODLINE DESIGN AND SHALL NOT BE REPLICATED IN ANY FORM OR USED FOR THE BASIS OF ANY NEW PLANS

THE BUILDER/GENERAL CONTRACTOR (CONSTRUCTION PROFESSIONAL) MUST CAREFULLY AND THOROUGHLY VERIFY DIMENSIONS, VALIDITY, AND OVERALL INTEGRITY OF THE PLANS. IN THE EVENT OF A DISCREPANCY, PRIOR TO CONSTRUCTION, MODLINE DESIGN SHALL BE CONTACTED FOR CLARIFICATION.

PACKER PLACE SUBDIVISION

219 EAST 100 NORTH
FARMINGTON, UTAH, 84025
TOTAL ACREAGE: 0.730 ACRES



NORTH

LINETYPE KEY

PL PROPERTY LINE

TOPOGRAPHY LINE

TYPICAL GRADING NOTES

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

SCHEMATIC DESIGN PLAN
SITE AND YIELD PLAN

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

MODLINE DESIGN
ARCHITECTURE - PLANNING - DESIGN
(801) 834-5568 - sorgill@modlinedesign.com
311 N. MAIN STREET, FARMINGTON, UTAH 84025

PROJECT DETAILS:

PACKER RETREAT
219 EAST 100 NORTH
FARMINGTON, UTAH, 84025

DATE PUBLISHED:
Aug. 20, 2025

SHEET: A2.0

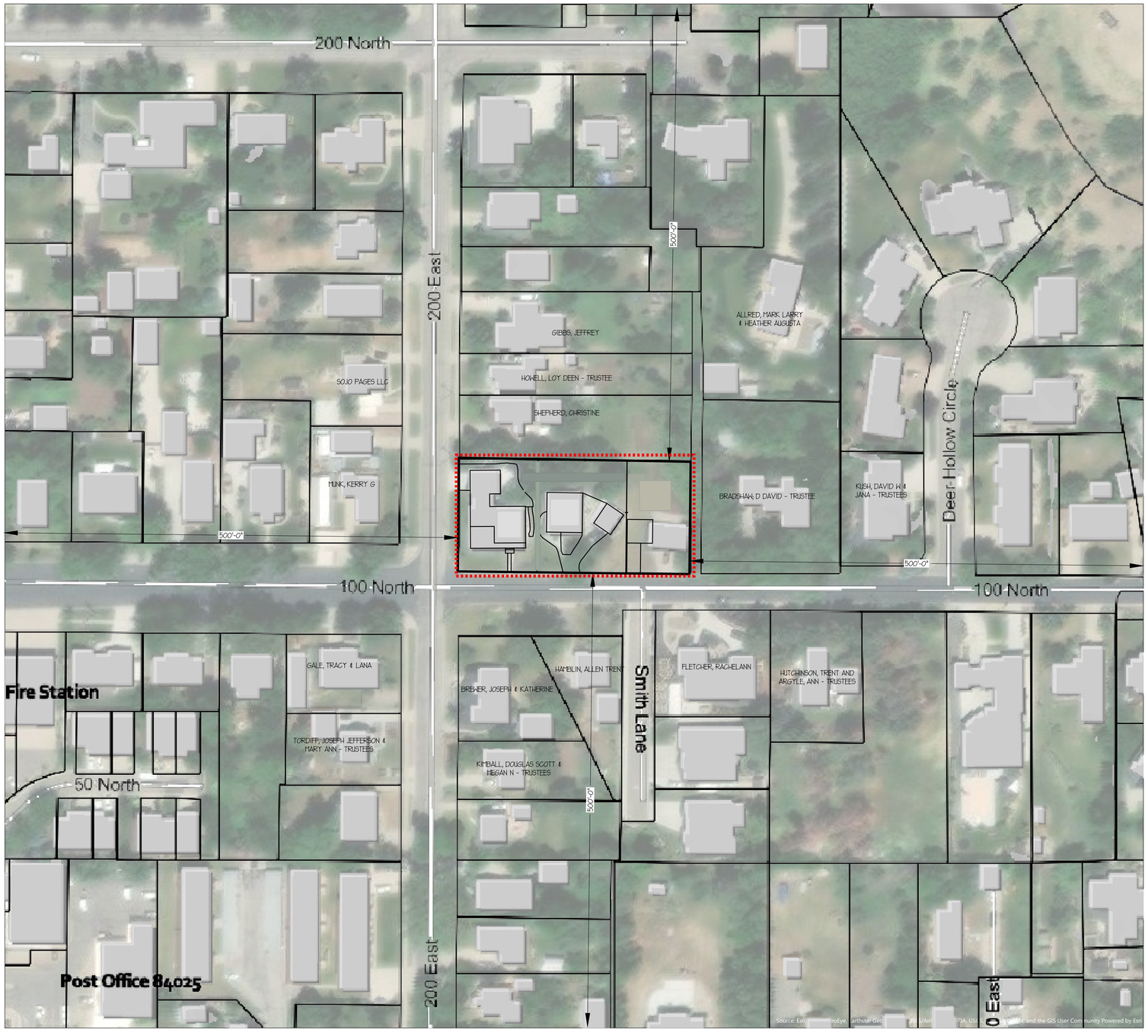
PLAN NUMBER:
G-1956-25

© COPYRIGHT 2025
THIS PLAN IS PROPERTY OF MODLINE DESIGN AND SHALL NOT BE REPLICATED IN ANY FORM OR USED FOR THE BASIS OF ANY NEW PLANS

THE BUILDER/GENERAL CONTRACTOR (CONSTRUCTION PROFESSIONAL) MUST CAREFULLY AND THOROUGHLY VERIFY DIMENSIONS, VALIDITY, AND OVERALL INTEGRITY OF THE PLANS. IN THE EVENT OF A DISCREPANCY, PRIOR TO CONSTRUCTION, MODLINE DESIGN SHALL BE CONTACTED FOR CLARIFICATION.

