



**FARMINGTON CITY
PLANNING COMMISSION**

January 22, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday January 22, 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 **6:30 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.

REZONE AND SUBDIVISION APPLICATION – *public hearing x3*

1. 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. **This item was previously tabled 01.08.2026.*
2. E & H Land – Applicant is requesting Request to consider a Schematic Subdivision, Project Master Plan (PMP), and Development Agreement for the Evans Townhomes development. This proposal consists of 163 townhome units on approximately 14.5 acres of property at 321 and 410 North Innovator Drive for Tri Pointe Homes.
3. Brock Johnston – Applicant is requesting to consider a Schematic Subdivision using alternative Lots Sizes and a Conditional Use for a Subordinate Single-Family Dwelling (SSF) Lot for the Miller Hollow Subdivision. The project consists of 8 Single Family Dwelling Lots, an SSF lot, and a large lot intended for use as a church. The project area is approximately 8.3 acres at 350 S 450 W.

SUMMARY ACTION AND OTHER BUSINESS

4. Applications and Approval of Minutes
 - a. Planning Commission Minutes 01.08.2026
5. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Report 01.20.2026
 - b. Other

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

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

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on January 16, 2026. Carly Rowe, Planning Secretary.



Farmington City Planning Commission Staff Report January 22, 2026

Item 1: 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. (Continued from 1/8/26)

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

Update since initial public hearing:

After hearing from the applicant and the general public at the January 8 meeting, the Planning Commission tabled this item in hopes of having a few specific issues addressed to help inform a final recommendation.

1. Property boundary dispute or questions on the north end of the proposed project in relation to 1099 200 E.
 - a. Staff is aware of correspondence between the applicant and adjacent owner in relation to this issue. The applicant will provide an update as to the status of possible resolution at this meeting.
2. Property boundary dispute on south end of project in relation to 232 E 1420 S.
 - a. Staff is aware of correspondence between the applicant and applicable owner related to driveway improvements. The applicant will provide an update as to the status of possible resolution at this meeting.
3. Location of primary access into project.
 - a. Concerns were expressed at the previous meeting regarding the location of the main access off of 200 East into the project on the north end and the potential negative impacts to the existing home to the north of it. The location was chosen based on the need to design a road that isn't steeper than allowed by ordinance. The Commission asked that alternate locations

be looked into in order to inform a decision.

The current design allows for a road to be built with a 10% grade which meets the International Fire Code standard. The city's ordinance allows for the consideration of steeper roads on a case by case basis. If the road were to move far enough south to be placed next to the historic home property line the grade would be approximately 14%. In considering the options, members of the City's Development Review Team noted that a slight increase in grade is a big deal for emergency vehicles and traffic in general in particular at this location as it meets up with 200 East Street. They expressed concerns with moving it south and making the road more steep as traffic is more likely to slide into the busy north south road (200 E).

Additional notice was provided for a hearing during this Planning Commission meeting.

Original report:

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 is 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.

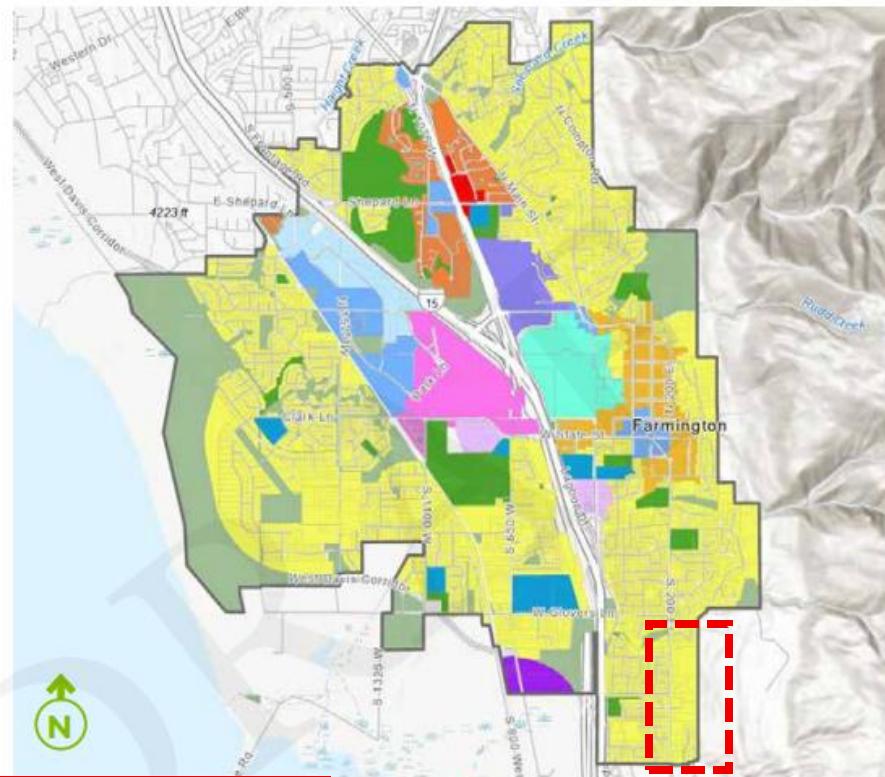
A standard dead-end street in Farmington is 1,000 linear feet in length or less serving no more than 21 lots. As proposed, the longest distance from a single access point on 200 East is approximately 1,560 linear feet with 17 properties being accessed from this access point. The city has permitted streets 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



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

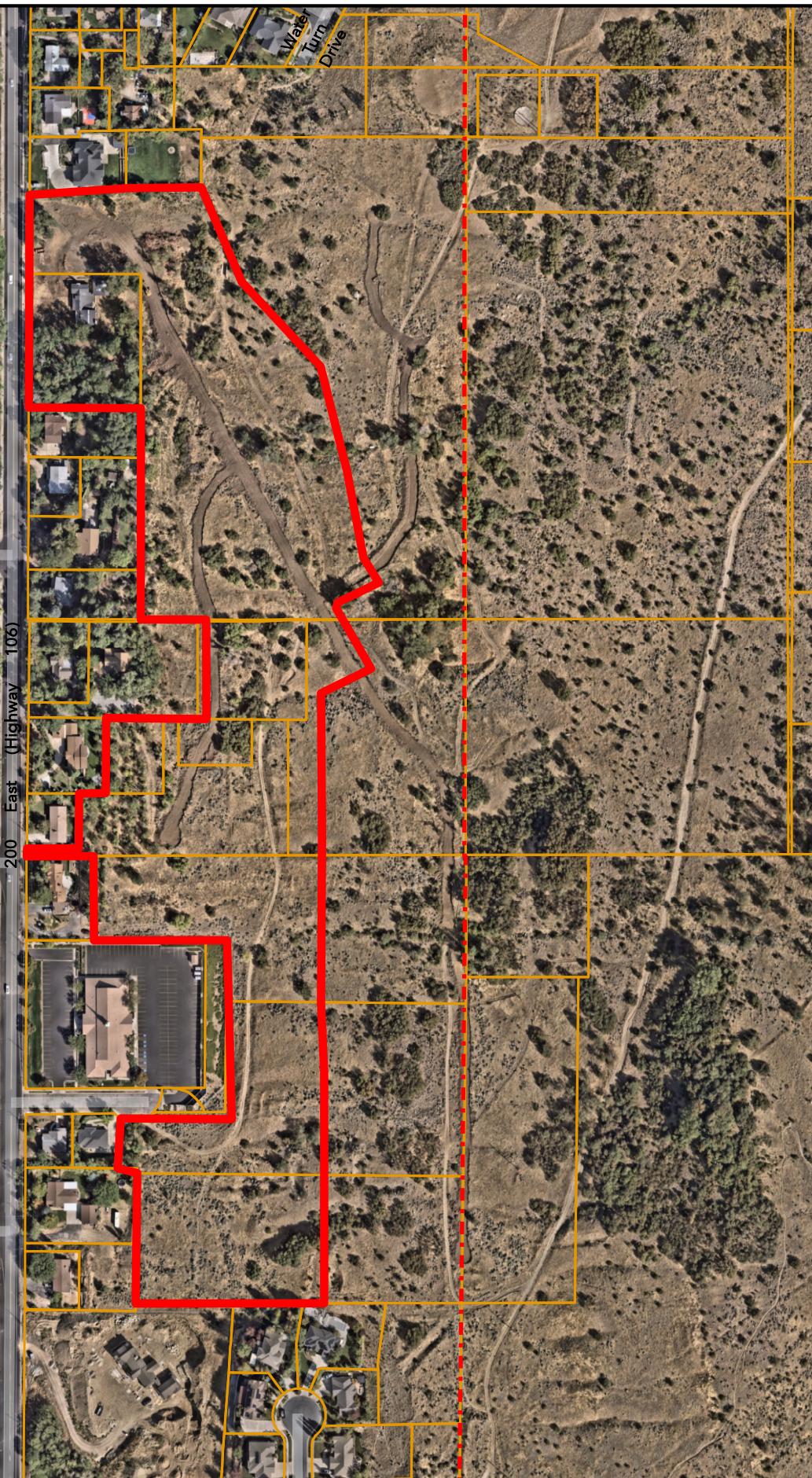
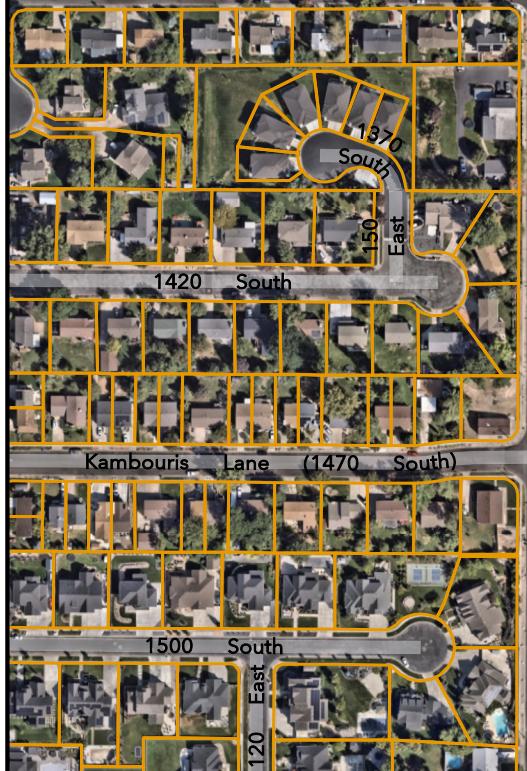
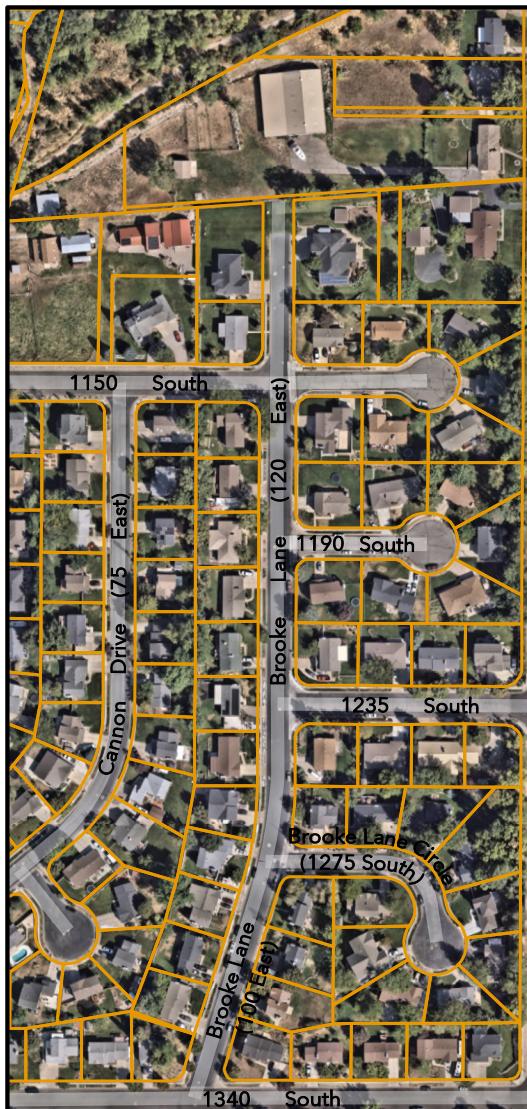
Move that the Planning Commission approve the requested rezone placing the 20.173 acres of property identified in the schematic subdivision plan in the LR-F zoning district with the condition that a secondary access be provided for the development of the property to the satisfaction of the Farmington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

