



**FARMINGTON CITY
PLANNING COMMISSION**

January 08, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday January 08, 2026

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session and training will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 PM on the day listed for meeting.

OATH OF OFFICE FOR NEW PLANNING COMMISSIONERS

SPECIAL EXCEPTION – *public hearing*

1. Jared Erickson – Applicant is requesting consideration of a request to allow for access to a building lot over an adjacent building lot per Farmington City Code 11-32-060 as a Special Exception at 1886 West 950 North

REZONE AND SUBDIVISION APPLICATION – *public hearing*

2. Falk Family Office – Applicant is requesting consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to LR-F (Large Residential-Foothill) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve – The Garden project from approximately 1100 South to approximately 1500 South, East of 200 East Street. S-11-24

SUMMARY ACTION AND OTHER BUSINESS

3. Applications and Approval of Minutes
 - a. Howard Driveway Special Exception at 634 S 1100 W.
 - b. Planning Commission Minutes 12.04.2025
4. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Report 12.09.2025 & 01.06.2025
 - b. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on January 05, 2026. Carly Rowe, Planning Secretary



Farmington City

Planning Commission Staff Report

January 08, 2026

Item 1: Special Exception – Building Height

Public Hearing: Yes
Application No.: 25-31
Property Address: 1926 W. 950 N.
Property Owner / Applicant: Jared Erickson

Request: *The applicants are seeking approval for a special exception to exceed the maximum building height of 27 feet as specified in 11-10-050 A.*

Background Information

This special exception is to allow a lot to be accessed over an adjacent lot.

The subject property is a proposed lot in the Colombia Springs subdivision. The original lot boundaries within the subdivision are proposed to be altered keeping the same number of overall lots but in a slightly different configuration. As originally approved, lot 3 which has frontage against a street or right-of-way obtained already obtained access over lot 4 via a large shared driveway. Lot 4 is being combined with lot 2 where the existing house is located and the original Lot 3 is proposed to be divided creating a 2nd lot which would require access using the shared driveway of what is now lot 2.

Still in control of all the applicable property, the applicant is able to provide an easement to memorialize the access prior to or at the time of adjusting the lots.

See Original and Proposed figures on the following page depicting the request.

Original:



Proposed:



Applicable code:

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

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

Suggested Motion

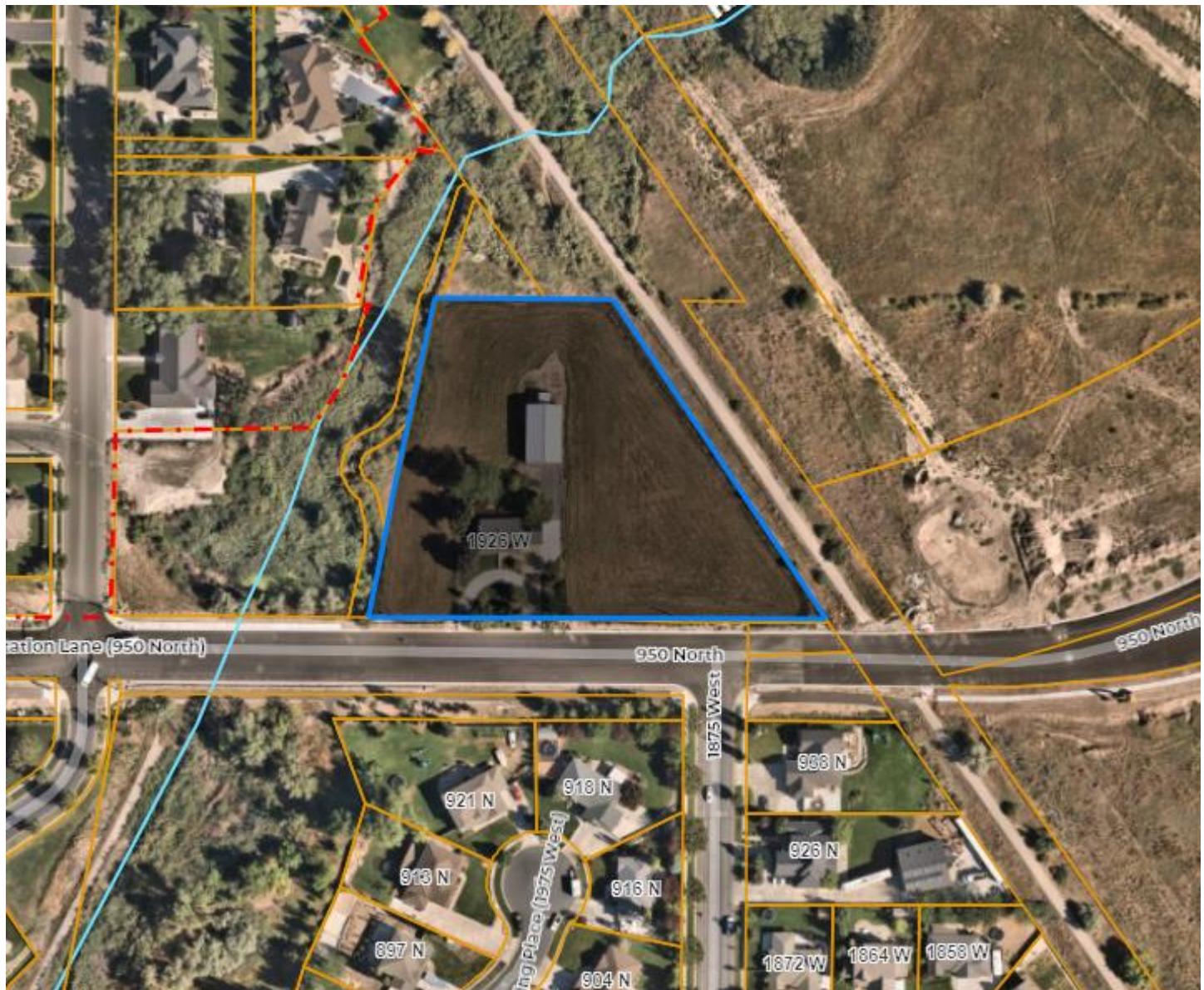
Move that the Planning Commission approve the special exception for access across another lot for lots 3 and 4 under the proposed configuration for the Colombia Springs Subdivision with the condition that an easement be granting such access be recorded on Lot 2 in favor of Lots 3 and 4.

Findings:

1. All lots have frontage against a 'Street' which is defined as a public right-of-way.
2. The driveway on the Proposed Lot 2 is sufficient in size to accommodate access for multiple lots.
3. All parties involved, are in favor of the request.

Supplemental Information

1. Vicinity Map



1926 West 950 North



Farmington City Planning Commission Staff Report January 8, 2026

Item 2: Consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to the LR-F (Residential-Foothill) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve / The Garden project.

Public Hearing: Yes
Application No.: S-11-24
Property Address: 1100 South to 1500 South east of 200 East Street
General Plan Designation: NR (Neighborhood Residential)
Current Zone: LR (Large Residential) and A (Agriculture) subject to the Foothill Overlay Zone
Requested Zone: LR (Residential) - Foothill Overlay Zone
Area: Subdivision Area - Approx. 21 Acres
Number of Lots: 21 Lots
Property Owner/Applicant: Falk Family Office

Request: Consideration of a rezone and Schematic Subdivision for the Farmington Reserve / The Garden project.

Background Information

The applicant controls a large area east of 200 East Street, about 36 acres of which is in Farmington with additional properties beyond that which are currently part of unincorporated Davis County.

Currently, the property has a limited amount of LR zoning near 200 East, but is largely zoned A (Agriculture) which has a standard lot size of 2 acres with an Alternate lot size of 1 acre which can be achieved by providing certain public benefits.

The A zoning district is generally left in place as a holding zone until the city is ready to grant rights for something else which it feels is appropriate for the property. Rezoning a property is a legislative decision so the city has a lot of discretion as to whether or not to approve a rezone request. Little to nothing is required in an application for a rezone. One theory is that the city should grant the zone assuming whatever it permits makes sense for the property, often in Farmington zoning is considered in connection with a specific project to help demonstrate what is most likely to happen if a change is granted. This is a case of considering zoning with a project. The Planning Commission may consider the zoning on its own merits or in connection with the project as the Commission looks to make a recommendation to the city council as to which action to take.

The subject property is adjacent to LR zoning to the north and on properties east of 200 East Street. There is more LR zoning and S (Suburban) zoning to the south. Across 200 East Street some areas are designated R zone, R-2, and R-4 multifamily zoning districts.

Recently the applicant proposed a project under the R zone using the Planned Unit Development process. This prior concept and zoning request was not approved so the applicant has returned requesting a different zone for a different development concept shown in the schematic plans for the Farmington Reserve / The Garden project.