PACKER PLACE SUBDIVISION

219 EAST 100 NORTH
FARMINGTON, UTAH, 84025



NORTH

VICINITY PLAN

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

MODLINE DESIGN
ARCHITECTURE - PLANNING - DESIGN
(801) 834-5568 - sorgill@modlinedesign.com
31 N. MAIN STREET, FARMINGTON, UTAH 84025

PROJECT DETAILS:

PACKER RETREAT
219 EAST 100 NORTH
FARMINGTON, UTAH, 84025

DATE PUBLISHED:
Aug. 20, 2025

SHEET: A2.0

PLAN NUMBER:
G-1956-25

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

DEVELOPMENT AGREEMENT FOR THE PACKER SUBDIVISION

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

RECITALS:

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

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

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To Developer: _____
_____
_____
_____

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

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

(a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.

(b) The right to draw upon any security posted or provided in connection with the Project.

(c) The right to terminate this Agreement.

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

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

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

17. Termination.

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

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

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

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

19. General Terms and Conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Execution on Following Pages)

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

DEVELOPER

MICHAEL JAMES & CHANEY KIEL PACKER

_____ _____

Michael James Packer Chaney Kiel Packer

_____

Signature

STATE OF UTAH)
: ss.
COUNTY OF _____)

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

_____

Notary Public

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

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

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel ID 07-027-0101

Address: 219 East 100 North

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

CONT. 0.72 ACRES

EXHIBIT B

DEVELOPMENT PLAN

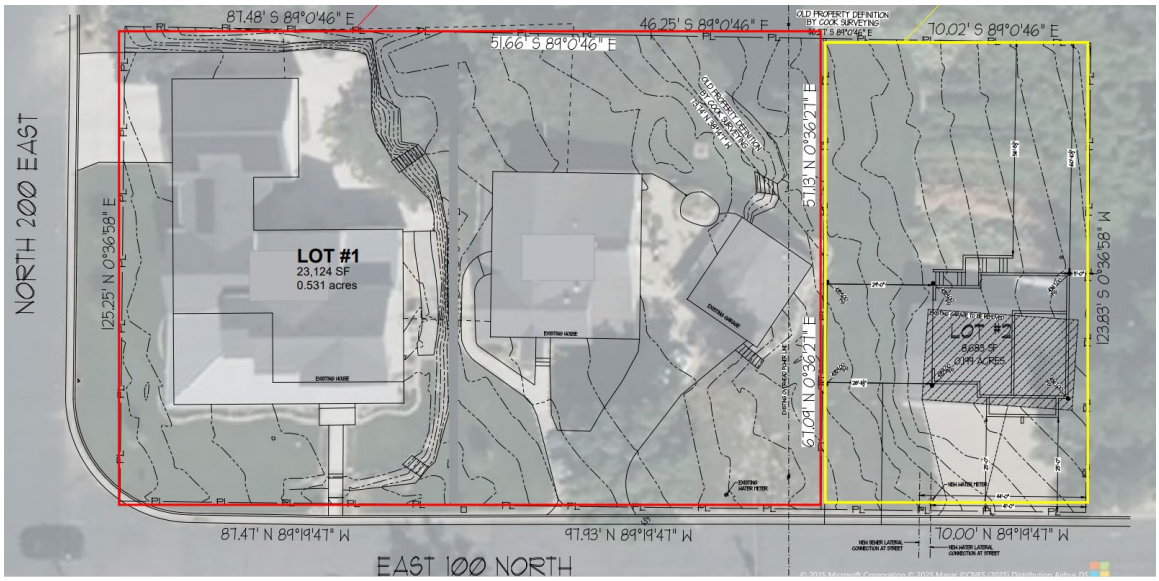
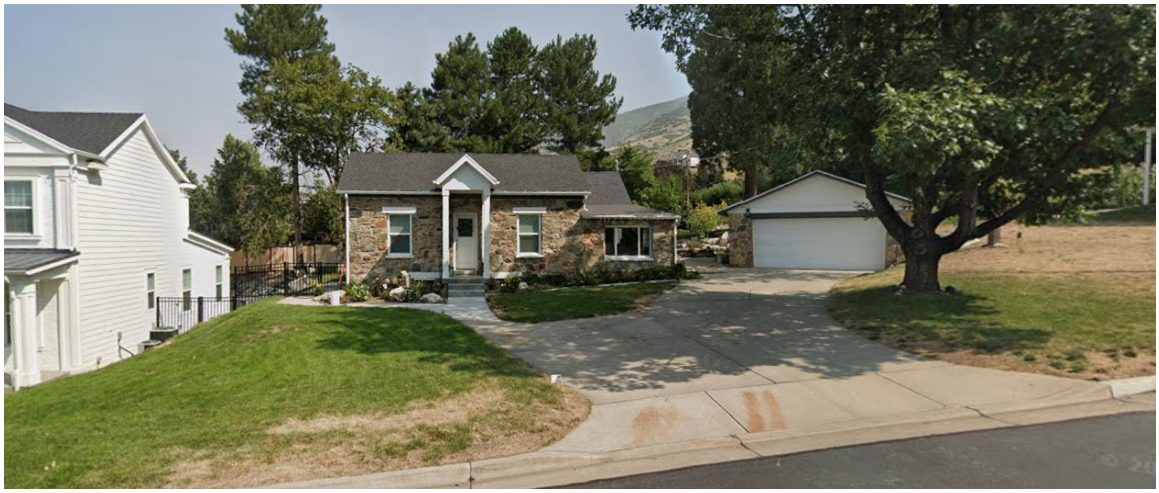


EXHIBIT C

HISTORIC HOME

Property Record # 40619
Historic Property Name: BURNS-WOOD HOUSE
County Name: DAVIS COUNTY
City Name: FARMINGTON
Address: 231 E 100 NORTH
NRHP Evaluation: ELIGIBLE/CONTRIBUTING
National Register Status: NR Individually Listed Property
National Register List Date: 3/13/2025
Construction Year:1861 Year 2:1907
Original Use: RESIDENTIAL (GEN.) Original Use 2:
Plan Type: CROSSWING
Style: CLASSICAL: OTHER Secondary Style:
Construction Material: STONE:OTHER/UNDEF.
Secondary Construction Material:
Building Height: 1
Comments: ORIG. HALL-PARLOR; 1 NEW HOUSE AND 2 NEWER GARAGES ON PARCEL
RLS: 6/1986 ILS: /1990 General Survey: /
Architect: -