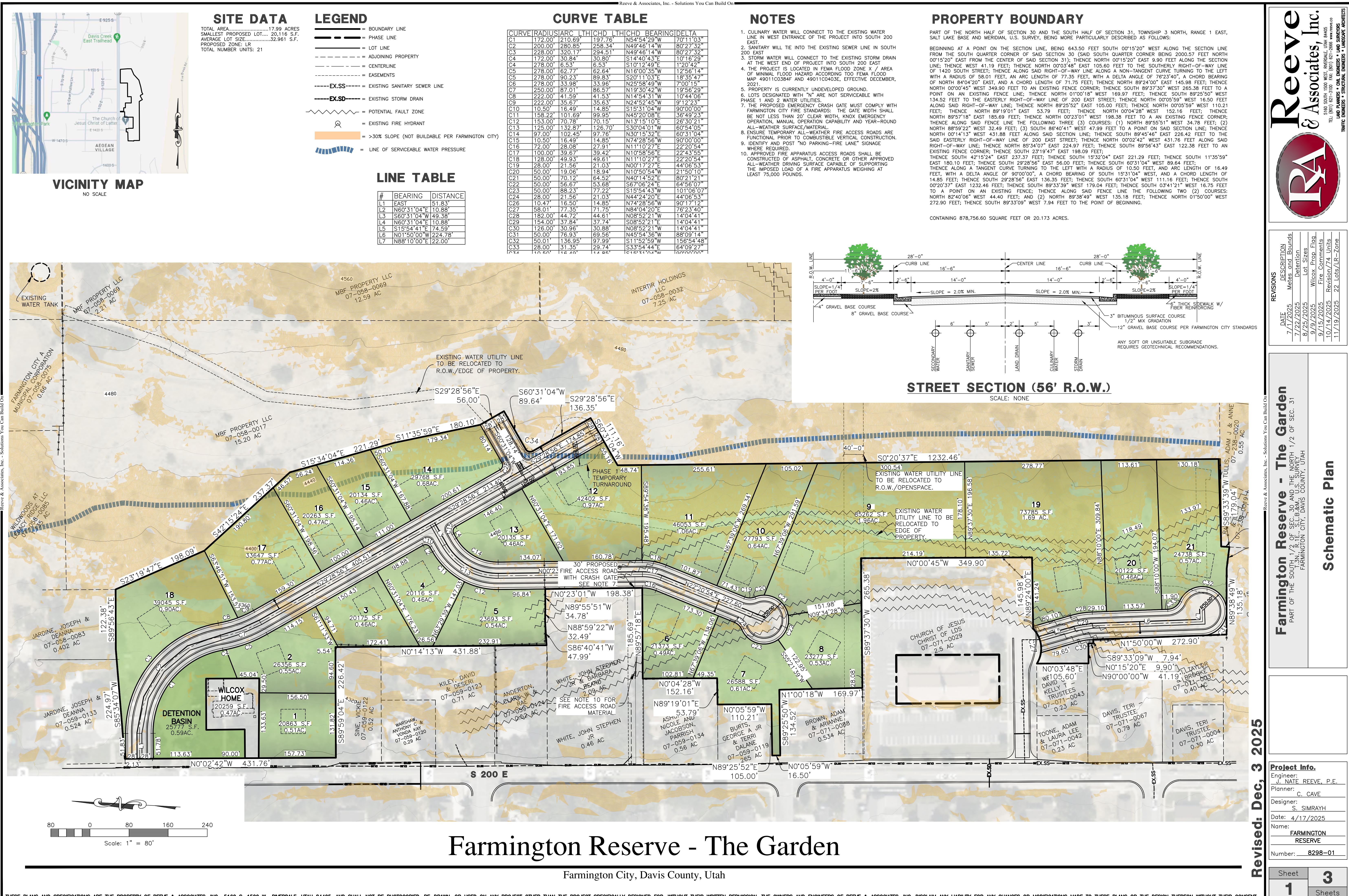
The Reserve 01/08/26

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.