The LR zone which is primarily used in development east of Main Street / 200 East allows for standard lot sizes of 20,000 sq. ft. with at least 85 ft. of frontage. The applicant has proposed a project that works under the standard LR minimums without seeking additional density, flexibility in lot size or setbacks, or even the use of the Alternate lot development option allowed by the zone for 10,000 sq. ft. lots (See [FMC 11-11-050](#)).

The current subdivision proposal does not show any development above a known elevation where there is not sufficient pressure for culinary water service and the data and plans provided show roads which meet slope requirements accessing lots with buildable areas which are large enough and flat enough to meet the requirements of the foothill overlay zone.

The Development Review Committee (DRC) has looked over the plans provided and is comfortable recommending approval of a rezone of the property in the Farmington Reserve / The Garden for 21 lots as depicted. Additional details and engineering would be looked over before further approvals may be granted for development, but initial indications are favorable for the ability to service the development as proposed.

One condition remains to garner the full support of the DRC for the subdivision, assurance of an adequate alternate access or acceptance by the city council of a temporary dead-end road which exceeds 1,000 linear feet of length. The applicant has provided alternate options for a secondary access to remedy this concern which would be further vetted if the zoning is approved and if the extra dead-end road length is not approved.

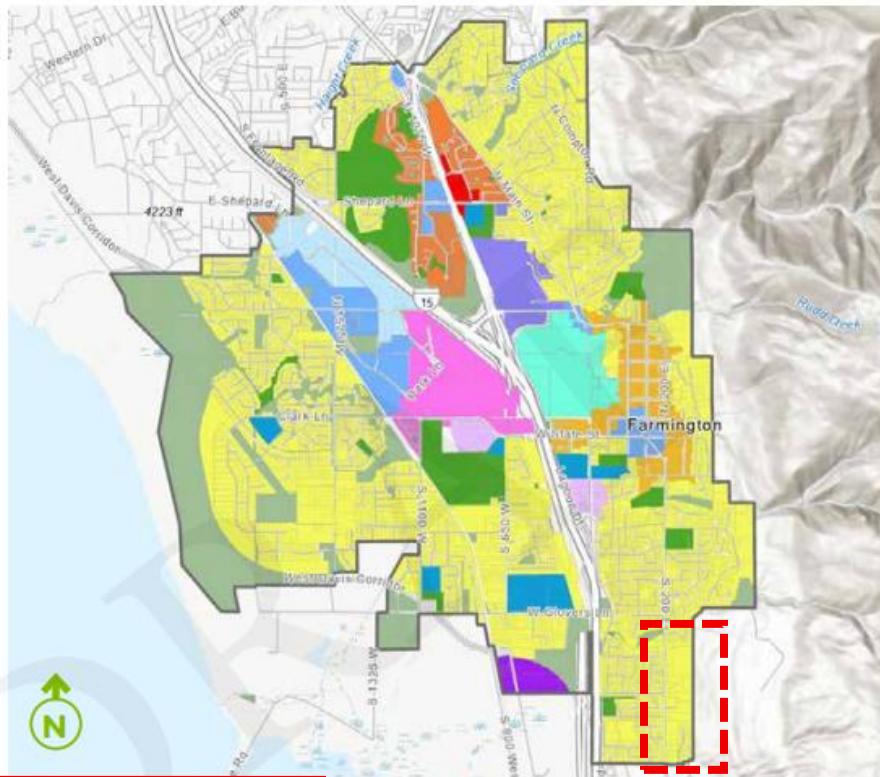
A standard dead-end street in Farmington is 1,000 linear feet in length or less serving no more than 21 lots. As proposed, the longest distance from a single access point on 200 East is approximately 1,560 linear feet with 17 properties being accessed from this access point. The city has permitted streets to exceed the standard dead-end limit before in both permanent and “temporary” circumstances. Each based on site specific considerations. If the zoning is appropriate, all other components of the subdivision are standard and would be for staff level approval.

The Planning Commission should make a recommendation related to the rezone as to whether or not the LR district is appropriate for the property including a recommendation as to the dead-end street length and whether or not an exception should be approved.

As part of the items submitted, the applicant has indicated where there are possible fault lines. A detailed geotechnical and fault study would be required during the preliminary plat process should this project move forward to further understand this issue.

11

11.8 Future Land Use Map



CHAPTER 11
LAND USE & CITY FORM

FARMINGTON CITY
GENERAL PLAN UPDATE

107

NR Neighborhood Residential

OTR Original Townsite Residential

MMR Mixed / Medium Residential

NMU Neighborhood Mixed Use / Node

MUC Mixed Use Commercial

DMU 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

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.



	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														

Suggested Motion

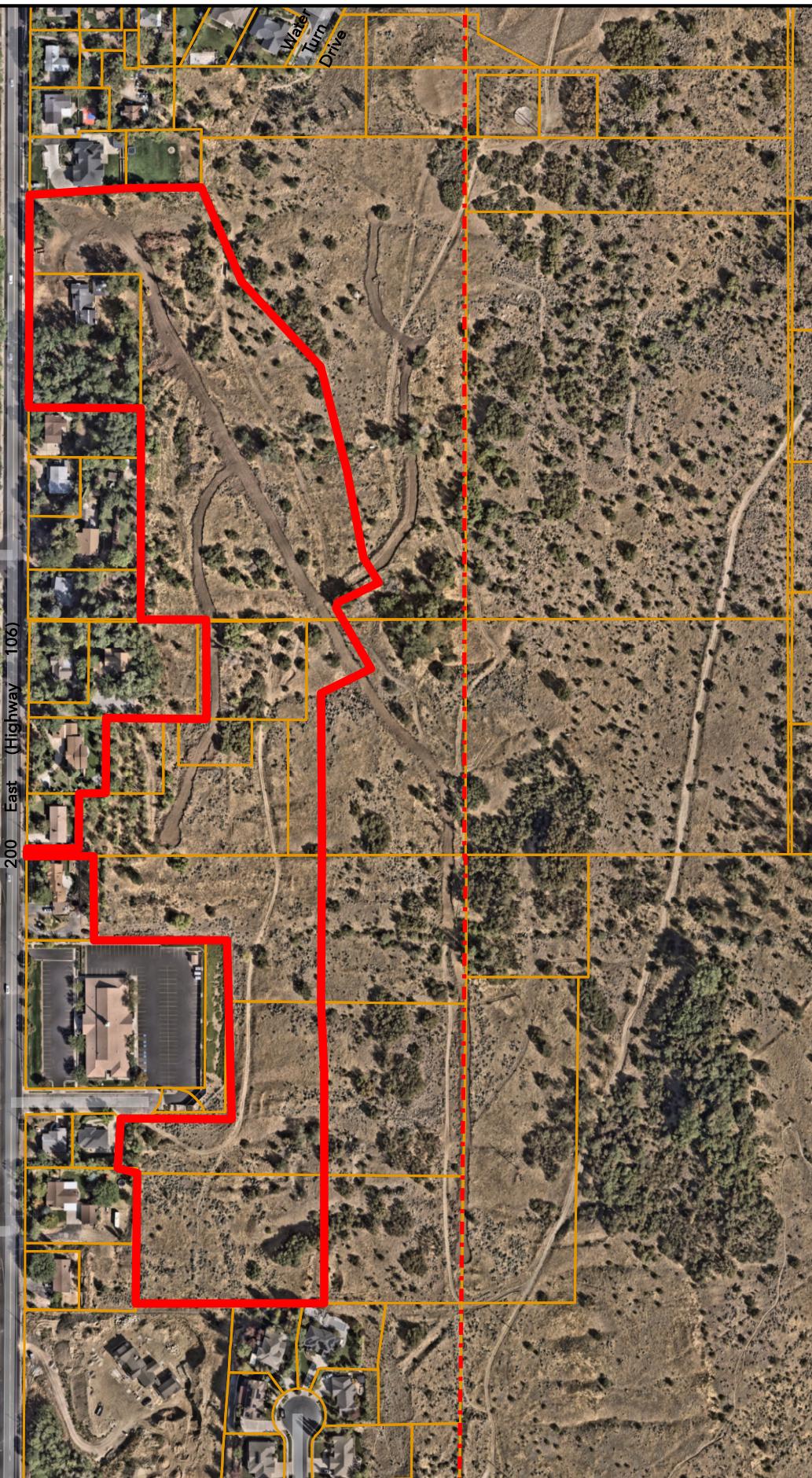
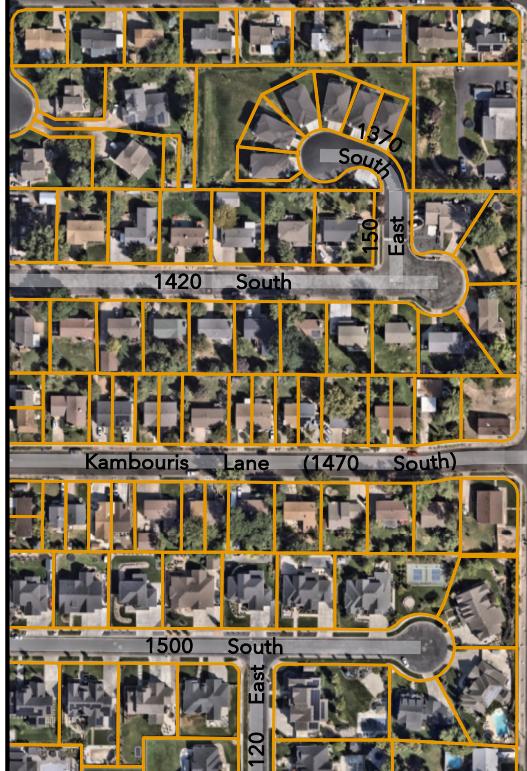
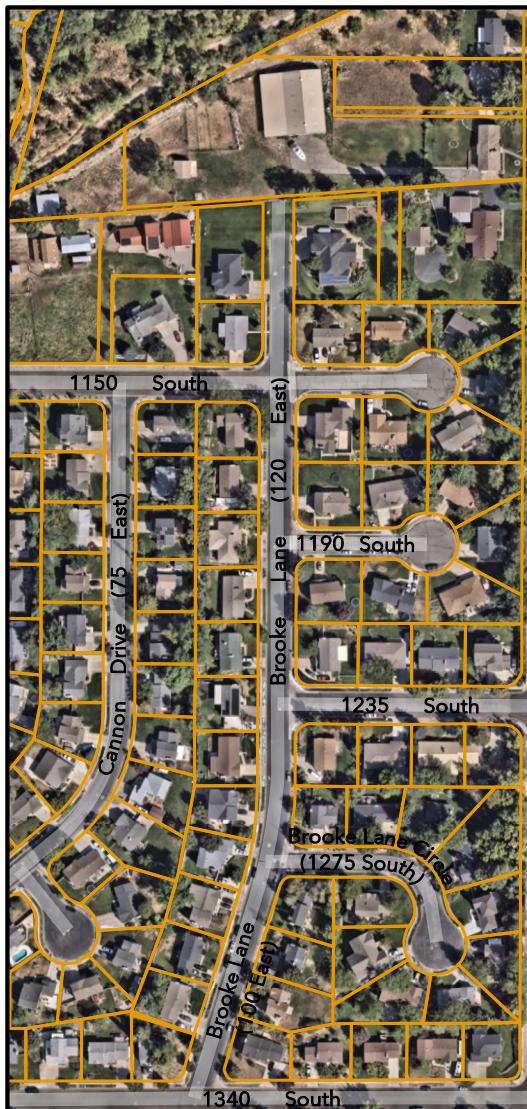
Move that the Planning Commission approve the requested rezone placing the 20.173 acres of property identified in the schematic subdivision plan in the LR-F zoning district with the condition that a secondary access be provided for the development of the property to the satisfaction of the Farmington City Fire Marshall.