AGREEMENT FOR THE DEFERRAL OF CERTAIN PUBLIC IMPROVEMENTS

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

RECITALS

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

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

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

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

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

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

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

"CITY" FARMINGTON CITY	"OWNER"
By:_____ Mayor	By:_____ AND By: _____

STATE OF UTAH, COUNTY OF DAVIS, ss:

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

_____
Notary Public
My Commission Expires: _____

STATE OF UTAH, COUNTY OF _____, ss:

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

_____
Notary Public
My Commission Expires: _____

Exhibit A

Parcel ID 07-027-0101

Address: 219 East 100 North

Legal Description:

A PARCEL OF LAND SIT IN THE NW 1/4 & THE NE 1/4 OF SEC 19-T3N-R1E, SLB&M, SD PARCEL MORE PART'LY DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE E LINE OF 200 EAST STR & THE N LINE OF 100 NORTH STR DESC IN A RECORDED DOCUMENT FOR THE 100 NORTH STR DEDICATION RECORDED ON 08/21/2000 AS E# 1608956 BK 2683 PG 69 & BEING AT A PT S 0^17'15" W 29.50 FT FR THE SW COR OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY, SD POB ALSO BEING S 89^39'30" E 33.00 FT ALG THE CENTER LINE OF 100 NORTH STR & N 0^17'15" E 20.00 FT FR A FARMINGTON CITY SURVEY MONU IN THE INTERSECTION OF 200 EAST STR & 100 NORTH STR & ALSO SD TO BE N 695.78 FT & W 165.46 FT & N 0^17'15" E 20.00 FT FR THE CENTER OF SEC 19-T3N-R1E, SLB&M; & RUN TH N 0^17'15" E 125.25 FT ALG THE E LINE OF 200 EAST STR TO & ALG THE W LINE OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY TO A BNDRY LINE AGMT RECORDED ON 08/06/2018 AS E# 3109309 BK 7071 PG 247; TH S 89^20'29" E 255.41 FT ALG THE LINE DEFINED IN THE AFOREMENTIONED BNDRY LINE AGMT TO THE END THEREOF; TH S 0^17'15" W 123.83 FT TO THE N LINE OF 100 NORTH STR AS DESC ON THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION; TH N 89^39'30" W 255.40 FT ALG THE N LINE OF THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION TO THE E LINE OF 200 EAST STR TO THE POB. CONT. 0.72 ACRES

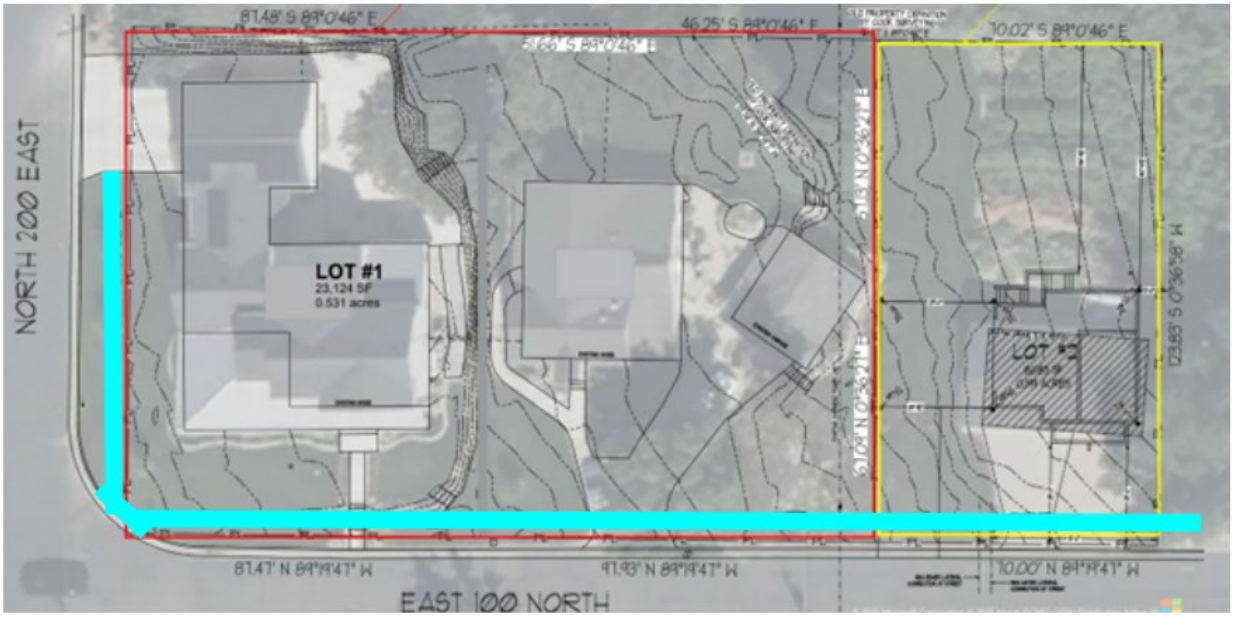


Exhibit B

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

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

AGREEMENT FOR THE DEFERRAL OF CERTAIN PUBLIC IMPROVEMENTS

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

RECITALS

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

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

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

WHEREAS, Owner has requested that the City defer the construction of the Deferral Improvements and agrees to contribute cash payment at a future date equal to the amount required for the construction of the Deferral Improvements at any time that the city determines installation of the Deferral Improvements is necessary to promote the public interest and the welfare of Owner and the residents of the City;

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

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.
2. Deferral of Certain Street Improvements. Consistent with Sections 11-28-1740 and 12-6-020 of the Farmington City Municipal Code, Owner hereby agrees to complete all required public improvements for the Packer Subdivision as may be required. The parties acknowledge that the approved Construction Drawings do not show the construction of the Deferral Improvements, being sidewalk along 100 North and 200 East which would have otherwise been required for this subdivision.
3. Cash Payment. Upon request by the City, at any point after recordation of any documentation which will subdivision or create additional or modified tax Identification numbers at the subject property, Owner shall provide to the City a cash payment sufficient to cover the cost of installing the Deferral Improvements to be determined by a contractor's quote at the time that the Deferral Improvements are determined to be necessary.
4. Governing Law. This Agreement will be construed and enforced in accordance with the laws of the State of Utah.