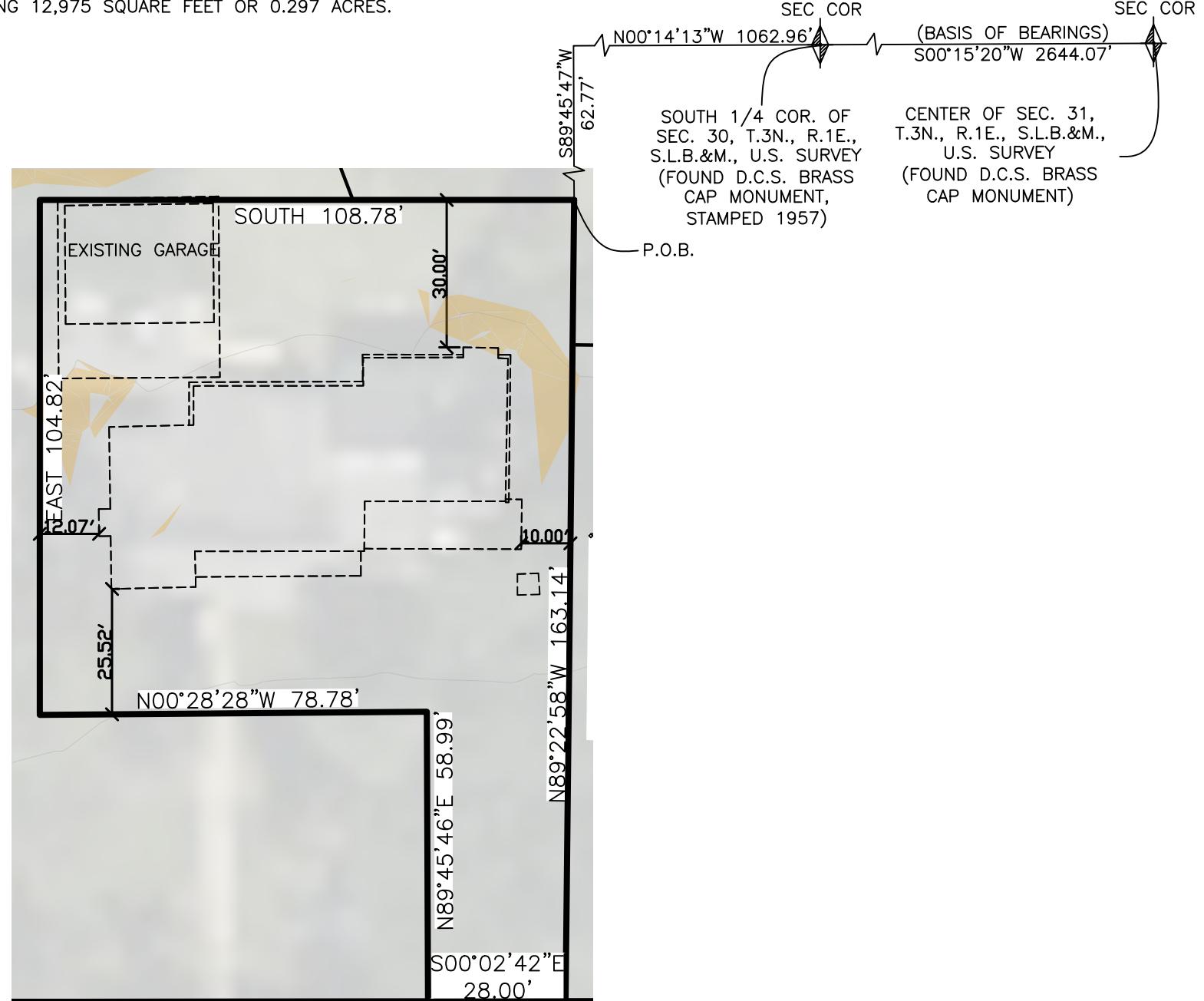


WILCOX PROPERTY METES AND BOUNDS

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

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

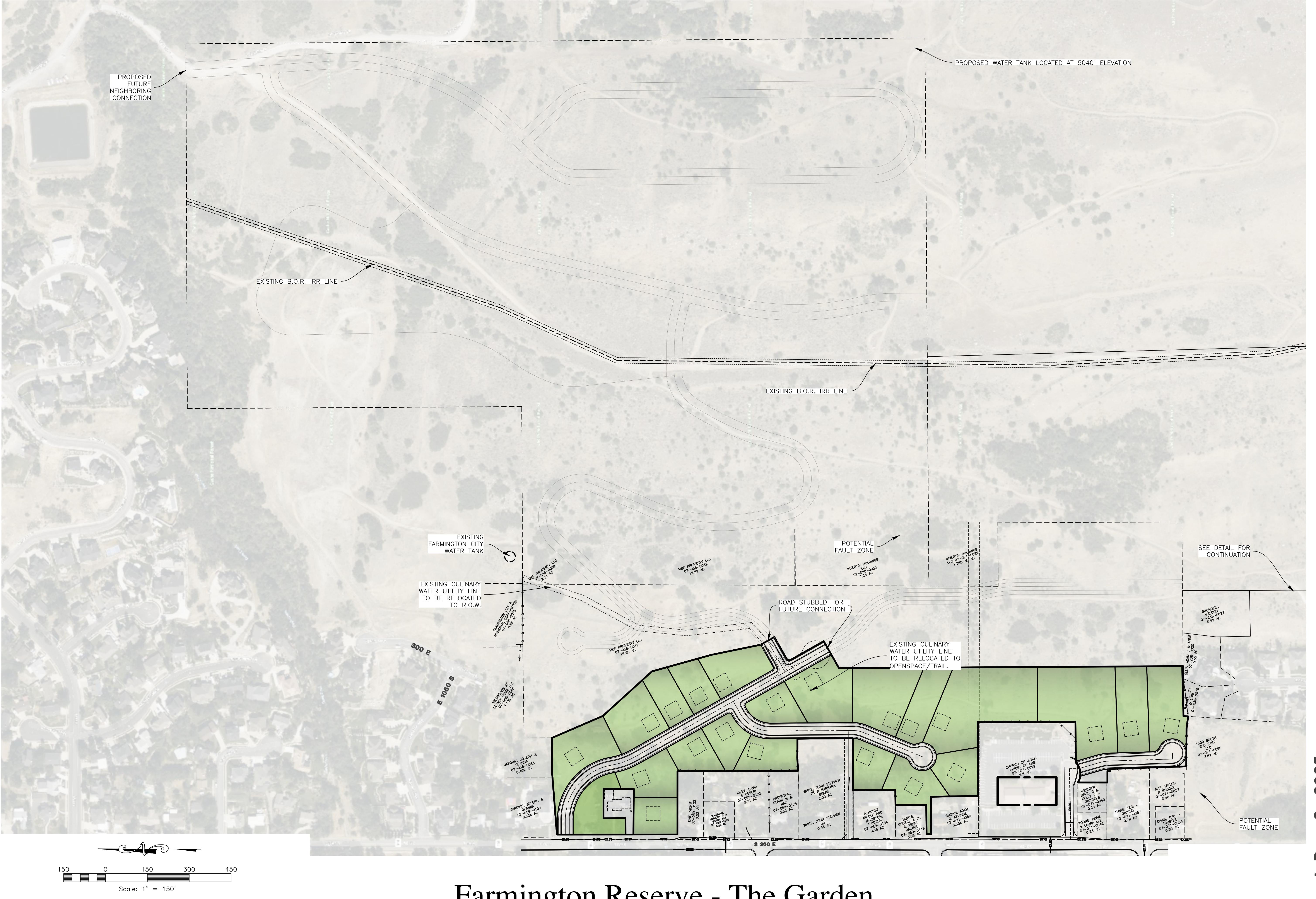
Farmington City, Davis County, Utah

REVISIONS	DESCRIPTION
DATE	8/27/2025
9/9/2025	WILCOX PROPERTY



Reeve & Associates, Inc.
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • UNDOSE SURVEYORS

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co



Farmington Reserve - The Garden

Farmington City, Davis County, Utah



Farmington City Planning Commission Staff Report January 22, 2026

Item 3: Tri Pointe Townhomes – PMP/DA, Schematic Subdivision and Schematic Site Plan

Public Hearing:	Yes
Application No.:	25-29
Property Address:	321 N Innovator Drive and 410 N Innovator Drive
General Plan Designation:	NMU (Neighborhood Mixed Use)
Zoning Designation:	RMU (Residential Mixed Use), OMU (Office MU) and OS (Open Space)
Area:	14.41 ac
Number of Lots:	163
Property Owner:	LKT Land LLC -ETAL
Applicant:	Colton Chronister – Tri Pointe Homes

Request: The applicants are seeking a recommendation for approval for a Project Master Plan/Development Agreement, Schematic Subdivision and approval for a Schematic Site Plan, for the Tri Pointe Townhome project.

Background Information

This project is located in the Farmington Station II PMP/DA area as defined in 2020. This original agreement allowed the consideration of residential in areas west of Innovator Drive and Maker Way. Following that original approval, The Everly Apartments received approval on November 16, 2021 to do a 407-unit apartment complex, which received final site plan approval on June, 22, 2023. That project is now under construction. As part of the original 2021 approval, the applicant agreed to provide affordable housing, consistent with Farmington City ordinances equal to or greater than 10% of the 408 units. Such housing or other public benefit was agreed to be installed at a later date, initially thought to be more apartments in this location.

This project has 163 for-sale townhome units, 3.25 parking spaces per unit (exceeds requirement) and aims to fulfill the affordable housing requirement by providing 2.8 acres of open space connected to North Cottonwood Commons park, mainly expanding the wetlands complex for public viewing and potential expansion of boardwalks. Additionally, they are providing for the completions of a section of the greenway from the park to Maker Way. Another public benefit is the planning of Units 201-215, which they would not construct, but provide the land, entitlements, utility planning and access to for the City's future benefit. The City has and will continue to acquire moderate income housing funds via fee-in-lieu on other projects throughout the City, and could one day choose to construct the units for affordable housing or City employee housing. Finally, the applicant has agreed to a 2874 sf land swap adjacent to the future fire station site to clean up the property borders for the sake of better planning.

The project master plan and development agreement will set up alternative approval standards from those in Title 11, Chapter 18 Mixed Use zones. Chapter 18 is a form-based code, with lot width, minimum front setbacks (front RBRs), and other building site elements. Chapter 18 also requires certain landscaping and street furniture requirements, such as benches, lighting and street trees. The following are some alternative approval standards the Commission and Council may consider in the PMP/DA:

- 50% frontage proposed is less than the 60% required for collector roads in the RMU and OMU. (app. 670 feet of building/1320 feet of frontage)
- Minimum lot width is 25 feet, townhomes are app. 20 feet
- No exception required for building height (3 stories is max height in RMU, unless otherwise approved as part of this application)
- Pedestrian walkways between buildings must be 6 feet in width (Staff recommends that these should be widened if necessary to comply)
- Residential use in the OMU and OS zones

The building elevations provided show three story townhomes that align with requirements of Chapter 18. The Planning Commission and City Council should indicate which concept elevations they prefer. If approved by the Council, the project materials reviewed today would be included in the development agreement and will be the outline for the project moving forward. It is recommended the Planning Commission consider items like landscaping, fencing, screening, architecture, etc. for this proposal. The City Council has reviewed this project at a public work session and gave positive feedback regarding the direction of the public benefits being proposed.

[Note: Owners of land involving at least 25 acres in the mixed-use zones identified in Chapter 18 of the Zoning Ordinance may elect to use the alternative approval process set forth in Section 11-18-140, but the applicant's site does not meet this threshold. However, E & H Land LTD, which owns this property and the rest of the 62+ acres north of Park Lane, entered into an agreement (including an accompanying "global" PMP) with the City on June 9, 2020, which allows the City to consider applications through Section 11-18-140 for property less than the 25 acres in size].

Suggested Motion

Move that the Planning Commission approve the schematic site plan and recommend the City Council approve the schematic subdivision plan, project master plan/development agreement, subject to all applicable Farmington City development standards and ordinances, and the condition that all remaining DRC requirements are addressed.

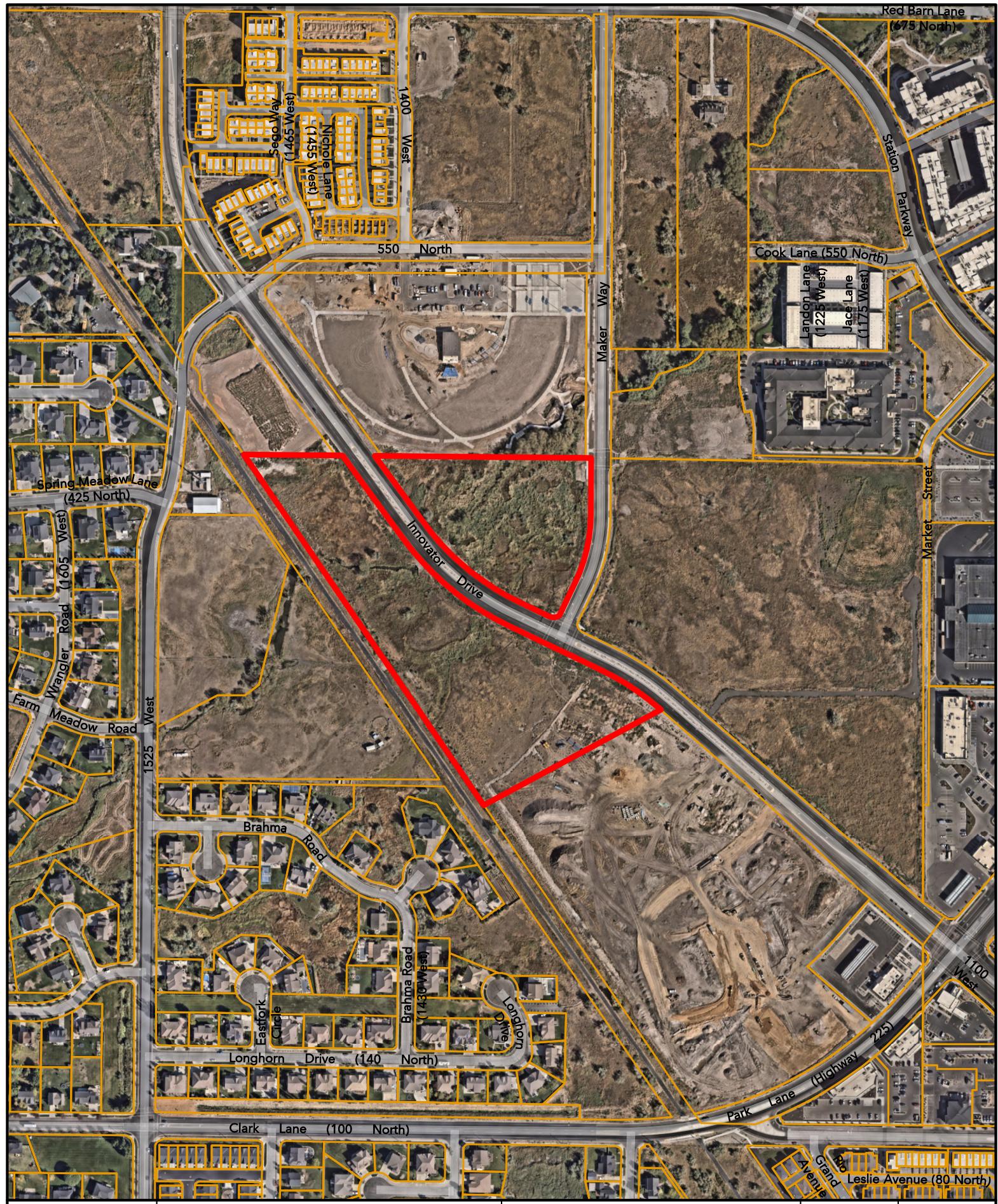
Findings:

1. The project aligns with the original PMP approval for Farmington Station II.
2. The products proposed are less dense than the original proposal and entitlement of apartments on this parcel.
3. The project increases North Cottonwood Commons Park by greater than 25% (2.8 acres added).
4. The project plans potential affordable housing opportunity for the City.