Findings:

1. The requested zoning is consistent with surrounding developments and the Farmington City General Plan.

Supplemental Information

1. Vicinity Map
2. Schematic Subdivision Plan



VICINITY MAP

The Reserve 01/08/26

0 160 320 480 640
Feet

0 30 60 90 120
Meters



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

SITE DATA

TOTAL AREA..... 17.99 ACRES
SMALLEST PROPOSED LOT.... 20,116 S.F.
VERAGE LOT SIZE..... 32.961 S.F.
PROPOSED ZONE: LR
TOTAL NUMBER UNITS: 21

LEGEND

- = BOUNDARY LINE
- · — = PHASE LINE
- = LOT LINE
- - - - - = ADJOINING PROPERTY
- - - - - = CENTERLINE
- = EASEMENTS
- EX.SS----- = EXISTING SANITARY SEWER LINE
- EX.SD----- = EXISTING STORM DRAIN
- ~~~~~ = POTENTIAL FAULT ZONE
- ❑ = EXISTING FIRE HYDRANT
- = >30% SLOPE (NOT BUILDABLE PER FARMINGTON CITY)
- = LINE OF SERVICEABLE WATER PRESSURE

CURVE TABLE

URVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
	172.00'	210.69'	197.76'	N54°54'29"W	70°11'03"
	200.00'	280.85'	258.34'	N49°46'14"W	80°27'32"
	228.00'	320.17'	294.51'	N49°46'14"W	80°27'32"
	172.00'	30.84'	30.80'	S14°40'43"E	10°16'29"
	278.00'	6.53'	6.53'	S10°12'49"E	1°20'42"
	278.00'	62.77'	62.64'	N16°00'35"W	12°56'14"
	278.00'	90.23'	89.83'	S20°11'03"E	18°35'47"
	278.00'	33.98'	33.96'	N25°58'49"W	7°00'15"
	250.00'	87.01'	86.57'	N19°30'42"W	19°56'29"
	222.00'	41.59'	41.53'	N14°54'31"W	10°44'06"
	222.00'	35.67'	35.63'	N24°52'45"W	9°12'23"
0	10.50'	16.49'	14.85'	S15°31'04"W	90°00'00"
1	158.22'	101.69'	99.95'	N45°20'08"E	36°49'23"
2	153.00'	70.78'	70.15'	N13°15'10"E	26°30'21"
3	125.00'	132.87'	126.70'	S30°04'01"W	60°54'05"
4	97.00'	102.45'	97.76'	N30°15'32"E	60°31'04"
5	10.50'	16.49'	14.85'	N74°28'56"W	90°00'00"
6	72.00'	28.08'	27.91'	N11°10'27"E	22°20'54"
7	100.00'	39.67'	39.42'	N10°58'56"E	22°43'55"
8	128.00'	49.93'	49.61'	N11°10'27"E	22°20'54"
9	28.00'	21.56'	21.03'	N00°17'27"E	44°06'53"
0	50.00'	19.06'	18.94'	N10°50'54"W	21°50'10"
1	50.00'	70.12'	64.52'	N40°14'52"E	80°21'21"
2	50.00'	56.67'	53.68'	S67°06'24"E	64°56'07"
3	50.00'	88.23'	77.22'	S15°54'43"W	101°06'07"
4	28.00'	21.56'	21.03'	N44°24'20"E	44°06'53"
6	10.47'	16.50'	14.85'	N74°28'56"W	90°17'12"
7	58.01'	77.35'	71.75'	N84°04'20"E	76°23'40"
8	182.00'	44.72'	44.61'	N08°52'21"W	14°04'41"
9	154.00'	37.84'	37.74'	S08°52'21"E	14°04'41"
0	126.00'	30.96'	30.88'	N08°52'21"W	14°04'41"
1	50.00'	76.93'	69.56'	N45°54'36"W	88°09'14"
2	50.01'	136.95'	97.99'	S11°52'59"W	156°54'48"
3	28.00'	31.35'	29.74'	S33°54'44"E	64°09'27"
4	10.50'	16.49'	14.85'	S15°31'04"W	90°00'00"

NOTES

1. CULINARY WATER WILL CONNECT TO THE EXISTING WATER LINE IN WEST ENTRANCE OF THE PROJECT INTO SOUTH 200 EAST.
2. SANITARY WILL TIE INTO THE EXISTING SEWER LINE IN SOUTH 200 EAST
3. STORM WATER WILL CONNECT TO THE EXISTING STORM DRAIN AT THE WEST END OF PROJECT INTO SOUTH 200 EAST
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X / AREA OF MINIMAL FLOOD HAZARD ACCORDING TOO FEMA FLOOD MAP 49011C0384F AND 49011C0403E, EFFECTIVE DECEMBER, 2021.
5. PROPERTY IS CURRENTLY UNDEVELOPED GROUND.
6. LOTS DESIGNATED WITH "N" ARE NOT SERVICEABLE WITH PHASE 1 AND 2 WATER UTILITIES.
7. THE PROPOSED EMERGENCY CRASH GATE MUST COMPLY WITH FARMINGTON CITY FIRE STANDARDS: THE GATE WIDTH SHALL BE NOT LESS THAN 20' CLEAR WIDTH, KNOX EMERGENCY OPERATION, MANUAL OPERATION CAPABILITY AND YEAR-ROUND ALL-WEATHER SURFACE/MATERIAL.
8. ENSURE TEMPORARY ALL-WEATHER FIRE ACCESS ROADS ARE FUNCTIONAL PRIOR TO COMBUSTIBLE VERTICAL CONSTRUCTION.
9. IDENTIFY AND POST "NO PARKING-FIRE LANE" SIGNAGE WHERE REQUIRED.
10. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED OF ASPHALT, CONCRETE OR OTHER APPROVED ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

PROPERTY BOUNDARY

PART OF THE NORTH HALF OF SECTION 30 AND THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, BEING 643.50 FEET SOUTH 00°15'20" WEST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30 (SAID SOUTH QUARTER CORNER BEING 2000.57 FEET NORTH 00°15'20" EAST FROM THE CENTER OF SAID SECTION 31); THENCE NORTH 00°15'20" EAST 9.90 FEET ALONG THE SECTION LINE; THENCE WEST 41.19 FEET; THENCE NORTH 00°03'48" EAST 105.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1420 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 58.01 FEET, AN ARC LENGTH OF 77.35 FEET, WITH A DELTA ANGLE OF 76°23'40", A CHORD BEARING OF NORTH 84°04'20" EAST, AND A CHORD LENGTH OF 71.75 FEET; THENCE NORTH 89°24'00" EAST 145.98 FEET; THENCE NORTH 00°00'45" WEST 349.90 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 89°37'30" WEST 265.38 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 01°00'18" WEST 169.97 FEET; THENCE SOUTH 89°25'50" WEST 134.52 FEET TO THE EASTERNLY RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE NORTH 00°05'59" WEST 16.50 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°25'52" EAST 105.00 FEET; THENCE NORTH 00°05'59" WEST 110.21 FEET; THENCE NORTH 89°19'01" EAST 53.79 FEET; THENCE NORTH 00°04'28" WEST 152.16 FEET; THENCE NORTH 89°57'18" EAST 185.69 FEET; THENCE NORTH 00°23'01" WEST 198.38 FEET TO A AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°55'51" WEST 34.78 FEET; (2) NORTH 88°59'22" WEST 32.49 FEET; (3) SOUTH 86°40'41" WEST 47.99 FEET TO A POINT ON SAID SECTION LINE; THENCE NORTH 00°14'13" WEST 431.88 FEET ALONG SAID SECTION LINE; THENCE SOUTH 89°45'46" EAST 