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

"CITY" FARMINGTON CITY	"OWNER"
By:_____ Mayor	By:_____ AND By: _____

STATE OF UTAH, COUNTY OF DAVIS, ss:

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

_____
Notary Public
My Commission Expires: _____

STATE OF UTAH, COUNTY OF _____, ss:

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

_____
Notary Public
My Commission Expires: _____

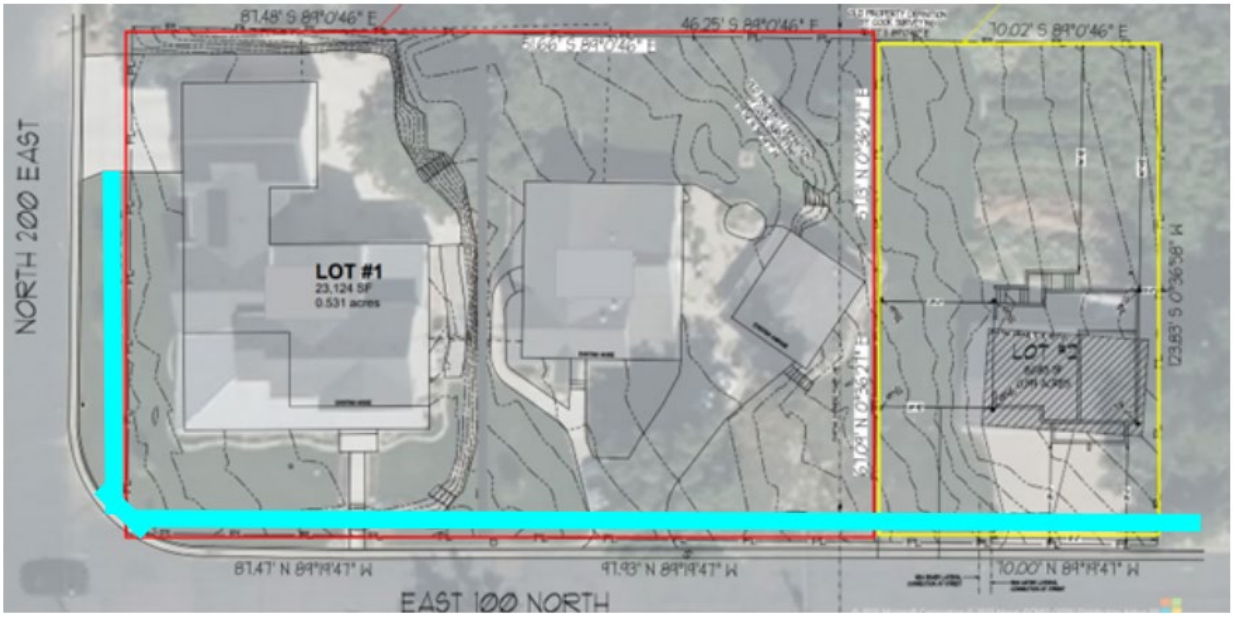
Exhibit A

Parcel ID 07-027-0101

Address: 219 East 100 North

Legal Description:

A PARCEL OF LAND SIT IN THE NW 1/4 & THE NE 1/4 OF SEC 19-T3N-R1E, SLB&M, SD PARCEL MORE PART'LY DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE E LINE OF 200 EAST STR & THE N LINE OF 100 NORTH STR DESC IN A RECORDED DOCUMENT FOR THE 100 NORTH STR DEDICATION RECORDED ON 08/21/2000 AS E# 1608956 BK 2683 PG 69 & BEING AT A PT S 0^17'15" W 29.50 FT FR THE SW COR OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY, SD POB ALSO BEING S 89^39'30" E 33.00 FT ALG THE CENTER LINE OF 100 NORTH STR & N 0^17'15" E 20.00 FT FR A FARMINGTON CITY SURVEY MONU IN THE INTERSECTION OF 200 EAST STR & 100 NORTH STR & ALSO SD TO BE N 695.78 FT & W 165.46 FT & N 0^17'15" E 20.00 FT FR THE CENTER OF SEC 19-T3N-R1E, SLB&M; & RUN TH N 0^17'15" E 125.25 FT ALG THE E LINE OF 200 EAST STR TO & ALG THE W LINE OF LOT 3, BLK 12, PLAT B, FARMINGTON TS SURVEY TO A BNDRY LINE AGMT RECORDED ON 08/06/2018 AS E# 3109309 BK 7071 PG 247; TH S 89^20'29" E 255.41 FT ALG THE LINE DEFINED IN THE AFOREMENTIONED BNDRY LINE AGMT TO THE END THEREOF; TH S 0^17'15" W 123.83 FT TO THE N LINE OF 100 NORTH STR AS DESC ON THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION; TH N 89^39'30" W 255.40 FT ALG THE N LINE OF THE AFOREMENTIONED DOCUMENT OF THE 100 NORTH STR DEDICATION TO THE E LINE OF 200 EAST STR TO THE POB. CONT. 0.72 ACRES



CITY COUNCIL AGENDA

SUMMARY ACTION

1. Approval of Minutes for 10.21.25
2. Monthly Financial Report
3. Surplus Property List

DRAFT FARMINGTON CITY – CITY COUNCIL MINUTES

October 21, 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 Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle Gibson,
City Planner/GIS Specialist Shannon Hansell, and
Finance Director Levi Ball.

Mayor **Brett Anderson** called the work session to order at 6:02 p.m.

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,
City Planner/GIS Specialist Shannon Hansell, and
Finance Director Levi Ball.

Motion:

At 6:03 p.m., Councilmember **Alex Leeman** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property, and strategy session to discuss pending or reasonably imminent litigation.