Supplemental Information

1. Vicinity Map

2. PMP including DA
3. Phasing Exhibit



VICINITY MAP

Tri Pointe Townhomes

0 175 350 525 700
Feet

0 40 80 120 160
Meters

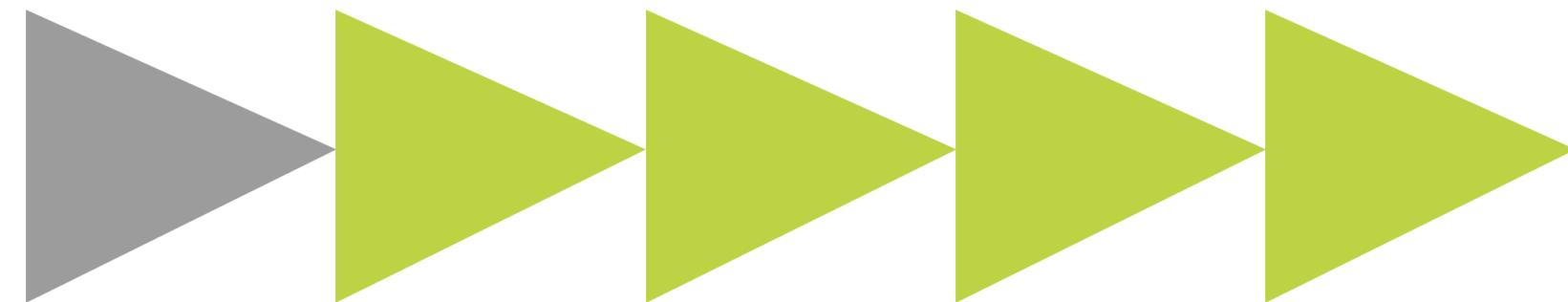


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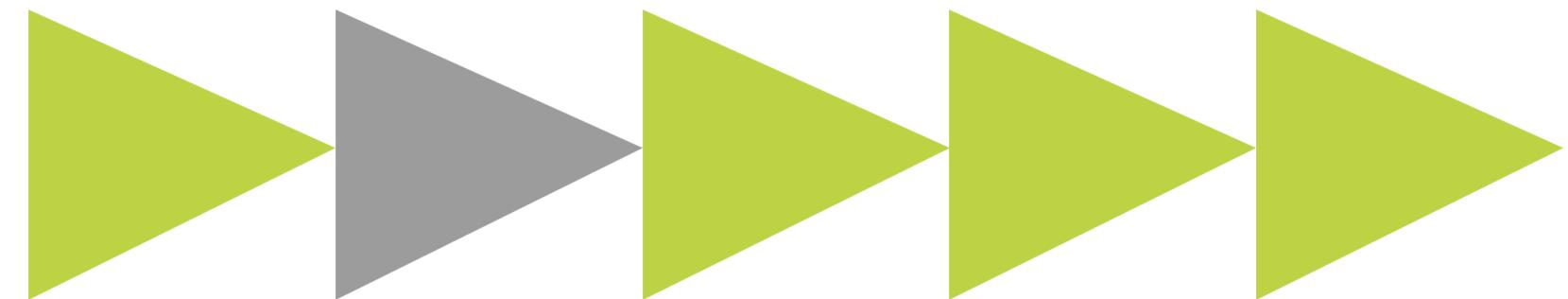
E&H Land
Lots 3 and 4
Project Master Plan

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 - Preliminary Overall Site Plan
 - Preliminary Grading and Drainage Plan
 - Preliminary Sewer Plan
 - Preliminary Water Plan
 - Preliminary Fire Truck Access Plan
 - Preliminary Overall Landscape Plan
- Concept Elevations
 - Concept Elevation 1
 - Concept Elevation 2
 - Concept Elevation 3
- Supplemental Development Agreement
- Exhibits - Developer RDA Contribution and property exchange



Project Master Plan





BENCHMARK
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV = 4229.63'



EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

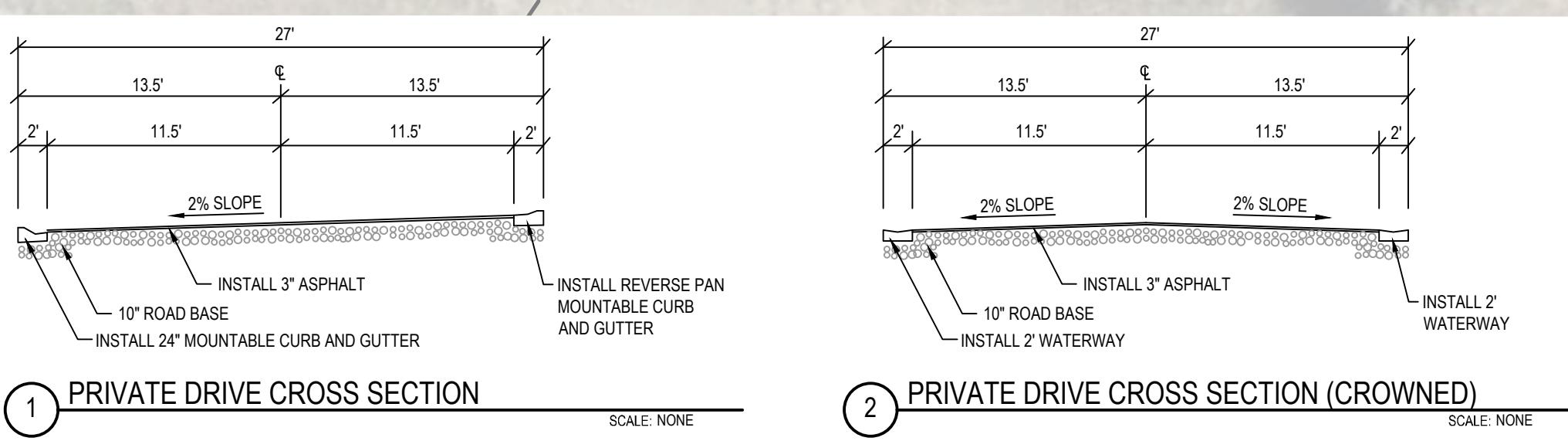
FOR:
TRI POINTE HOMES
1280 EAST STRINCHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CRONISTER
PHONE: 801-813-9879

PRELIMINARY OVERALL SITE PLAN

PROJECT NUMBER: 10132C
PRINT DATE: 2025-12-10
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

1 OF 6





CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

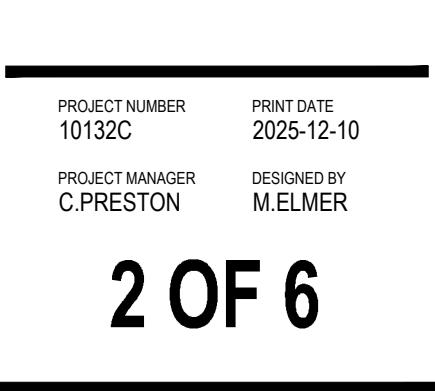
BENCHMARK

NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV = 4229.63'



Basin 'A' - Pre-Developed Detention Calculations (100-year storm)				Basin 'B' - Pre-Developed Detention Calculations (100-year storm)				Basin 'C' - Pre-Developed Detention Calculations (100-year storm)				Basin 'D' - Pre-Developed Detention Calculations (100-year storm)				Basin 'A' - Detention Calculations (100-year storm)				Basin 'B' - Detention Calculations (100-year storm)				Basin 'C' - Detention Calculations (100-year storm)				Basin 'D' - Detention Calculations (100-year storm)							
Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release	Basin Tributary Area	Runoff coefficient C:	Release Rate	Peak Release				
57,752 SF	0.150	0.20 cfs/acre	80 cfs	88,002 SF	0.150	0.20 cfs/acre	404 cfs	62,111 SF	0.150	0.20 cfs/acre	897 cfs	195,411 SF	0.150	0.20 cfs/acre	285 cfs	57,752 SF	0.700	0.20 cfs/acre	404 cfs	88,002 SF	0.700	0.20 cfs/acre	285 cfs	62,111 SF	0.700	0.20 cfs/acre	285 cfs	195,411 SF	0.700	0.20 cfs/acre	897 cfs				
5 3.12	186	0.6205	80	5 3.12	284	0.9455	121	5 3.12	630	2.0995	86	5 3.12	630	2.0995	86	5 3.12	869	0.897	171	5 3.12	934	0.897	171	5 3.12	934	0.897	171	5 3.12	2,939	0.897	86	5 3.12	2,939	0.897	86
10 2.46	298	0.4892	159	10 2.46	447	0.7455	242	10 2.46	316	0.5261	171	10 2.46	1,202	1,202	1,202	10 2.46	1,370	0.700	242	10 2.46	1,473	0.700	242	10 2.46	1,473	0.700	242	10 2.46	4,635	0.700	171	10 2.46	4,635	0.700	171
15 2.08	372	0.4137	239	15 2.08	567	0.6903	364	15 2.08	400	0.4444	257	15 2.08	1,211	1,211	1,211	15 2.08	1,737	0.700	257	15 2.08	1,868	0.700	257	15 2.08	1,868	0.700	257	15 2.08	3,644	0.700	171	15 2.08	3,644	0.700	171
30 0.91	515	0.2898	477	30 0.91	588	0.2944	1,435	30 0.91	554	0.3089	538	30 0.91	1,202	1,202	1,202	30 0.91	1,744	0.963	538	30 0.91	1,799	0.963	538	30 0.91	1,799	0.963	538	30 0.91	3,205	0.963	538	30 0.91	3,205	0.963	538
60 0.45	1,030	0.1650	955	60 0.45	1,418	0.1670	2,009	60 0.45	1,001	0.1300	2,057	60 0.45	1,202	1,202	1,202	60 0.45	1,737	0.655	2,057	60 0.45	1,868	0.655	2,057	60 0.45	1,868	0.655	2,057	60 0.45	3,644	0.655	2,057	60 0.45	3,644	0.655	2,057
120 0.25	631	0.1293	1,209	120 0.25	1,065	0.1697	2,009	120 0.25	605	0.1300	2,057	120 0.25	1,202	1,202	1,202	120 0.25	1,737	0.655	2,057	120 0.25	1,868	0.655	2,057	120 0.25	1,868	0.655	2,057	120 0.25	3,644	0.655	2,057	120 0.25	3,644	0.655	2,057
180 0.56	1,203	0.1114	2,864	180 0.56	1,833	0.1697	4,264	180 0.56	1,294	0.1198	3,080	180 0.56	1,202	1,202	1,202	180 0.56	2,864	0.565	4,264	180 0.56	3,080	0.565	4,264	180 0.56	3,080	0.565	4,264	180 0.56	6,313	0.565	4,264	180 0.56	6,313	0.565	4,264
360 0.43	1,847	0.0955	5,727	360 0.43	2,815	0.1303	8,727	360 0.43	1,987	0.0920	6,160	360 0.43	1,202	1,202	1,202	360 0.43	8,292	0.43	13,135	360 0.43	9,270	0.43	13,111	360 0.43	9,270	0.43	13,111	360 0.43	15,913	0.43	13,111	360 0.43	15,913	0.43	13,111
720 0.29	2,491	0.0577	11,465	720 0.29	3,796	0.0879	17,455	720 0.29	2,679	0.0620	12,320	720 0.29	1,202	1,202	1,202	720 0.29	11,627	0.455	12,111	720 0.29	17,455	0.455	12,111	720 0.29	17,455	0.455	12,111	720 0.29	24,639	0.455	12,111	720 0.29	24,639	0.455	12,111
1440 0.18	3,093	0.0358	22,910	1440 0.18	4,713	0.0545	34,910	1440 0.18	3,326	0.0388	24,639	1440 0.18	1,202	1,202	1,202	1440 0.18	14,433	0.295	22,910	1440 0.18	21,993	0.295	24,639	1440 0.18	25,913	0.295	24,639	1440 0.18	25,913	0.295	24,639				