226.42 FEET TO THE SAID EASTERNLY RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE NORTH 00°02'42" WEST 431.76 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 85°34'07" EAST 224.97 FEET; THENCE SOUTH 89°56'43" EAST 122.38 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 23°19'47" EAST 198.09 FEET; THENCE SOUTH 42°15'24" EAST 237.37 FEET; THENCE SOUTH 15°32'04" EAST 221.29 FEET; THENCE SOUTH 11°35'59" EAST 180.10 FEET; THENCE SOUTH 29°28'56" EAST 56.00 FEET; THENCE SOUTH 60°31'04" WEST 89.64 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 10.50 FEET, AND ARC LENGTH OF 16.49 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 15°31'04" WEST, AND A CHORD LENGTH OF 14.85 FEET; THENCE SOUTH 29°28'56" EAST 136.35 FEET; THENCE SOUTH 60°31'04" WEST 111.16 FEET; THENCE SOUTH 00°20'37" EAST 1232.46 FEET; THENCE SOUTH 89°33'39" WEST 179.04 FEET; THENCE SOUTH 03°41'21" WEST 16.75 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: NORTH 82°40'06" WEST 44.40 FEET; AND (2) NORTH 89°38'49" WEST 135.18 FEET; THENCE NORTH 01°50'00" WEST 272.90 FEET; THENCE SOUTH 89°33'09" WEST 7.94 FEET TO THE POINT OF BEGINNING.

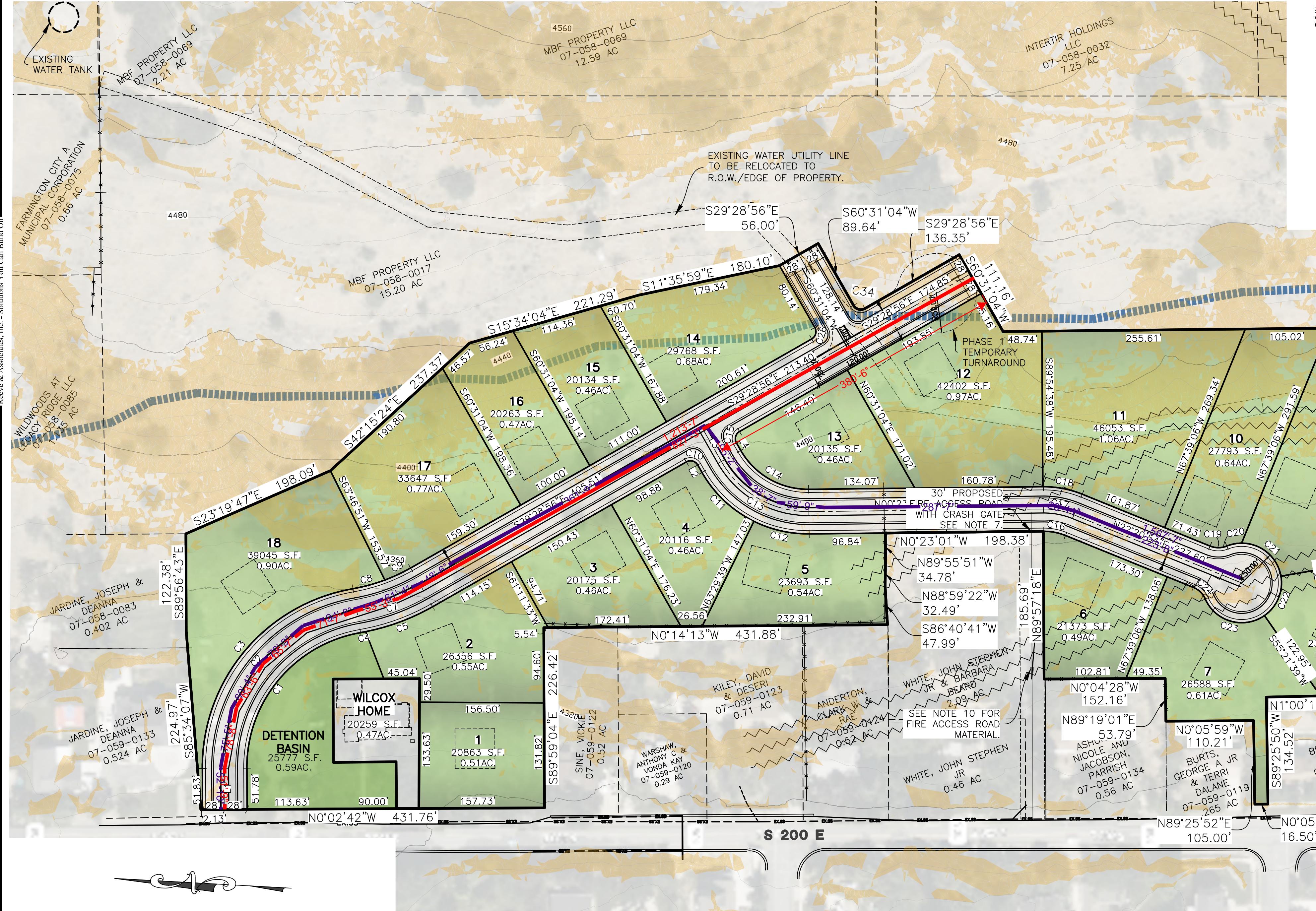
CONTAINING 878,756.60 SQUARE FEET OR 20.173 ACRES.

VICINITY MAP

NO SCALE

LINE TABLE

	BEARING	DISTANCE
2	EAST	51.83'
3	N60°31'04"E	10.88'
4	S60°31'04"W	49.38'
5	N60°31'04"E	10.88'
6	S15°54'41"E	74.59'
6	N01°50'00"W	224.78'
7	N88°10'00"E	22.00'



Farmington Reserve - The Garden

Farmington City, Davis County, Utah

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

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REVISIONS		DESCRIPTION	
DATE	Metes and Bounds	DETENTION	DETENTION
7/1/2025		7/22/2025	Detention
8/25/2025			Lot Sizes
9/9/2025	Wilcox Prop Flag	9/15/2025	Fire Comments
10/14/2025	Revision/74 Units	11/19/2025	22 Lots/LR-Zone

armington Reserve - The Garden

PART OF THE SOUTH 1/2 OF SEC. 30 AND THE NORTH 1/2 OF SEC. 31
T.3N., R.1E., S.L.B.&M.; U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

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

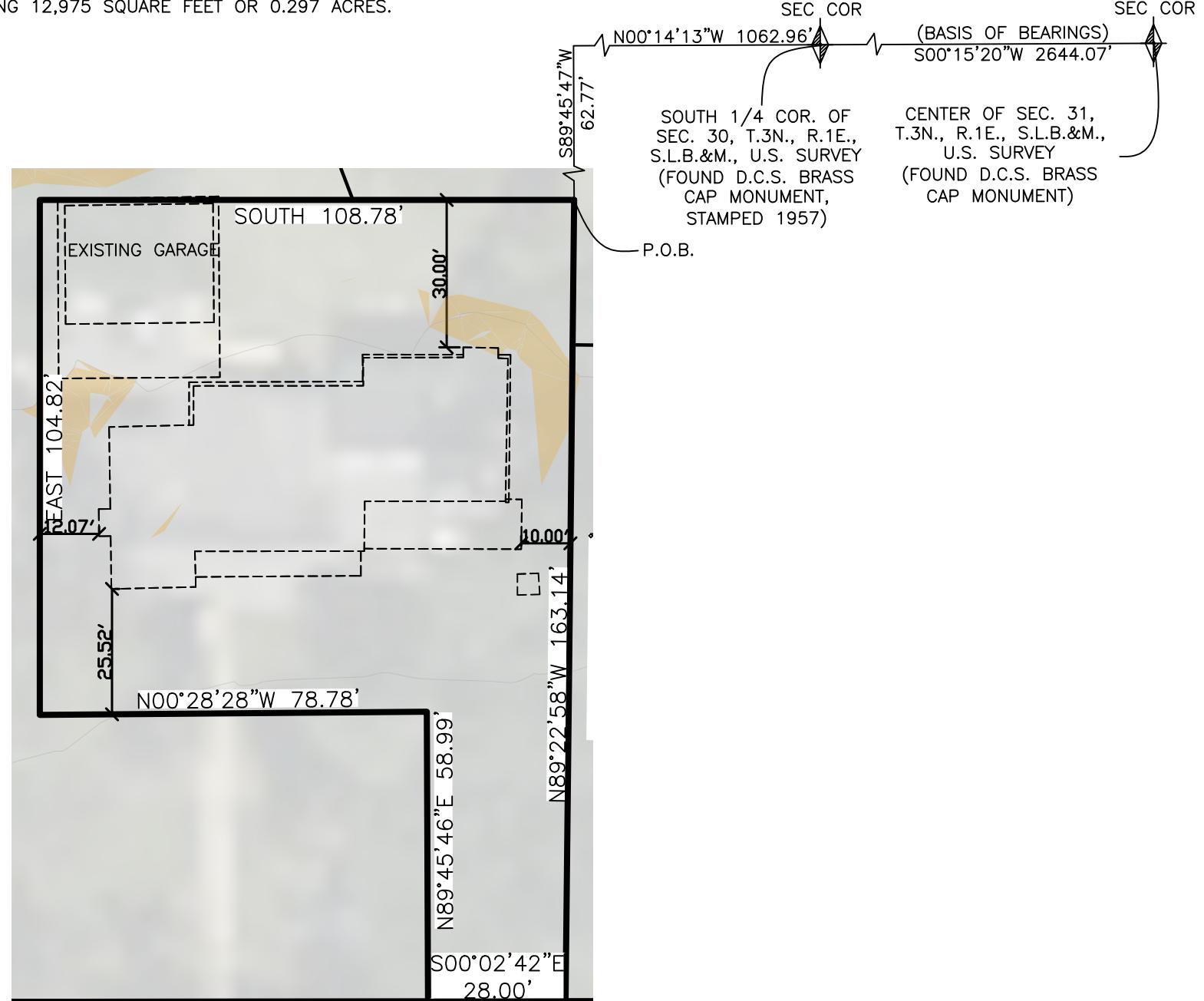
Sheet 1 of 3 Sheets

WILCOX PROPERTY METES AND BOUNDS

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1062.96 FEET NORTH 00°14'13" WEST ALONG THE SECTION LINE AND 62.77 FEET SOUTH 89°45'47" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30 (SAID SOUTH QUARTER CORNER BEING 2644.07 FEET NORTH 00°15'20" EAST FROM THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY); THENCE NORTH 89°22'58" WEST 163.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE; LINE OF 200 EAST STREET; THENCE NORTH 00°02'42" WEST 28.00 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE; THENCE NORTH 89°45'46" EAST 58.99 FEET; THENCE NORTH 00°28'28" WEST 78.78 FEET; THENCE EAST 104.82 FEET; THENCE SOUTH 108.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,975 SQUARE FEET OR 0.297 ACRES.



WILCOX PROPERTY BOUNDARY EXHIBIT

SCALE: 1"=30'

Revised: Dec. 3 2025

Farmington Reserve - The Garden

Farmington City, Davis County, Utah

Reeve & Associates, Inc.



5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • UNDERGROUND

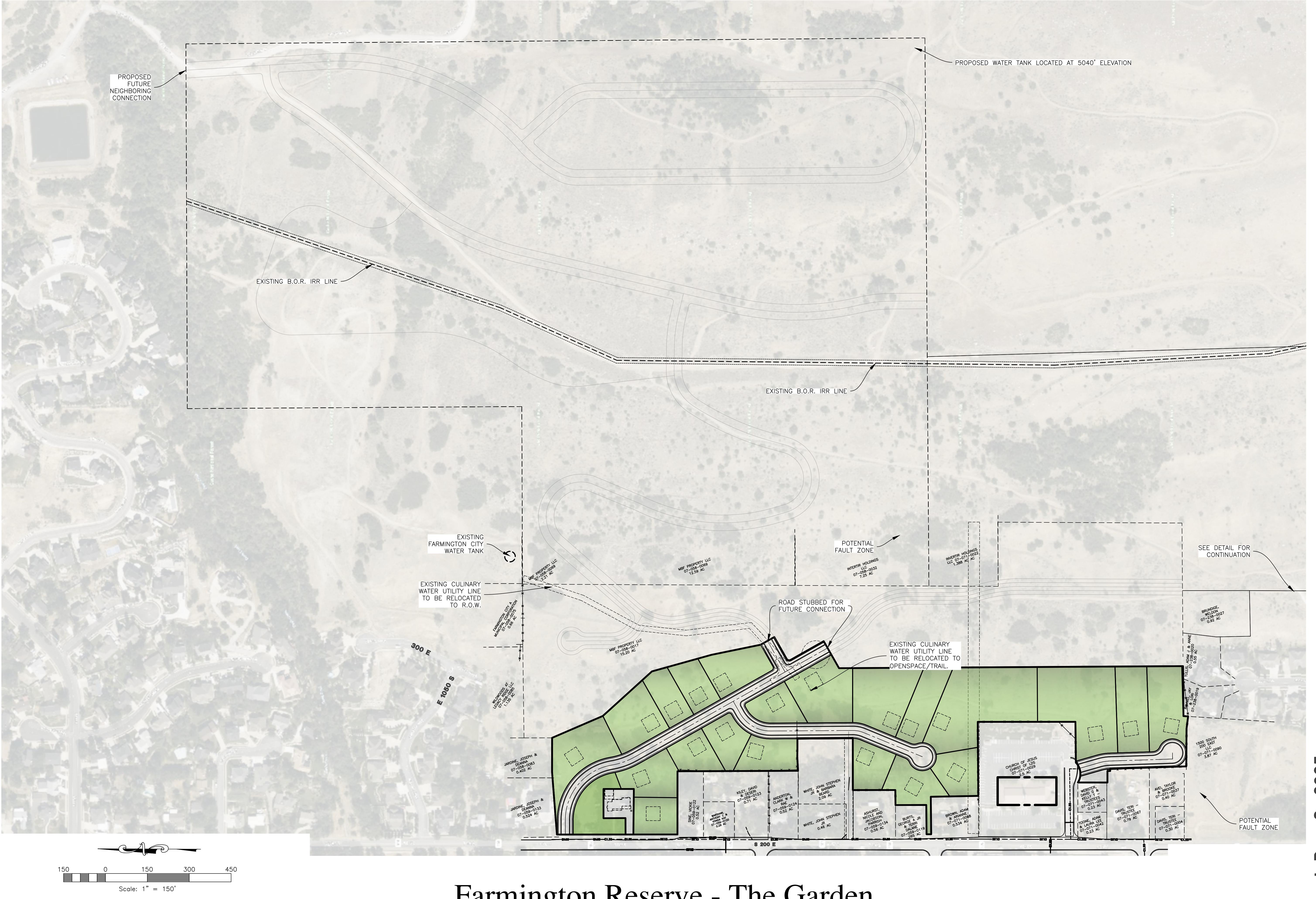
Farmington Reserve - The Garden

PART OF THE SOUTH 1/2 OF SEC. 30 AND THE NORTH 1/2 OF SEC. 31
FARMINGTON CITY, DAVIS COUNTY, UTAH

Details/Notes

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

Sheet 3
2 Sheets



Farmington Reserve - The Garden

Farmington City, Davis County, Utah



Farmington City Planning Commission Staff Report January 8, 2026

Item 3a: Special Exception – Howard Driveway Width

Public Hearing:	No
Application No.:	25-32
Property Address:	634 South 1100 W
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.43 ac
Number of Lots:	1
Property Owner:	James and Alison Howard
Applicant:	James "Matt" Howard

Request: *The applicants are seeking approval for a special exception to exceed the maximum driveway width of 30 feet as defined in 11-32-060*

Background Information

This special exception is for a requested increase driveway width as measured at the front property line for an additional 15 feet to create a curb cut of 45 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.

Suggested Motion

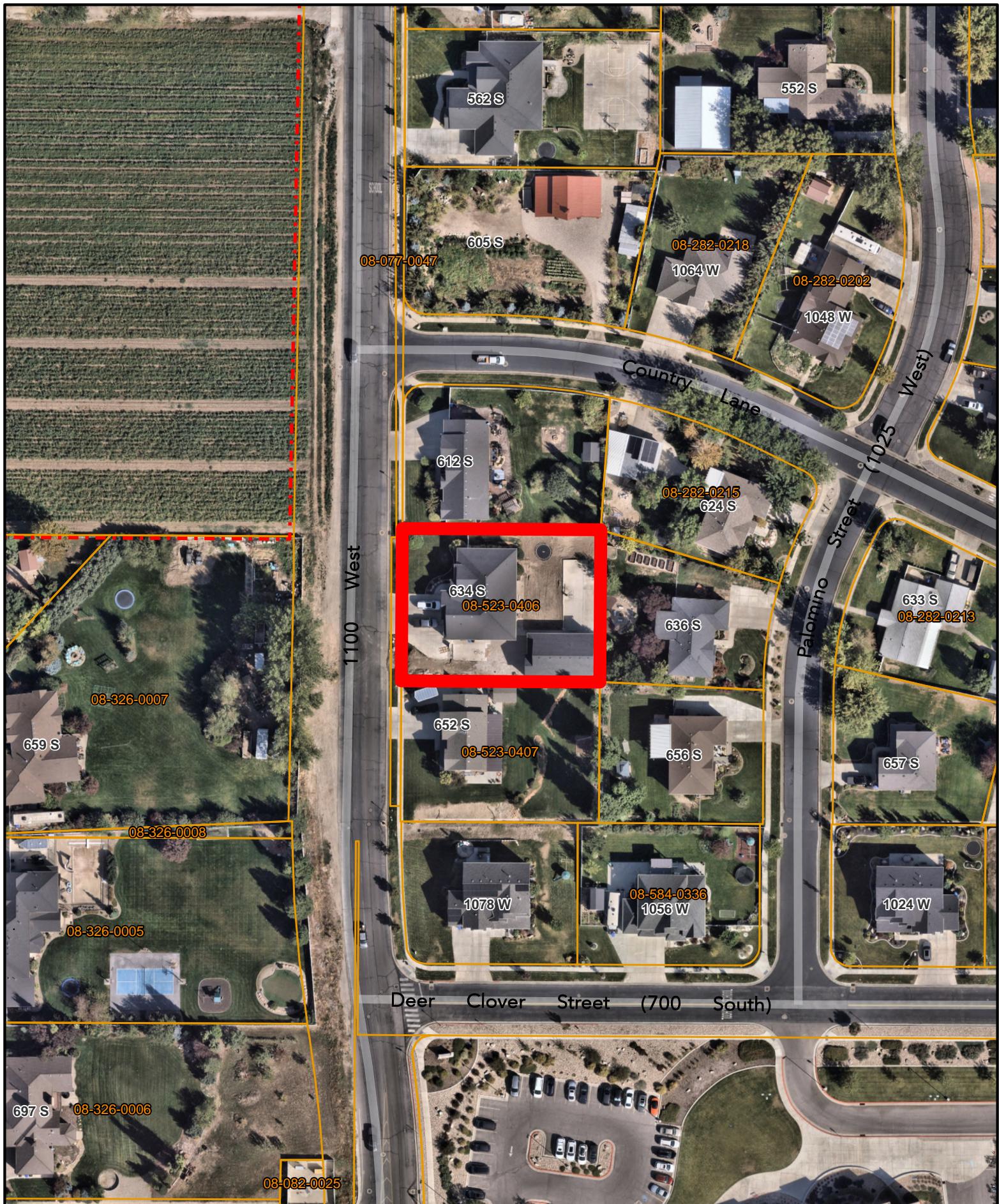
Move that the Planning Commission approve the special exception for an increased driveway width at the front property line of up to 45 ft for the Howard driveway, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The project is located on a parcel of sufficient size to accommodate the special exception.
2. The extended driveway will serve access to an Accessory Dwelling Unit (ADU).

Supplemental Information

1. Vicinity Map
2. Site plan



VICINITY MAP

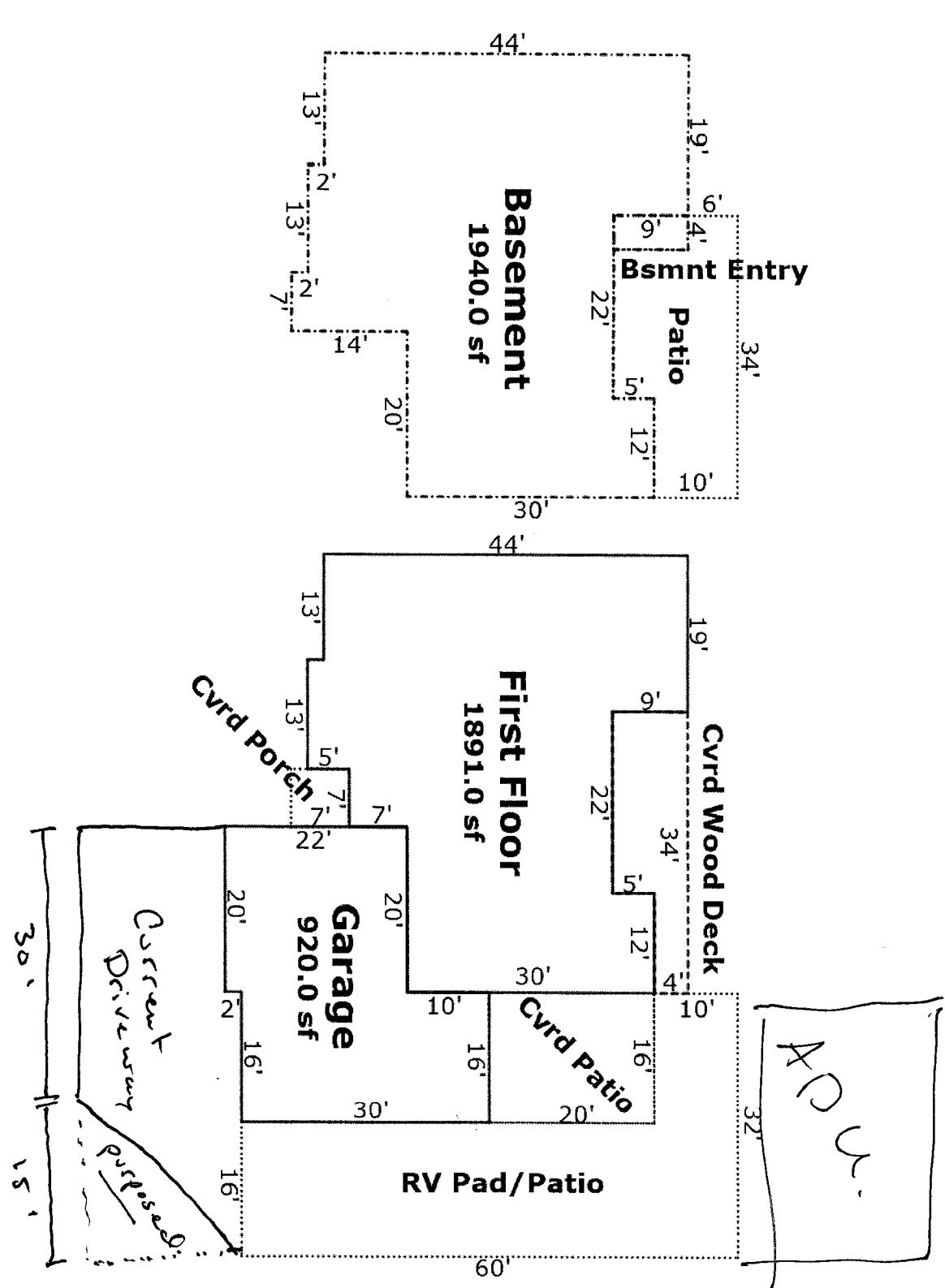
634 S 1100 W

0 50 100 150 200
Feet

0 10 20 30 40
Meters



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



**FARMINGTON CITY
PLANNING COMMISSION
December 04, 2025**

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