Councilmember **Roger Child** 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 6:28 p.m., **Leeman** made the motion to reconvene to an open meeting.

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

MOSQUITO ABATEMENT DISTRICT-DAVIS PROPOSED TAX INCREASE

Councilmember **Scott Isaacson** said The Mosquito Abatement District is planning to raise taxes to update their buildings, specifically adding women's restrooms. They will need to bond for the construction and have started interviewing contractors. **Isaacson** feels everything they plan to do with the tax increase is necessary. The City won't be voting on this increase, but the Abatement District wanted to inform Farmington beforehand.

Mosquitoes are coming into houses now searching for a place to hibernate over the winter. Three people died in Davis County with West Nile virus this year, which is a constant threat because of development that keeps pushing further west into mosquito habitat. He said many people have had West Nile and not known it, as it feels like the flu. City Manager **Brigham Mellor** said the tax increase will amount to a $7 annual increase. **Isaacson** said the new building could cost $8 million in total construction costs.

STACK DISCUSSION

Ryan Thomas with STACK Real Estate addressed the Council, saying STACK has worked on this project for quite a while. **Isaacson** said he was disappointed to see the new plans for a storage unit facility. Councilmembers **Amy Shumway** and **Alex Leeman** both said they don't remember hearing about storage units in past iterations of this project. Community Development Director **Lyle Gibson** said previously approved agreements included the ability to do storage units, as it is an allowed use.

Thomas said when you have a smart city with density, support services like climate-controlled indoor storage are needed. At the last Planning Commission meeting, there were two to three positive comments. It comes down to economics, as things are hard to build now. Farmington City is underserved when it comes to storage units.

Councilmember **Roger Child** said the return for storage units is through the roof, and a spur for economic development.

Isaacson said storage units at the first intersection at the entrance of Farmington's big, new, fancy development may not be what is wanted. It is not wonderful office buildings like originally planned, but he hopes the rest will develop as hoped.

Thomas said the storage units will be behind a big box commercial establishment on the northernmost corner of the property. The developer is saving a building for a desired grocer, which could be an anchor tenant. **Child** said this will be great for the City with tax benefits and property taxes.

Leeman said there are concerns that the City has been sold big master plan developments, but in the end, all that gets developed is the "crap at the end of the list." **Thomas** said those concerns are fair, but this project is near and dear to STACK's heart, and they have not brought in any partners. They want to do this the right way.

Due to Rocky Mountain Power's constraints on power until they can put in a new substation, STACK has had to scale back some of its immediate plans to only some apartments, townhomes, storage units, and commercial pads on C4 and C6 for now. Office is very tough since construction costs have doubled to $55 per square foot, and the market hasn't risen to that yet. STACK is looking for ideas on the southern office area. They want a mix of uses in the northern part including restaurants and small shops, although they do not want to steal tenants from Farmington Station.

STACK is requesting drive throughs on the C4 pads in order to keep the car-centric development away from the core pedestrian-oriented area. This is a high-traffic corridor; the world has changed and now tenants all want drive throughs.

Gibson said since everything on the agenda tonight is a modification of an agreement, the Council gets a lot of say. Figuring out the master plan will make surveying easier and help avoid errors and overlaps. **Thomas** said it helps them transact better with tenants. He also wanted to note that the townhomes will be individually platted, which is different from the apartments they originally planned.

Isaacson said he would rather see something with a theme where everything fits together, and more pitched roofs. He wants something nicer with continuity and perhaps a similar color palet.

Thomas said roof-top patios are very popular. He noted that the developer has design control with all tenants. The developer can't plant landscaping on top of the Enbridge easement, so there are limitations in this area.

Leeman said he has yet to see a business work out in a live/work commercial element, and called it a "scam" for commercial. They are all over Salt Lake, and he hasn't see a live/work unit that is "working." He is concerned with the view from the west, and would rather have shorter non-live/work units there. **Isaacson** said he likes the idea and experiment of the live/work units.

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,
Treasurer Shannon Harper,
City Planner/GIS Specialist Shannon Hansell, and
Finance Director Levi Ball.

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:06 p.m. Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by **Mayor Anderson**.

BUSINESS:

Acceptance or Denial of Annexation Petition submitted by Michael Falk, parcel 070710096, approximate address 1420 S. 450 E.

Community Development Director **Lyle Gibson** presented this agenda item, saying Farmington doesn't consider annexations very often. This is for potential residential development of 4 acres adjacent to the City on the east bench. The annexation policy plan gives guidelines for the Council to lean on for these sorts of applications.

Isaacson noted that the Council recently adopted a new General Plan, and this was not even covered in that plan. He asked about the 2001 policy, since the City recently adopted a new General Plan.

Gibson said the Council has discretion on this item to determine if it is worth City time to consider annexation. If it is, Staff will further study how Farmington could serve this area. If approved, the notification process would be started in the next multiple weeks to invite landowners to a public hearing, where the Council would then consider approval of the actual annexation. He said as Staff and the Development Review Committee (DRC) has considered this, they have all determined that there is not enough culinary water infrastructure to provide adequate water pressure to service this area. This applicant owns land uphill where a water tank could be constructed, but this would need to be considered in a future Development Agreement. **Gibson** said Staff already knows the water pressure of the area and that another water tank would be needed for any additional development. While Staff may not be opposed to this annexation forever in the future, the City has more discretion now than they ever will.

Councilmember **Melissa Layton** asked if property is zoned when it is annexed. **Gibson** answered that land often comes in with an agricultural zoning designation as a "holding zone," that could be rezoned when approved.

Councilmember **Amy Shumway** asked if the developer wants an agreement for the whole area marked in red, or just for the yellow area. **Gibson** answered that the red shows what they anticipate for the future in the long term, but the Council is just considering the area marked in yellow, and if the Council wants to further study annexation of that land. This item has been before the Planning Commission for a public hearing, but they tabled it. The property abuts 200 East, which has a residential zoning while things to the east have and agricultural zoning.

Councilmember **Alex Leeman** said this is a potentially expensive decision because if Farmington agreed to annex this land, the City would then be obligated to service it.