PRELIMINARY GRADING AND DRAINAGE PLAN



2 OF 6

LEGEND

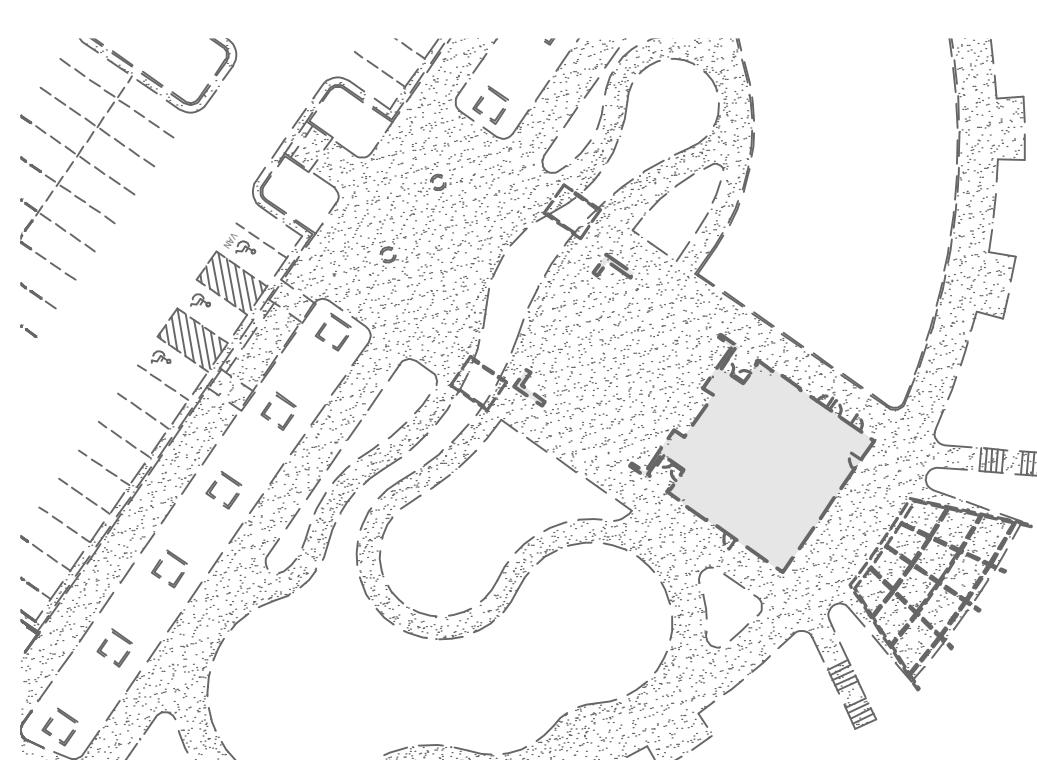
- EXISTING STORM DRAIN MANHOLE
- INSTALL STORM DRAIN MANHOLE
- EXISTING STORM DRAIN COMBO BOX
- INSTALL STORM DRAIN COMBO BOX
- EXISTING STORM DRAIN CATCH BASIN
- INSTALL STORM DRAIN CATCH BASIN
- sd
- EXIST RCP STORM DRAIN LINE
- sd
- INSTALL RCP STORM DRAIN LINE

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS; PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS TO VERIFY ALL CONSTRUCTION PERTAINING TO THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- DETENTION SHALL BE IN UNDERGROUND DETENTION CHAMBERS UNDER PRIVATE AND/OR IN OPEN SPACES AS POSSIBLE.



BENCHMARK
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV = 4229.63'



FARMINGTON CITY

FARMINGTON CITY

Evans Townhomes - Farmington Station
Sewage Generation

ITEM NO.	TYPE OF USE	UNITS	% of ERC	Weighted ERUs	UNIT AVERAGE DAY SEWAGE FLOW GENERATION	TOTAL AVERAGE DAILY SEWAGE FLOW		PEAK SEWAGE GENERATION FLOWS					
						(GPD/ERC)	(GPD)	(GPM)	CAP/ERC	POP PER UNIT TYPE	PEAKING FACTOR	TOTAL PEAK DAILY FLOWS	
I. Sewage Flow Generation											TEN STATE STD FORMULA	(GPD)	(GPM)
A	(FORMULAS)					(a)*(b)	3.2*100	(c)*d	(e)/1440	(g)/(h)	(i)	(j)/1440	
Residential and Commercial													
1.	Carriage Townhome	54.0	100%	54.0	320	17,280	12.0	3.20	173	4.17	72,066	50.0	
2.	Standard Townhome	109.0	100%	109.0	320	34,880	24.2	3.20	349	4.05	141,254	98.1	
Total: Residential and Commercial		163			52,160	38.2	522	3.56	206,799	143.6			

NOTES:
1. Assume average occupancy per ERC = 3.2 people
2. R317-3-2 requires 100 gpd per capita
3. Average daily flow per ERC = 3.2 cap*ERC X 100 gpd/cap = 320 gpd per ERC
4. R309-510-7 - Peak day: Swimming Pool - 10 gpd/person, assume 100 persons swimming, Clubhouse - 100 gpd/resident, assume 200 residents attending = (10 x 100 + 100 x 200)
5. R309-510-7 - Office Space: Peak day, (15+25)/2 gpd/employee, assume 5 occupants per 1000 SF of office space, 20 x 5 = 800 = 0.125 ERC per 1000 SF
6. Retail - Gas station and restaurant or similar, 250 gpd/pump and 50 gpd/seat respectively = (250 x 12 + 50 x 50) + 2 + 800 = 3,444 ERC per unit

SCOPE OF WORK:
Provide, install, and/or construct the following per the specifications given or referred to, the details noted, and/or as shown on the construction drawings.

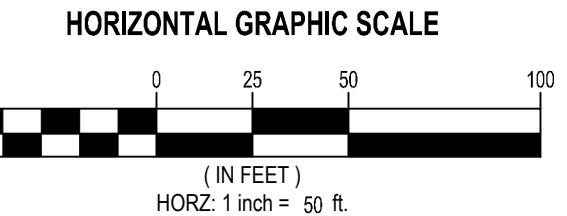
- ① INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN SLOPE (TYP)
- ② INSTALL 4" SSMH
- ③ INSTALL 5" SSMH
- ④ INSTALL 8" SDR-35 PVC SAN SWR LINE @ 0.50% MIN SLOPE
- ⑤ INSTALL 2" CTS POLY LOW PRESSURE SAN SWR LINE
- ⑥ FIELD LOCATE AND CONNECT TO EXIST SANITARY SEWER STUB
- ⑦ EXIST SSMH
- ⑧ EXIST SAN SWR STUB

LEGEND

- ① EXISTING SANITARY SEWER MANHOLE
- ② INSTALL SANITARY SEWER MANHOLE
- SS EXISTING SANITARY SEWER LINE @ 0.5% MIN. SLOPE
- SS INSTALL 8" SANITARY SEWER LINE @ 0.5% MINIMUM SLOPE
- SS SANITARY SEWER SERVICE LATERAL

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEES ARE MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL UTILITIES LOCATED WITHIN ANY PRIVATE STREET OR OPEN SPACE SHALL BE PRIVATELY OWNED AND MAINTAINED.



PRELIMINARY SEWER PLAN

PROJECT NUMBER: 10132C
PRINT DATE: 2025-12-10
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

EN SIGN
THE STANDARD IN ENGINEERING

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SANDY
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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR: TRI POINTE HOMES
128 EAST STRINCHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CRONISTER
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EVANS TOWNHOMES
FARMINGTON, UTAH

INNOVATOR DRIVE AND MAKER WAY



BENCHMARK
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV = 4229.63'

EVANS TOWNHOMES - FARMINGTON STATION									
AVERAGE ELEVATION = 4240 FT ABOVE MSL									
ITEM NO.	TYPE/USE	Units	ERC44ft WSPU	Peak Day Potable Source Demand	Potable Storage	Annual Water Rights Demand			
I. Farmington Station Potable Water	(SOFT) (FORMULA)		30 WSPU-1	ERC UNIT (a)	TOTAL ERC (b)	TOTAL PEAK DAILY DEMAND (c)	UNIT DEMAND (d)	TOTAL (e)	PEAK INSTANT (f)
1. Residential	Carriage Townhome	54	1.00	54.0	800	43,200	400	21,600	138.7
2.	Standard Townhome	109	1.00	109.0	800	87,200	43,600	21,75.7	148.4
Residential Subtotal		163		163.0		90.6	130,400	2,000	65,200
Commercial (Office, Medical, Retail)	(FORMULA)		(a)*1000	(c)*1000					281.3
Commercial Subtotal		0	0	0.0	0	0.0	400	0	0.0
Farmington Station Potable Total		163		163		90.6	130,400	65,200	281.3
II FIRE FLOW/STORAGE RESERVES	(HOURS)								
A Fire Flow (3000 GPM for 4 hrs)		4							
POTABLE SYSTEM TOTAL + FIRE FLOW							3,090.6		785,200

NOTES:
1. Peak day demand from 8000-10000.
2. Water Supply Factor Units calculated for each type of use based on 2010 International PWS.
3. Swimming pool: 100 persons swimming = 100 persons swimming * 100 SF = 10,000 SF * 1.25 ERC per 1000 SF.
4. Commercial: 100 persons working = 100 persons working * 100 SF = 10,000 SF * 1.25 ERC per 1000 SF.
5. Office Space: 100 SF = 100 SF * 0.20 (office space assume 5 occupants per 1000 SF of office space) 200 SF = 0.15 ERC per 1000 SF.
6. Swimming pool: 100 persons swimming = 100 persons swimming * 100 SF = 10,000 SF * 1.25 ERC per 1000 SF.
7. Retail: Gas station and restaurant or similar = 250 gas pumps and 50 gasheads respectively = (250 * 12 + 50 * 50) = 2 * 800 = 3.44 ERC per unit.