Community Development Director Lyle Gibson said 2025 has seen a trend down in the number of items on Planning Commission agendas. However, there were a lot of big things that happened in 2025 including the Brickmoor Project, with 180 townhomes on City-owned property on north Main Street. This was after a lot of long hearings, and hopefully most of the hard work is now over. Buffalo Ranch was another major part of 2025 with tough conversations. The Reserve on the east bench in the southeast part of town also involved long hearings. STACK, the property owner on Shepard Lane west of I-15, was also a big topic of conversation this year. The General Plan was updated, which was many years in the making. Gibson said updates in policies and ordinances make it so there are fewer things on the Planning Commission's agendas, which allows time for more weightier topics. The longest meeting this year was the Buffalo Ranch public hearing, which went until 11 p.m.

This year, ground was broken on large projects near Innovator and Burke Lane, and Everly by Maverik. These have all been years in the making. The lights on Burke and Innovator may be turned on any time. Sego Homes townhomes are about finished, after being under construction for over two years. Maverik opened and has remained very busy. Other businesses that have opened this year include the office space by Dutch Bros, Lagoon's The District, and the Davis County Western Sports Park. The bridge is open on Shepard Lane and I-15, although it doesn't connect to I-15 yet. In two weeks, the new City park will be opening. Lagoon broke ground on a new parking area. They may start building a new ride next year.

Gibson said The Reserve developer on the southeast part of town knows they will not be able to move forward with what they proposed. They are taking the feedback they received and plan to reduce the proposed 80 homes significantly, without requesting a Planned Unit Development (PUD). The lots would be 20,000 square foot or larger. This would require a rezone from Agriculture to Residential. The Planning Commission saw 50 unique agenda items this year. In 2022, there were 101, many of which were special exception applications. Years ago, the State changed the subdivision code so that the Planning Commission didn't have to approve each lot split. That is now handled by Staff, which has reduced the number of Planning Commission agenda items.

Gibson lead the Planning Commission in a land use trivia game. Hector Haight was the first pioneer settler in Farmington. Cannibal is the current tallest ride at Lagoon. The City's newest park is being named North Cottonwood Commons Park, after the name of the original Farmington settlement. While building inspectors are busier and doing more than in past years, the actual number of building permits has decreased this year. Farmington has 7,000 culinary water connections. Because secondary water is only available during the summer, fire suppression relies on culinary water.

Regarding Agenda Item #2 Evergreen townhomes, City Planner Shannon Hansell said The Trail agreement included 16 individually platted, two-story, for-sale townhomes closer to the trail. These are accessed through the trail's parking area, not off of Burke Lane. There are agreements in place to share parking with the nearby medical building during off-peak hours. Garages and some guest parking spaces also help provide off-street parking. However, there are not driveways. The creek runs north of this project.

Regarding Agenda Item #5, amendments to multiple sections of City code to update references to recently renumbered sections of State Code, Gibson said the State changed things from 10-9a to 10-20 instead. Therefore, Farmington's references need to be updated.

Regarding Agenda Item #1, Red Barn, Gibson said people have been looking at the land, which is being sold off after the rehab use recently closed. He has heard many different concepts including demolition of the buildings. There is interest in splitting the lot and constructing an office building the size of the nearby Arbinger Building. It is zoned Office Mixed Use (OMU). Rich Haws, who has controlled much land out west, is now retiring.

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

Chair Frank Adams opened the meeting at 7:02 pm.

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

Item #1: Red Barn Farms Holdings, LLC – Applicant is requesting Schematic and Preliminary Plat approval for the Red Barn Lane Subdivision dividing the existing 5-acre parcel into 2 lots.

Community Development Director Lyle Gibson presented this item. The Red Barn facility, which has operated on the subject property for a number of years, has moved from this location, creating opportunity for change and additional development on site. This is north of Cabela's and west of Interstate 15 (I-15). The long-standing use will now be transitioned to a new use. The property is subject to the Park Lane Commons Development Agreement, which limits the use to the treatment facility or other non-residential uses found therein. In preparation for additional development, the property owner is requesting approval to subdivide in order to sale property to interested parties. As proposed, Lot 1 has frontage along the I-15 Right of Way, but will be accessed through the Arbinger building lot. The applicant would need a special exception for this access. Lot 2 is the existing Red Barn facility and will maintain its existing access from Red Barn Lane. Essentially the subdivision creates Lot 1 for development under separate ownership, and an office building is being considered here.