Gibson said Staff has seen more extensive plans for the developer showing their desire to extend the road all the way to the east. Many of the issues are already known, so he is not sure if there is a lot more to keep studying.

Isaacson said the City has looked at annexation in the southwest part of the City before, but tonight's decision is if Farmington should study it, which would trigger a statutory time limit for the intense study. He doesn't feel the City should do that unless there is a good chance they may proceed with the annexation. It would trigger a lot of work for the Staff.

Councilmember **Roger Child** asked if Centerville could annex this property instead. If they did, Farmington would lose the ability to control its east bench. **Gibson** doesn't feel Centerville has desires to annex this area, although he has heard of cities that compete with each other to annex land. Access to this property from Centerville would be difficult, and he is not sure that Centerville would have better water or services for this area than Farmington would.

Applicant **Carrie Paswaters** addressed the Council via Zoom. She said their ask tonight is simple, and it does not include immediate development rights or a rush in the process. She plans to work with Farmington on future water infrastructure and service plans. They already own the surrounding land within Farmington boundaries that currently isn't serviceable by water. They would like to work hand-in-hand with the City to create a responsible plan going forward.

Mayor Anderson said it is good that Farmington has input into several factors, including controlled oversight of slope protection. City Attorney **Paul Roberts** said technically this land is currently in Davis County's jurisdiction, not Farmington's. Therefore, the City doesn't have any controls.

Isaacson asked if Farmington annexes this property in, who would be responsible for putting in the additional water tank that would be needed. **Roberts** said current residents aren't under obligation to pay for infrastructure meant to service new residents. The City would partner with the developers to make sure they paid for their own portion, and the City would not be required to increase the water pressure there. **Roberts** said that while Farmington has enough water storage for build-out of the City, more engineering and study would be needed to address the water pressure issue. This is merely a micro parcel of a much bigger plan.

Child said the Council owes it to the applicant to provide feedback. **Roberts** said not making a motion is the same as a motion to accept it, and the study would go forward. Having been involved in annexing properties into cities, **Child** said he believes in personal property rights and is a protector of such. He doesn't want Farmington to lose control of its east bench, and he doesn't want Centerville reaching in for that control either. He also doesn't believe there is an

appetite to cluster density. He doesn't want Staff to spend time and money for something that doesn't seem on the surface to be economically feasible.

Mayor Anderson said as Farmington worked on its hillside ordinance, it was with the intent not be become like Bountiful. **Isaacson** said when he was first elected to the Council, he asked if Farmington had a strong hillside ordinance. This proposal is part of a bigger plan on the part of the developer, and it doesn't seem efficient to study just 4 acres of what could end up being a 200-acre development. It doesn't make sense to do this in a piecemeal manner. It is premature in his mind.

Motion:

Shumway moved that the City Council deny the petition for further study.

Findings 1:

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.

Isaacson 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

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

Gibson presented this agenda item. This area is close to Interstate 15 (I-15), Shepard Lane, the Denver and Rio Grande Western (D&RGW) Rail Trail, and the new planned interchange. The applicant owns 130 acres, and is already entitled to do a number of things due to approval from prior councils. The developer is now honing in on details in specific areas. The Master Subdivision Plat carves out several parcels, which are not official developable lots. Identifying these parcels helps the developer market the land to future tenants, do individual plat amendments, designate streets, and eliminate service gaps. Aside from that, the Staff has some concerns with heights in the R1 project.

Mayor Anderson asked if the live/work areas could be removed from the plan. He would like the three stories to be pure residential instead of four stories with a live/work feature on the ground floor. **Roberts** said the Council would have that legislative discretion.

Gibson said the Development Agreement is two-sided. The developer is currently required to do commercial in the area marked in red on Page 28 near the 950 North interchange. The proposed live/work units are in this R1 area, which has no current height restrictions. The Planning

Commission liked the live/work proposal, which shows a commercial intent. A prior approval allowed multi-level storage units where currently proposed. While not usually permitted in the area, drive-through windows are being requested on commercial pads near the freeway interchanges.

The Council will have to consider signage heights, as mixed-use has restrictive signage requirements, which the Planning Commission discussed during a three-hour hearing. **Leeman** said signage height is part of what a tenant considers before signing contracts. **Isaacson** said big signs are not needed further to the west, and lack of big signs makes a community look nicer. A lot of cities in California don't have pylon signs. He would like to remove signs from the agenda tonight in order to further study the issue. He is wondering if the residential/commercial ratios that were so carefully crafted in the past are now going to be changed.

Shumway said she would not like to deny someone the possibility of having a small business by denying the live/work units, which are proposed on a busy connector to a major freeway. Even if the units aren't used for business purposes, the areas could be used as living space instead.

City Manager **Brigham Mellor** said that the live/work units at Sego Homes at Station Park have 15-foot ceilings with an adjacent bathroom, which is impractical to use for living space. Those units have still not sold yet. The proposed live/work units are four stories with 600 feet dedicated to commercial use. Live/work units began in the early 2000s in Murray as a test case, and they learned. The ones on 1100 in Farmington didn't really work. Daybreak tried it as well.

Leeman said there are some in Salt Lake at 3rd West and North Temple across from the Triad Center, and he doesn't think a single one of them is working. The concept is not worth the cost. He doesn't like the four-story flat walls he sees in tonight's application, as they can't have a tree in front of the wall due to a gas easement. It is not worth the negative impact on the area.

Ryan Thomas with STACK Real Estate addressed the Council. He said flipping the live/work units won't work, as the garages would then face the street. The developer likes the rooftop element. Some on the Planning Commission likewise mentioned eliminating the live/work units.

Regarding signage, **Thomas** would like the Council to set a height limit so future tenants know their options. Some tenants want a 50-foot sign, but the developer would accept a 30-foot height near the interchange. Mid-box tenants will want visibility of their signs, and pads can impede the view corridor. They are willing to be flexible on height in order to contribute to the human scale of the area.

Child said he has no concerns with the 30-foot height. Commercial buildings C4.5 and C4.6 have residential across the street, and homeowners don't appreciate a sign lighting up their living rooms. **Gibson** said in a mixed-use district, the maximum sign height is 20 feet.