EVANS TOWNHOMES - FARMINGTON STATION IRRIGATION (STATE STANDARDS FOR MAP ZONE 4)									
PER DAY IRRIGATION DEMAND AND REQUIRED STORAGE DEMAND FOR MAP ZONE 4									
SEASONAL CONSUMPTIVE USE									
II. Farmington Station Secondary Water	AREA (ACRES)	IRRIG (a)	IRRIG PEAK (b)	IRRIG PEAK (c)	IRRIG PEAK (d)	UNIT DEMAND (e)	OTAL DEMAN (f)	PEAK INSTANT (g)	UNIT DEMAND (h)
Residential Irrigation (FORMULA)	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1. Residential Irrigation	1.53	-	-	10.9	3.98	6.05	8,709	2,851	4,355
2. Standard Townhome	3.08	-	-	22.0	9.98	12.21	17,550	2,851	8,790
Residential Irrigation Subtotal	4.61			32.86	18.3	26,289	13,145	36.5	8.6
Commercial Irrigation	Retail	0.00	-	0.0	3.98	0.00	0	2,851	0
Commercial Irrigation Subtotal	0.00			0.00	0.00	0.00	0	0.00	0.00
Farmington Station Irrigation Total		4.6		32.9	18.3	26,289	13,145	36.5	8.6
Farmington Station System Total		196		109	105,689	78,345	317.8		81.7
Farmington Station With Fire Flow				3,289.9		798,345	90%		

NOTES:
1. Irrigation Crop Consumptive Use Zone = 4.
2. Residential landscaping areas make up 30% of total area, and may change according to final layouts.
3. Office space landscape areas assumed to be 20% of total area.
4. Retail space landscape areas assumed to be 30% of total area.

1 Irrigation Crop Consumptive Use Zone = 4.
2 Residential landscaping areas make up 30% of total area, and may change according to final layouts.
3 Office space landscape areas assumed to be 20% of total area.
4 Retail space landscape areas assumed to be 30% of total area.

48495

LEGEND

- EXISTING FIRE HYDRANT
- INSTALL FIRE HYDRANT
- CULINARY WATER VALVE
- EXISTING CULINARY WATERLINE
- INSTALL CULINARY WATERLINE
- EXIST SECONDARY WATERLINE
- INSTALL SECONDARY WATERLINE

SCOPE OF WORK:

Provide, install and/or construct the following per the specifications given or referenced, the details noted, and/or as shown on the construction drawings:

1. Install fire hydrant and valve complete per Farmington City standards and specifications.
2. Install 1" culinary water service lateral with 3/4" meter.
3. Install Mueller or CLOW valve per Farmington City standards and specifications.
4. Install private 8" C900 DR14 PVC culinary waterline per Farmington City standards and specifications.
5. Install private 8" C900 DR14 PVC secondary waterline per Weber Basin Water Conservancy District.
6. Install 2" secondary service lateral per Weber Basin Water Conservancy District.
7. Field locate and connect to exist culinary water stub.
8. Field locate and connect to exist secondary water stub.
9. Install 4" drain to SDR11 per Weber Basin Water Conservancy District standards and specifications.

GENERAL NOTES

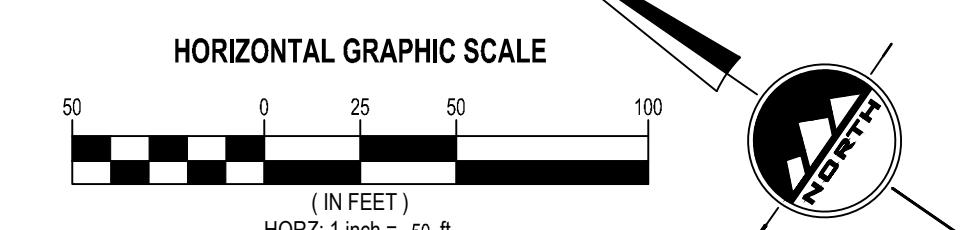
1. All work to comply with the governing agency's standards and specifications.
2. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans. Locations may not have been verified in the field and no guarantee is made as to the accuracy or completeness of the information shown. It shall be the responsibility of the contractor to determine the existence and location of the utilities shown on these plans. The cost of any field verification shall be borne by the contractor.
3. The cost of the contractor's failure to verify the locations of existing utilities prior to the beginning of construction in their vicinity shall be borne by the contractor and assumed included in the contract. The contractor is to verify all connection points with the existing utilities. The contractor is responsible for any damage caused to the existing utilities and utility structures that are to remain. If conflicts with existing utilities occur, the contractor shall notify the engineer prior to construction to determine if any field adjustments should be made.
4. All sanitary sewer infrastructure to be installed per governing agency standard plans and specifications.
5. All water infrastructure to be installed per governing agency or APWA standard plans and specifications.
6. Deflect or loop all waterlines to avoid conflicts with other utilities per governing agency's standards and specifications.
7. Project shall comply with all Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
8. The contractor is to coordinate all utilities with mechanical/plumbing plans.
9. Notify engineer of any discrepancies in design or staking before placing utility structures or pipes.
10. The contractor shall adjust to grade all existing utilities as needed per local governing agency's standards and specifications.
11. The contractor is to protect and preserve all existing improvements, utilities, and signs, etc. unless otherwise noted on these plans.
12. All utilities located within any private street or open space shall be privately owned and maintained.

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

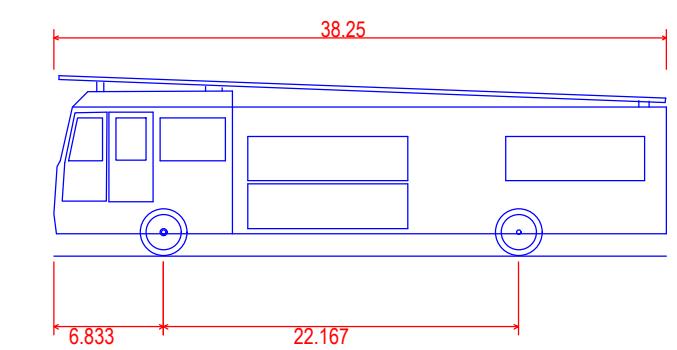
FARMINGTON, UTAH

PRELIMINARY WATER PLAN





BENCHMARK
CALL BLUESTAKES
811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION
ELEV = 4229.63'



E-ONE Combination Unit
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

38.250ft
8.33ft
11.250ft
1.39ft
8.33ft
6.00s
45.00°



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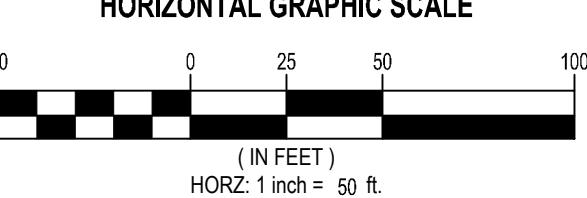
EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY FIRE TRUCK ACCESS PLAN

PROJECT NUMBER 10132C PRINT DATE 2025-12-10
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER



5 OF 6



CALL BLUESTAKES
811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV. = 4229.63'

Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size
117	●	Maple, 'Columnar'	Acer platanoides 'Columnare'	2' Cal.
14	●	Spruce, Colorado Blue	Picea pungens 'Glauca'	4' Min.
5	●	Hedge Maple	Acer campestre	2' Cal.
27	●	Eastern Redbud	Cercis canadensis	2' Cal.

Qty	Symbol	Common Name	Botanical Name	Plant Size
61	○	Blue Oat Grass	Helictotrichon sempervirens	1 Gallon
58	●	Feather Reed Grass Karl Foerster'	Calamagrostis acutiflora Karl Foerster'	1 Gallon

Landscape Notes: Install 4" metal edging along all planter bed and sod areas. In all planter bed areas, install 4" deep 2"-3" dia. Nepp Rock & Gravel color 'Southwest' or equiv. decorative rock over weed barrier, typ.

LEGEND

- Landscape Area
- Existing Wetland Area - Not to be disturbed
- Existing Stream



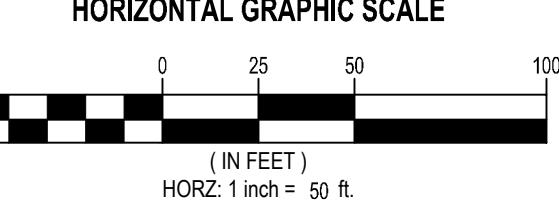
EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 10132C
PRINT DATE: 2025-12-10
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER



6 OF 6

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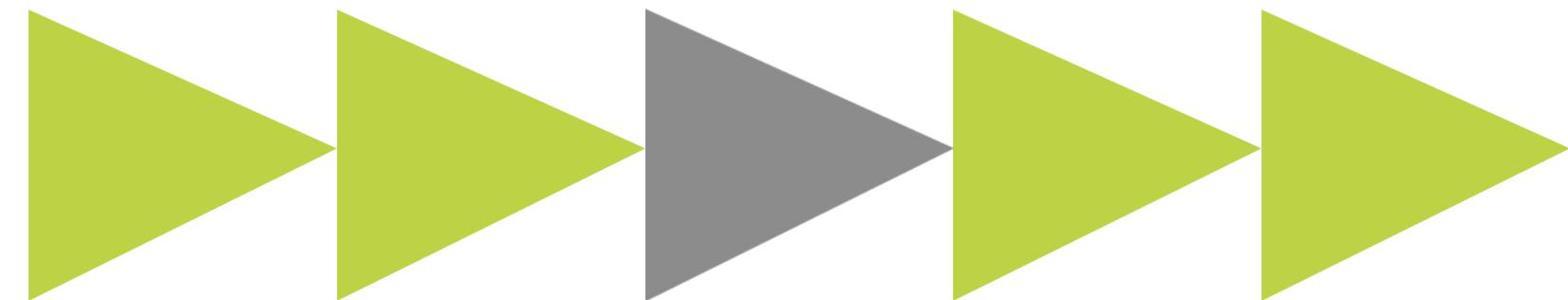
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PHONE: 801-813-9879