The Office Mixed Use (OMU) zoning district does not include minimum lot size or frontage requirements, and the subdivision is consistent with applicable requirements. The City's ordinance requires that any commercial subdivision be approved by the City Council following a recommendation from the Planning Commission. The Planning Commission may approve the special exception for access across another lot as there are covenants and easements in place to account for such already. An easement will allow continued use of the trail between the office building and Red Barn. A transit network coming from the Frontrunner Station north into the office park will keep this use in place. Staff recommends approval of this agenda item.

Brandon Rawlins, a representative of Red Barn Holdings, addressed the Commission. The 20-foot trail easement would be included in the agreement. They are excited to see what will come of it and the OMU zoning. The proposed office use will be three stories tall. He has done commercial real estate for 23 years, and he thinks splitting this lot would be better than trying to market a 5-acre piece of property.

Chair Frank Adams opened the public hearing at 7:06 PM. No comments were received; closed at 7:06 PM.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend approval of the schematic subdivision and preliminary plat for Red Barn Lane and approve of the special exception for access across another lot to Lot 1, subject to all applicable Farmington City development standards and the following Condition 1:

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

Findings 1-4:

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

Supplemental Information 1-2:

1. Vicinity map
2. Red Barn Lane Subdivision Plat

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye _____ Nay
Vice Chair Tyler Turner	X Aye _____ Nay
Commissioner Spencer Klein	X Aye _____ Nay
Commissioner Kristen Sherlock	X Aye _____ Nay
Commissioner Tony Kalakis	X Aye _____ Nay
Commissioner Scott Behunin	X Aye _____ Nay
Commissioner Joey Hansen	X Aye _____ Nay

Gibson noted that Staff had recently received an updated plat, so they are confident the applicant will follow the mentioned condition.

Item #2: Evergreen LLC/Castlewood Development – Applicant is requesting Preliminary Plat approval for The Trail Townhome project, on approximately 10.21 acres of property located at 1674 W. Burke Lane in the OMU (Office Mixed Use) zone; per a previously approved Development Agreement with The Trail Project.

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

The current application is for the consideration of 16 townhomes on the southwest portion of the larger project area. The 1.3-acre site is on the north side of Burke Lane just east of the Denver and Rio Grande Western (D&RGW) Rail Trail. The property is subject to development agreements that allow for no more than 410 total residential units between the apartment building and townhomes. No buildings within 200 feet of the western boundary of the D&RGW Rail Trail may exceed two stories and 27 feet in height. The four-story apartment building under construction reduced its original unit count to 315, well under the initial anticipated count. Including the 16 proposed townhomes, the total count for the original project area will be 331 (79 less than the initial approved concept). Snow would be pushed to the border of the project near the guest parking.

While the configuration has adjusted from the very first concept for the larger project area, townhomes have always been contemplated on the western portion of the project. The current layout avoids the gas easement to the west and is consistent with concepts viewed by the City in more recent master plan iterations. An approved parking ratio has previously been determined with shared parking allowance granted for the office building. The current proposal includes two-car parking garages in each unit. There are no driveways on the townhome units. However, six guest parking stalls are included in the design. For additional context, there are 308 surface parking stalls in the adjacent development with an additional 254 in the parking garage.

Hayley Pratt representing Castlewood Homes addressed the Commission. These units will be between 2,200 to 2,400 square feet with traditional architecture. She is not sure what the garage dimensions will be.

Adams requested widening the garage doors to make it easier to park two cars. It is particularly important because these units don't have driveways. He said the standard garage door size doesn't always accommodate needs. He would like to avoid parking problems in the City and encourage using the garages for parking rather than storage of "stuff."

MOTION:

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

Findings 1-3:

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

Supplemental Information 1-3:

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

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye	Nay
Vice Chair Tyler Turner	X Aye	Nay
Commissioner Spencer Klein	X Aye	Nay
Commissioner Kristen Sherlock	X Aye	Nay
Commissioner Tony Kalakis	X Aye	Nay