Thomas said 20 feet at Building C4.5 is acceptable if the height can increase closer to the interchange.

Shumway said the storage units should be tucked in. She would favor rentals being two stories, and would prefer owner-occupied units. **Isaacson** said he would also like owner-occupied units.

Leeman thought it was to be two-story townhomes by the Rail Trail, and 30 feet after that. The apartments were proposed at 36 feet, with the ends being 45 feet. The proposed trade-off would

be to get owner-occupied units with taller ones on the ends. **Thomas** said that was his understanding as well.

Leeman and **Isaacson** both proposed reworking the Development Agreement language on page 3, subsection 3. **Roberts** said that had already been red-lined. **Isaacson** also mentioned the termination clause 14 on page 5, that it would be developed within five years. **Roberts** said today's approval would mean that the time period would restart. **Thomas** said they plan to develop this area as quickly as the market permits, hopefully as soon as next year. Five years is a standard, and they would propose to keep it as-is.

Roberts said the PMP agreement is an amendment to the prior agreement.

Child said a 100,000 square foot anchor tenant is small, and the number of pads in ratio to anchor tenants seems excessive. **Thomas** admitted that the number of restaurants and smaller shops is not typical. The nine to 10 pads in the southeast quadrant is in flux, as it could also become office space. As roads are completed and tenants come forward, that could change. A gas station is proposed on the northeast corner. He believes the commercial and residential uses are sufficiently parked with high parking rations for the pads. He said the current curb cuts are sufficient. Tenants want visibility, parking, and access, and there is enough here of each. East and west there will be a median down the road with a right-in, right-out. The plan is to build and lease the pads, although there may be negotiations that will allow tenants to own their own space.

While **Isaacson** and **Shumway** said they were fine with signs 20 to 30 feet high, **Child** said he wanted them scaled down. **Leeman** said he feels strongly that Farmington is not gaining enough to offset the impact on the neighborhood. **Mayor Anderson** said it would be nice to have a gradual change in elevation. **Isaacson** said while the theory is nice, it doesn't work in practice.

Thomas said the 52 units are apart from the second row of townhomes.

A Motion:

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

Findings 1-3:

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

Shumway 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

B Motion:

Leeman moved that the City Council approve of the schematic subdivision plans for R1, C1, C4, and C6, subject to all applicable Farmington City standards and ordinances, and that all DRC conditions are met, and also in compliance with the supplemental Development Agreement.

Findings 1:

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

Child 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

C Motion:

Leeman moved that the City Council approve the supplemental Development Agreements for R1, C1, C4, and C6 subject to all applicable Farmington City standards and ordinances, and that all DRC conditions are met, with the following changes to the supplemental Development Agreement that the City Attorney and the developer will work to finalize:

1. Applicable to the R1 area within the Denver and Rio Grande Western (D&RGW) restricted area defined in the agreement as 200 feet from the Rail Trail, we are selecting the option for owner-occupied townhome units in the two yellow buildings will be individually platted and offered for sale.
2. The buildings closest to the Rail Trail should be limited to two stories as shown in the building elevations included in the Staff Report as 2WE.
3. The second row of for-sale townhomes shall be depicted as in the Staff Report as 3M and 3E, the elevations in the Staff Report.
4. The apartment building should be as depicted in the Staff Report elevations as APT B01. The building heights depicted in those elevations shall not exceed the heights shown in the elevations without Council approval.
5. For the building on 950 North, in the northwest corner of the blue area we have been referring to as live/work unit, we will substitute in the building elevation as provided by the developer today by email that calls for the building to be two stories tall from the north side and three stories on the back side with rear-entry garages.
6. For the signage plan, we are changing to limit the height of pylon signs to 20 feet in front of the C4 building block; pylon signs can be no further west than the gap between Building C4.7 and C4.6.
7. The Council is OK with 20-foot pylon signs in front of the Building C7 area.

Finding 1:

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

Layton 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

Sales and Franchise Tax Revenue Bond Parameters

City Treasurer **Shannon Harper** presented this agenda item authorizing the issuance and sale of not more than $8 million aggregate principal amount of sales and franchise tax revenue bonds. The proceeds will be used to construct the new fire station and other related improvements such as the water system and water tank. She proposed changing the langue from 6% to 9% to enable establishing a cap on a variable interest rate.

Mellor said if the City does a variable rate, it would be for the short term to be changed later to a fixed rate, as he is confident interest rates will go down.

Marcus Keller, representing Crews & Associates, addressed the Council. Flexibility of rates gives more options to go out to the market to get more and potentially better bids. **Mellor** said other cities have had trouble getting bids back, not because of the parameters, but because of the market. Farmington wants to increase the number of bidders. For example, they recently got 12 bids on the fire station construction. There are transactional costs associated with going out to get additional funding for the water tank, and Farmington could benefit from having those resources more readily available. Between now and the Nov. 18 City Council meeting, Staff will have a better understanding of the construction costs of the water tank.

Motion:

Child moved that the City Council adopt a resolution authorizing the issuance and sale of not more than $8 million aggregate principal amount of Sales and Franchise Tax Revenue bonds, Series 2025, with the modification of being flexible with a cap on the interest rate to be 9%, and the use to be flexible to include water infrastructure.

Layton 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

Consider Approval of Quote for Verkada Systems

Geneva Communications and Control Account Manager **Jay Maxwell** presented this agenda item. 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 is an approved vendor with the State.

Via Zoom, **Kari Hansen** provided a live demonstration of the Verkada camera system. The quote includes a 10-year warranty on hardware, free support, and a software-focused platform.

Mellor said he has been impressed with this software. When Farmington was looking for a system, Verkada was recommended from other cities. He would like to protect the millions of dollars worth of equipment the City is investing into its new park.

Mayor Anderson said he wants the public and youth to know that the City has state-of-the-art cameras. Centerville also uses this same system to protect City hall, parks, and their police station. It helps to identify vandalism such as children destroying public bathrooms.

Mellor noted the recent embarrassment for North Salt Lake when it was discovered they faked their security cameras. Using this system, Farmington will have awesome footage in the future. The camera system was included as part of the park construction budget, but the City hasn't picked a vendor until now.