Concept Elevations





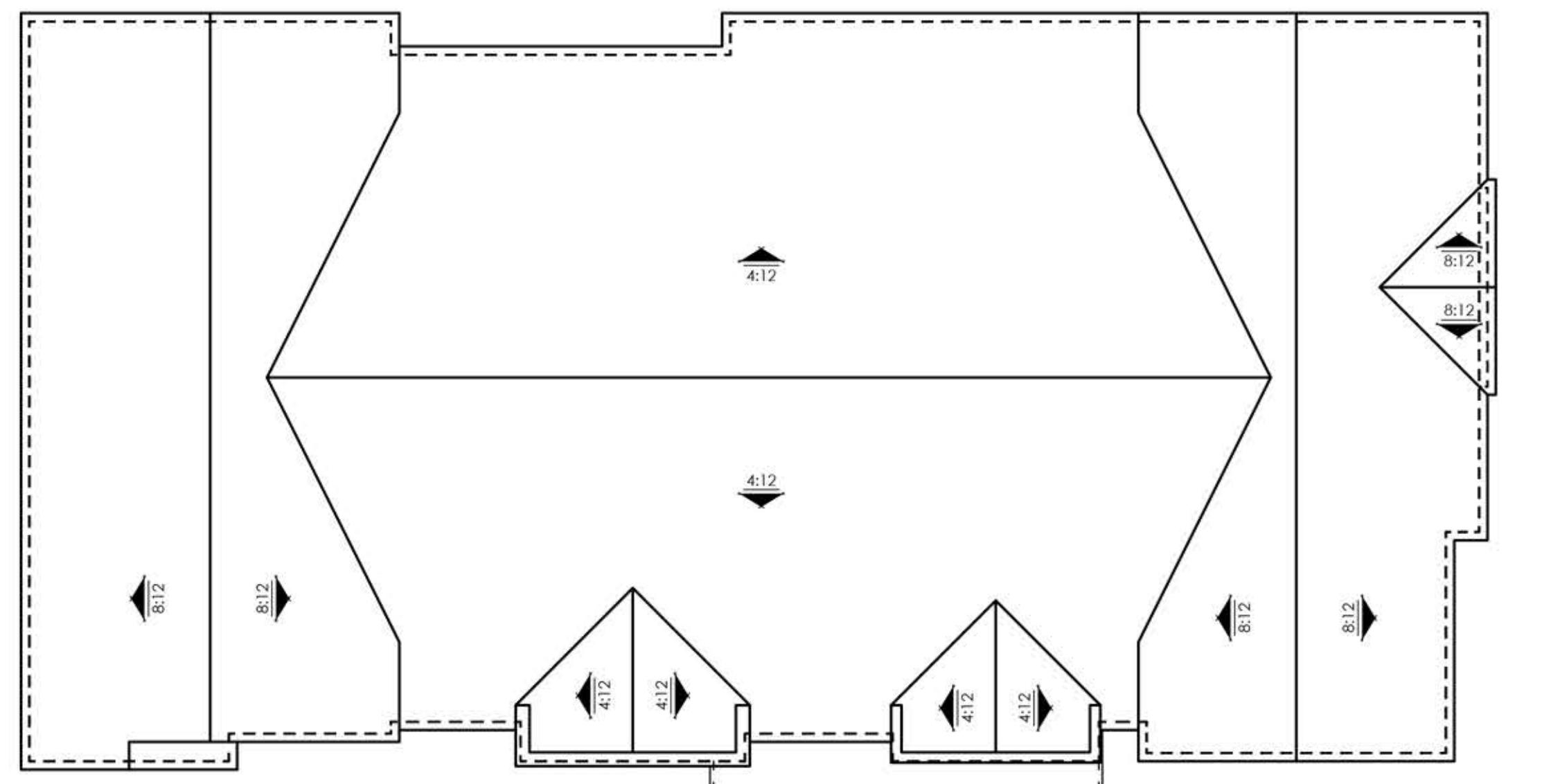
CONCEPT ELEVATION 1

TRIUT2402

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colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231

california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"
woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

CONCEPT ELEVATION 1 (SIDE)

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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TRIUT2402



CONCEPT ELEVATION 2



TRIUT-2505

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littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



CONCEPT ELEVATION 2 (SIDE)

TRIUT-2505

 woodley
architectural
group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



CONCEPT ELEVATION 3



TRIUT-2505

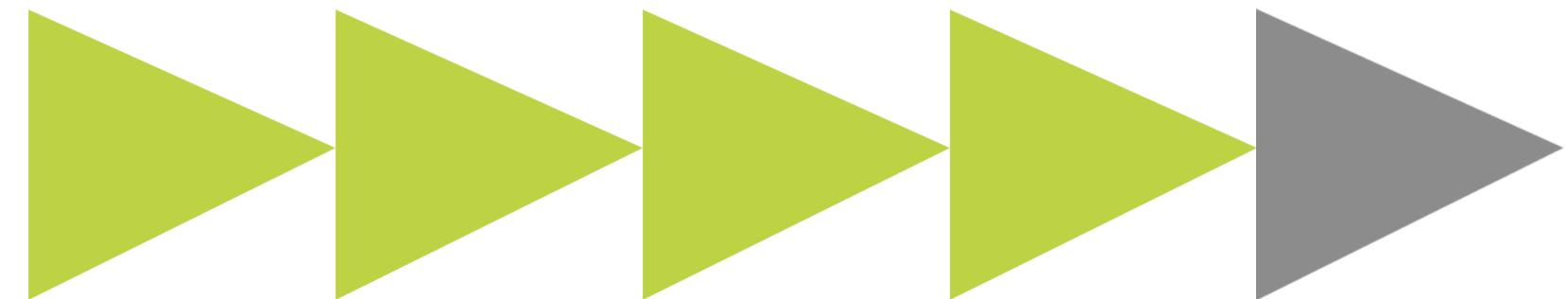


CONCEPT ELEVATION 3 (SIDE)

TRIUT-2505

 woodley
architectural
group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

Exhibits -
Developer RDA
Contribution and
Property Exchange





BENCHMARK
811 AT LEAST 48 HOURS
PRIORITY TO THE
COMMENCEMENT OF ANY
CONSTRUCTION
ELEV = 4229.63'

Total Deeded Area to Farmington City RDA - 2.792 Acres

LEGEND	
IMPACTED WETLAND	9,995 sq.ft. / 0.229 acres
EXISTING WETLAND NOT TO BE DISTURBED	
PREVIOUSLY MITIGATED WETLAND	
EXISTING STREAM	

LAND USE TABLE	
DESCRIPTION	QUANTITY
STANDARD TOWNHOME	9
CARRIAGE TOWNHOME	6
TOTAL TOWNHOME	15
TOTAL PROJECT AREA	121,633 sq.ft. / 2.792 acres
DENSITY	5.37 UNITS/ACRE



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

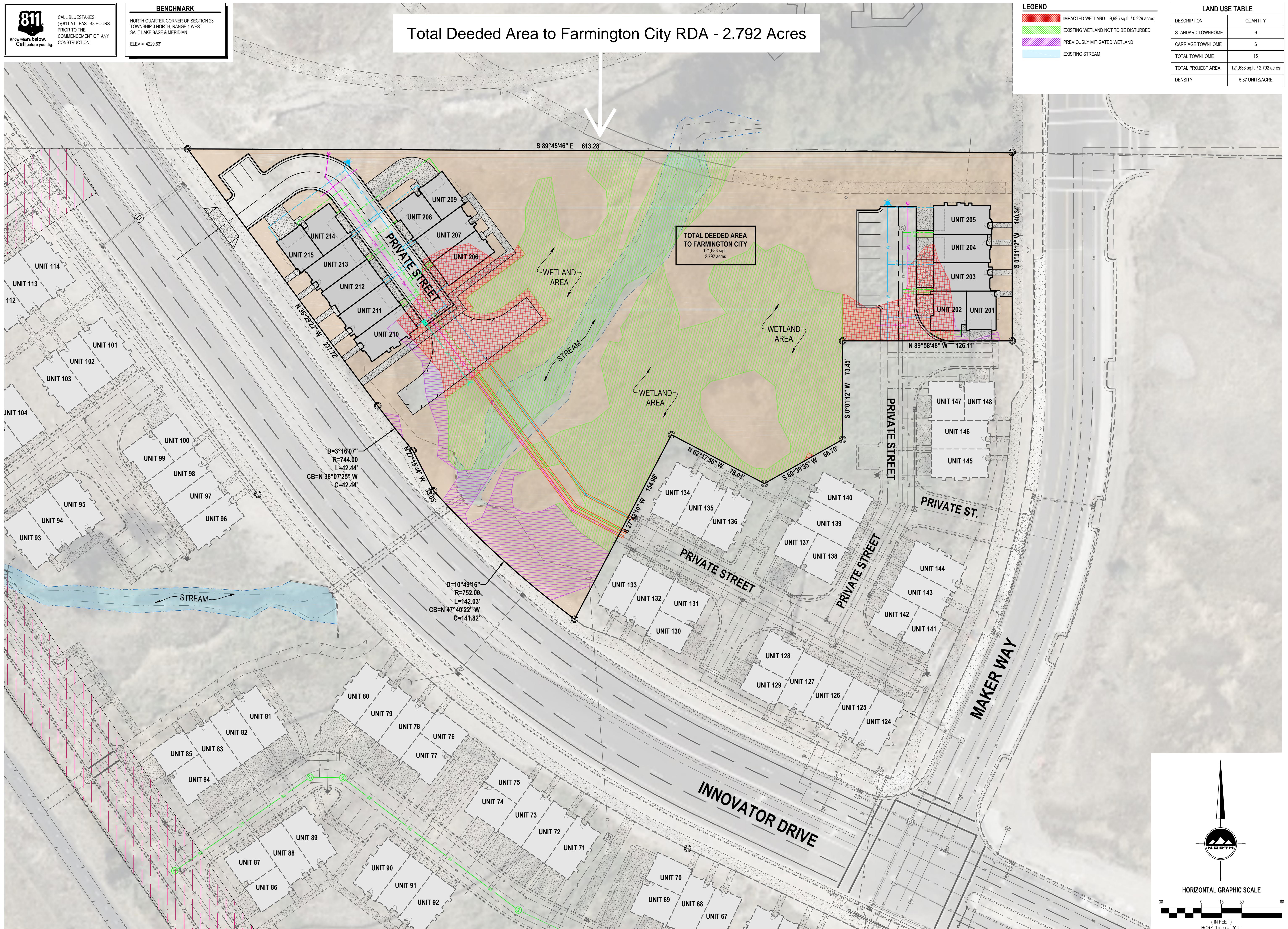
WWW.ENSIGNENG.COM

FOR:
TRI POINTE HOMES
126 EAST STRINCHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY FARMINGTON, UTAH



HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 in = 30 ft.