Commissioner Scott Behunin	X Aye	Nay
Commissioner Joey Hansen	X Aye	Nay

Item #3: Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East. *previously tabled on October 9, 2025

Hansell presented the 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 hammerhead is private and would be privately maintained.

The applicant is proposing a six-lot PUD, 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, for a total of up to six dwelling units. In this scenario, the density remains the same—six dwelling units—but the lot sizes require flexibility.

Applicant David Bell addressed the Commission. He indicated that the plat has been changed since Oct. 9 and re-engineered to show the "T" has efficient turn around for emergency services. The corner lots have been expanded in length to meet offset standards. Many people have expressed interest in these lots due to the lack of building lots in the downtown area. There is historic background as well due to the rock wall and existing rock-faced home. The ordinance allows for the variations being proposed as a PUD. Lots 3 and 4 on the east end have been reduced 5 feet in overall length in order to widen the street and allow for snow depository.

Hansell said the home is historic, which allows for some flexibility. Adams asked if Bell had resolved issues with Charles Rawlings and executed a signed joint venture agreement. Bell said he had, which Adams said would improve his opportunities. Bell said sewer, water, and gas utilities would go up the middle of the private drive, for which he has received a stamp of approval from the Utah Department of Transportation (UDOT). He said the rock berm is intended to be a 6 to 8-foot barrier consistent with the rock wall already in place. It would have a decorative iron fencing on top.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend the City Council approve the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD, subject to all applicable Farmington City development standards and ordinances, and the following Conditions 1-4:

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

Findings 1-2:

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

Supplemental Information 1-4:

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

Spencer Klein seconded the motion, which was unanimous.

Chair Frank Adams	X Aye _____ Nay
Vice Chair Tyler Turner	X Aye _____ Nay
Commissioner Spencer Klein	X Aye _____ Nay
Commissioner Kristen Sherlock	X Aye _____ Nay
Commissioner Tony Kalakis	X Aye _____ Nay
Commissioner Scott Behunin	X Aye _____ Nay
Commissioner Joey Hansen	X Aye _____ Nay

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

Gibson presented this item. The Mountain View Estates Subdivision was approved by the Planning Commission in April of 2021. This development on the west side of Legacy east of 650 was done in multiple phases. Part of the requirement for the subdivision approval was to improve and convey a trailhead to Farmington City on the Legacy Trail at the end of 250 South. The applicant has been working to meet this requirement since. The location of the trailhead needed to be acquired from UDOT. Because of this, it has taken a very long time. In order to allow work within the subdivision to continue while the transfer of property ownership took place, the City allowed the developer to continue construction of subdivision improvements within Mountain View Estates with the exception of two lots. Lots 101 and 102 of Phase 1 have had a restriction imposed on them prohibiting any construction until this trailhead condition has been met. Due to the efforts of the developer, the property has now been conveyed to Farmington City and can now be improved. The initial approval by the Planning Commission gave direction as to what improvements would be satisfactory at the trailhead.

Based on the record indicating that the design would come back to the Planning Commission, Staff is looking for verification that the design complies with the requirements previously imposed. The design has been reviewed by the City Engineer to ensure that the turnaround will appropriately function. The Park Director has also been consulted on what they would like to see on the property for use and long-term maintenance. The design reflects their comments. The Farmington Parks Department will maintain this long-term, but the landscaping won't require intense maintenance.

MOTION:

Tyler Turner made a motion that the Planning Commission approve of the design for the 250 South Trailhead (enclosed in Staff Report) permitting the development of Lots 101 and 102 upon completion of the trailhead improvements or posting of a bond sufficient to ensure the completion of the trailhead improvements.

Supplemental Information 1-3:

1. Area Map
2. Current Plat
3. Trailhead Design

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye _____ Nay
Vice Chair Tyler Turner	X Aye _____ Nay
Commissioner Spencer Klein	X Aye _____ Nay
Commissioner Kristen Sherlock	X Aye _____ Nay
Commissioner Tony Kalakis	X Aye _____ Nay
Commissioner Scott Behunin	X Aye _____ Nay
Commissioner Joey Hansen	X Aye _____ Nay

ZONE TEXT AMENDMENT – *public hearing on item 5*

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