Child said residents' windows and doors facing the park have been the best protection so far. Having a fire station across from a park will also help.

Motion:

Isaacson moved that the 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.

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

Amendments to Overnight Winter Parking Ordinance

Roberts presented this agenda item. The proposed amendment does four things. First, it adjusts the beginning date range from Nov. 15 to Dec. 1 instead. Second, it is only a violation of code if snow is accumulating on the street, or if snow has accumulated on the street in the prior 24 hours. Because there are often long stretches of no snow and ice accumulation, there is no reason not to park on roads, **Roberts** said. Third, the amendment entirely removes the parking prohibition within all mixed-use zones. In these areas, on-street parking is anticipated and crews will only clear snow in travel lanes, not the whole road like in other zones. Cars that park on the street may be buried by snow pushed off the travel lanes. Lastly, it eliminates the allowance for

the police chief to permit on-street parking for 24 hours by request. A new civil parking ordinance was authorized in July.

Mellor said people may complain about this change, but Staff will stick to the new amended code.

Motion:

Child moved that the City Council approve the amendment to the overnight winter parking ordinance (attached to the Staff Report) with the following four items identified in the Staff Report:

1. It adjusts the date range during which overnight parking on City streets is prohibited from beginning Nov. 15 to beginning Dec. 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 the travel lanes.
4. It eliminates the allowance for the Police Chief to permit on-street parking for 24 hours per request.

Layton 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

Isaacson mentioned that while he lived in Denver for four years, they never had snowplows ever.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for October 7, 2025.
- Item 2: Monthly Financial Report

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	**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

GOVERNING BODY REPORTS:

City Manager Report

Mellor presented a proposal for lighting on Farmington's Main Street. They would be similar to the bistro lights that are permanently installed year-round on Larchmont Boulevard in Los Angeles. In Farmington, overhead street lights aren't effective when covered by tree foliage. The proposed lighting is similar to some seen in Spain and St. George. The area near Francisco's is projected to cost $130,000, which is roughly what street lights cost in the same area. Extending from 100 North to 300 North would cost another $130,000. It could be tested further north by the office park around the mill at some point. They would be hung high enough for fire trucks to go under, and funding would come from the street fund.

Shumway said she is not very excited about it. **Mayor Anderson** said the proposed lighting is too contemporary, and he would prefer something with an older feel. **Mellor** said for now he will hold off, and look for different lighting style options.

Mellor said recent rains have pushed back the date for the grand opening of the new park. Crews don't want to lay down sod until the ground dries out. Construction should be done by Nov. 20, a week before Thanksgiving. A pickleball tournament hosted by Lifetime, as well as food trucks may mark the grand opening.

Mayor Anderson and City Council Reports

Layton inquired about the possibility of putting a pump track on City-owned property at the 250 South Legacy Parkway Trailhead. **Mellor** said he would check the Development Agreement.

Isaacson noted that there is no mosquito abatement in the State of Colorado. As a result, they have hundreds of cases of West Nile Virus compared to only three deaths in Utah.

Shumway said the Legislative Policy Committee (LPC) of the Utah League of Cities and Towns is discussing Truth in Taxation. They have heard complaints that the public feels the Truth in Taxation isn't transparent and just a formality after the budget season. While the August date for the hearing can't be moved, the LPC is looking on ideas to change it.

Mellor would like the certified tax rate to be tied to actual inflation. It would be great if tax collection rose as home values and inflation rose, but it is set up to collect the same amount of money as the year before. Davis County is talking about a 30% tax increase because inflation has reduced their purchasing power.

Shumway said the LPC is also discussing motorcycles and political signs. Regarding signs, they are considering sizes, rights to remove, indication of who paid, and charging a candidate for removal.

Child asked for a follow up on dead end/no outlet signs requested at Cobble Creek and 200 South.

Mayor Anderson mentioned an indoor warehouse-style pickleball facility in Santaquin. If Farmington considered expanding on space south of the gym, this may be something to consider. Santaquin's facility is cost-effective.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:57 p.m.

Leeman 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: November 12, 2025
Subject: **October 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

FARMINGTON
MORE TIME FOR LIVING

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Larry Famuliner, Public Works Director

Date: November 18, 2025

Subject: **Surplus Property**

RECOMMENDATION(S)

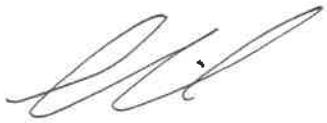
Request that the City Council declare the following vehicle and/or accessories as surplus and allow us to sell them.

BACKGROUND

Fleet #216 - PK '08 FORD F250 VIN #: 1FTSW21518EC75209
Current Mileage: 161,734 Hours: 1,809
Weather Guard Pack Rat Drawer Tool Box
Weather Guard Headache Rack
Setina Lock box upper drawer only
(40" W X 18 ½ " D X 4 ½ " T)
Setina storage system - Upper and lower lockbox/drawers (Quantity 2)
(42" W X 18 ½ " D X 16 ½ " T)
Setina Vehicle push bar (Quantity 2)
Havis Vehicle computer mount (Quantity 4)
Roof mount LED light bar(s) (Quantity 2)
Serial #'s 19052011, 19052010
Setina Vehicle rifle mount (Quantity 2)
Pelican case Model: "1650" black in color (Quantity 2)
Raleigh Model: "Tallus 29" bicycles (Quantity 2)
Serial #'s U135K2134, U135K2340
Trek Police bicycles (Quantity 2)
Serial #'s WTU2265591, 81-0107
Watch Guard Vehicle camera system (Quantity 2)
A pillar mounted vehicle spot light
2 boxes of misc. light bar, siren parts and vehicle components

This vehicle and vehicle accessories have been replaced. We recommend that this vehicle, vehicle accessories and bicycles to be sold. This vehicle and vehicle accessories and bicycles will go to JJ Kane Auctions at 2353 N. Redwood Road, Salt Lake City.

Respectfully submitted,



Larry Famuliner
Public Works Director

Review and concur,

Brigham Mellor
City Manager