Gibson presented this agenda item. The State Legislature recently adopted SB1008 during a special session, which renumbered the LUDMA. The changes at the State level did not modify policy or law, but Farmington's code has multiple sections which reference applicable statute that need to be updated to reference the current applicable code section.

Chair Frank Adams opened the public hearing at 7:31 PM. No comments were received; closed at 7:31 PM.

MOTION:

Spencer Klein made a motion that the Planning Commission recommend approval of the enabling ordinance (enclosed in the Staff Report) to the City Council as proposed.

Supplemental Information 1:

1. Enabling Ordinance

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye _____ Nay
Vice Chair Tyler Turner	X Aye _____ Nay
Commissioner Spencer Klein	X Aye _____ Nay
Commissioner Kristen Sherlock	X Aye _____ Nay
Commissioner Tony Kalakis	X Aye _____ Nay
Commissioner Scott Behunin	X Aye _____ Nay
Commissioner Joey Hansen	X Aye _____ Nay

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

- a. Planning Commission Minutes for November 20, 2025
 - i. Tyler Turner made a motion to approve the minutes. Tony Kalakis seconded. All in favor.
- b. No Council Report – last meeting was Nov. 18, 2025; the next meeting is Dec. 9, 2025.
- c. Chair / Vice Chair Election
 - i. Adams nominated Turner for Chair. Sherlock seconded. All in favor.
 - ii. Sherlock nominated Hansen for Vice Chair. Turner seconded. All in favor.
- d. Review of 2026 Calendar
- e. Adams said Sherlock will be moving on to the City Council in January, and thanked her for her service on the Commission. Adams was also thanked for his Chair responsibilities this year.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 7:40 PM.

Chair Frank Adams	X Aye _____ Nay
Vice Chair Tyler Turner	X Aye _____ Nay
Commissioner Spencer Klein	X Aye _____ Nay
Commissioner Kristen Sherlock	X Aye _____ Nay
Commissioner Tony Kalakis	X Aye _____ Nay
Commissioner Scott Behunin	X Aye _____ Nay
Commissioner Joey Hansen	X Aye _____ Nay



CITY COUNCIL MEETING NOTICE AND AGENDA

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

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, December 9th, 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.

- Evan's Concept Discussion
- Police Taser Discussion
- EV Car Charger Discussion
- Discussion of regular session items upon request

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Mayor Brett Anderson
- Pledge of Allegiance - Councilmember Alex Leeman

PRESENTATIONS:

- Recognition of Alex Leeman for Service to Farmington City
- Musical number from Music in Me (8 years +) "Somewhere in my Memory" from Home Alone.
- Recognition of Sylus Harper, Student of the Month
- Department Head and City Council Top Gun Awards by Police Department

BUSINESS:

- Master Service Agreement(s) A + B for electric car charging infrastructure at municipal locations
- Integrated Water and Land Use Element of the General Plan
- Consolidated Fee Schedule Amendments
- Zone Text Amendment - 11-3-045 Public Hearing Requirements for Certain Special Exceptions
- Changes to multiple sections of City Code to correct references to the State of Utah Land Use and Development Management Act
- Rock Haven Preliminary Planned Unit Development (PUD)
- Schematic Subdivision, Preliminary Plat and Special Exception for Access Across another lot for the Red Barn Lane
- Update to Planning Commission Bylaws.

SUMMARY ACTION:

1. Monthly Financial Report
2. Ordinance Establish Dates, Time and Place for holding Regular Farmington City Council meetings
3. Approval of Minutes 11-18-25

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. DeAnn Carlile Posted on December 5th, 2025



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

WORK SESSION - 6:00 p.m.

- All-Wheels Park Design on Farmington City property at approximately 845 South 1100 West
- Proposal to lease Farmington City property at 51 S. 200 E. for use as a Farmers Market
- Discussion of regular session items upon request

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Brigham Mellor, City Manager
- Pledge of Allegiance - Roger Child, Councilmember

PRESENTATIONS:

- Oath of Office Administration to newly elected Mayor, Brett Anderson and City Councilmember, Kristen Sherlock
- Recognition of Battalion Chief, Shaun Smith as Davis County Officer of the Year and recognition for earning Managing Fire Officer Designation
- Recognition of Service to outgoing Planning Commissioner and Historic Preservation Committee members

BUSINESS:

- Consideration of Second Amendment to the Supplemental Development Agreement for Canopy Square
- FY25 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance
- Review Farmington Fire Department EMS and Interfacility Transport Services and Request for Proposal

SUMMARY ACTION:

1. Resolution Appointing Randy Hopkins, Brian Shepherd (alternate) and Kevin Sanders (alternate) to serve as members of the Planning Commission
2. Resolution Appointing Steffanie Sanders, Wes Holmes and Liz Holmes to serve as members of the Historic Preservation Commission
3. Resolution appointing Council Members to various Committees and Boards
4. Approval of Minutes 12-09-25

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. DeAnn Carlile Posted on December 31st, 2025