DEVELOPER RDA
CONTRIBUTION

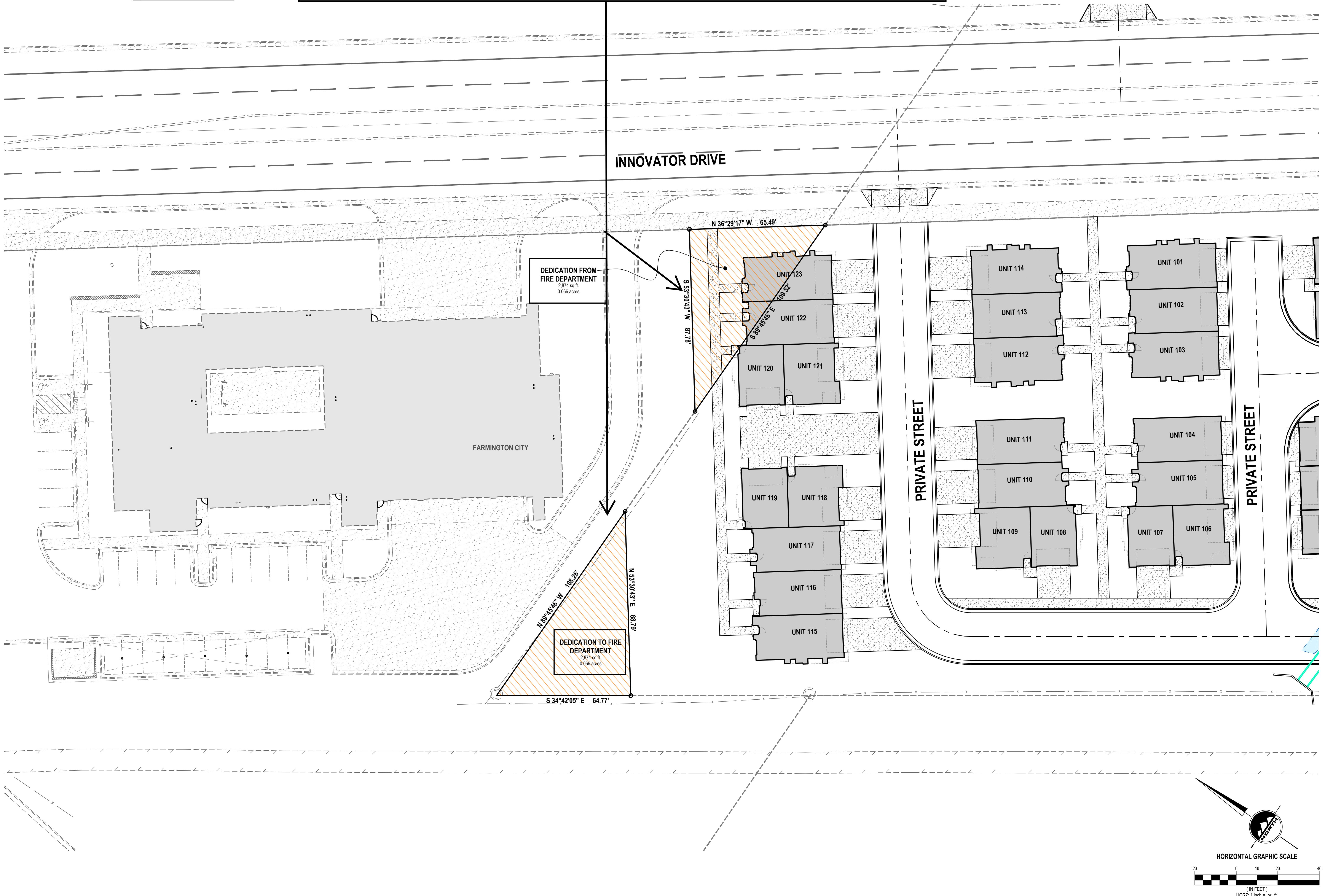
PROJECT NUMBER
10132C
PRINT DATE
2025-12-10
PROJECT MANAGER
C.PRESTON
DESIGNED BY
M.ELMER

EX1



BENCHMARK

2,874 SF Triangular Parcels to be Exchanged Between Developer and City (Fire Station)



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

OR:
RI POINTE HOMES
60 EAST STRINGHAM AVENUE, SUITE 350
T LAKE CITY, UTAH 84106

CONTACT:
EDTON CHRONISTER
PHONE: 801-813-9879

113

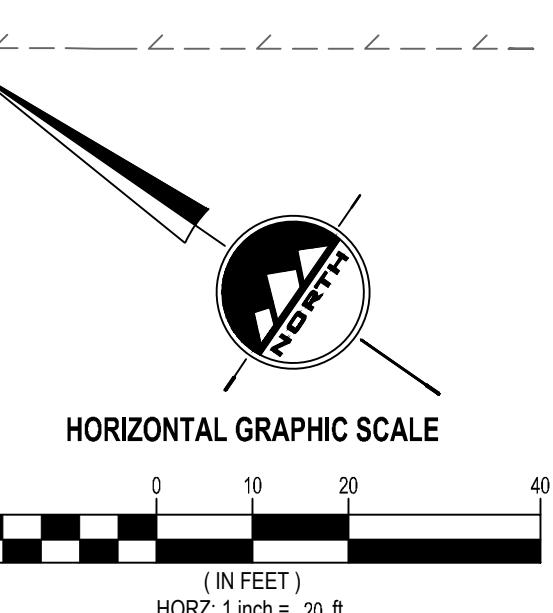
EVANS OWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON UTAH

PROPERTY EXCHANGE EXHIBIT

PROJECT NUMBER 10132C PRINT DATE 2025-12-10
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER



A horizontal graphic scale with a black and white checkered pattern. It has numerical markings at 0, 10, 20, and 40. Below the scale, the text '(IN FEET)' is centered, and at the bottom, the text 'HORZ: 1 inch = .20 ft' is displayed.

EX2

A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR
FARMINGTON STATION II (EVANS PROPERTY)

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the _____ day of _____ by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **TRI POINTE HOMES HOLDINGS, INC.**, a Delaware corporation, hereinafter referred to, collectively with its assignees, as “Developer.”

RECITALS:

A. On June 9, 2020, the City and E & H LAND LTD, a Utah limited partnership (“EH”) entered into a Development Agreement for Farmington Station II (hereinafter the “Original DA”), dated June 9, 2020 and recorded with the Davis County Recorder as Entry No. 3292609, on September 14, 2020. The Original DA provides a general outline for the development of approximately 62 acres.

B. Developer and EH have entered into an agreement for Developer to purchase and develop approximately 14.412 acres of land, (the “**Subject Property**”) from EH. The Subject Property is described in the Original DA and is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

C. The Subject 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 Subject Property.

D. On _____, 202_____ concurrent with the approval of this Agreement, the City approved a Project Master Plan (the “**PMP**”) for the Subject Property, subject to conditions 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 a use and standards applicable to the Subject Property, as set forth in the PMP.

E. The parties recognize that the development of the Subject Property may result in tangible benefits to the City through the stimulation of development in the area. The parties further acknowledge that the donation of land to the Redevelopment Agency of Farmington for use as a park will enhance the general welfare of citizens and property owners in the vicinity of the Property. For these and other reasons the City and Developer are 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. **Alternative Development Standards/Uses.** The use of the Subject Property shall be as set forth in the PMP. Specific development standards shall be as follows:

a. Notwithstanding provisions of the City's Zoning Ordinance, and as specifically permitted pursuant to Section 11-18-140 of the Farmington City Municipal Code, three story buildings are allowed in the Residential Mixed Use (RMU) zone on the Property strictly as shown on the PMP.

b. Buildings within the RMU zone may include up to six dwelling units strictly as shown on 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. All units to be built on individually platted lots within the Subject Property and will be "for-sale" units, as will be confirmed in an owner-occupied provision in each purchase and sale agreement that will be executed by each buyer of such unit.

e. In complete satisfaction of any and all moderate-income housing requirements found anywhere in any City code or regulation, Developer and the City agree to the following:

i. **RDA Contribution.** Developer shall cause to be conveyed to the City an approximately 2.8-acre site as depicted on Exhibit C at the time of recording the last plat for property north of Commerce Drive. The final area to be deeded to the city will be determined at the time of preliminary plat approval.

1. Upon execution of this Development Agreement, Developer and EH agree to grant to City a construction easement one-hundred feet (100') in width, running West along the Northeast corner of the Property for six-hundred-fifty feet (650'), for the purpose of constructing bridges and boardwalks within the construction easement area. The easement shall be in a form mutually agreeable to the Parties and transfer liability for construction activities to the City.

- ii. Fire Department Land Exchange. As depicted in Exhibit C attached hereto there are two parcels that the City and Developer agree to exchange at the time requested by Developer, but no later than the date of the recording the last plat within the Subject Property. The Parties agree that the parcels being exchanged are of equivalent area and value, and are therefore not subject to additional consideration. Costs of surveying, legal description preparation, and title company costs shall be borne by the Developer. At the time of the exchange, the south-western most triangle on Exhibit C shall be conveyed to the City in exchange for the triangle east and north of the first described triangle, which second triangle adjoins, in part Commerce Drive.
- iii. Trails. Developer to install trail improvements to connect to nearby Rail Trail as depicted in the attached Exhibit D. Trail improvements will be installed in phases that correspond with the associated plats.

In exchange for the performance of the obligations in this Subsection (e), the Subject Property shall not be required to restrict any unit to any income level and shall not be required to pay any “in lieu” or other fees related to affordable or moderate-income housing.

3. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

4. **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: TRI POINTE HOMES HOLDINGS, INC.
1260 E Stringham Ave., Suite 350
Salt Lake City, Utah 84106

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

5. **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.

6. **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.

7. **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.

8. **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.

9. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah, once the preliminary plat has been approved by the City.

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

11. **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 12 below.

12. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities 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.

13. **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.

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

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

“CITY”

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Mayor

Approved as to Form:

City Attorney

“DEVELOPER”

TRI POINTE HOMES HOLDINGS, INC.

By: _____
Name: _____
Its: _____

“EH”

E & H LAND LTD

By: _____
Name: _____
Its: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 20____, 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 in 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 _____)
:ss.
COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn did say that he is manager of **TRI POINTE HOMES HOLDINGS, INC.**, a Delaware corporation and that the foregoing instrument was signed in behalf of said _____ by virtue of the authority granted to such manager under the operating agreement of said _____, and he acknowledged to me that said _____ executed the same.

Notary Public

EH ACKNOWLEDGEMENT

STATE OF _____)
:ss
COUNTY OF _____)

On the _____ day of _____, 20_____, personally appeared before me _____, who being by me duly sworn did say that he/she is a _____ of E & H LAND LTD, a Utah Limited Partnership and that the foregoing instrument was signed in behalf of said _____ by virtue of the authority granted to such manager under the operating agreement of said _____, and he acknowledged to me that said _____ executed the same.

Notary Public

ATTACHED EXHIBITS:

EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY

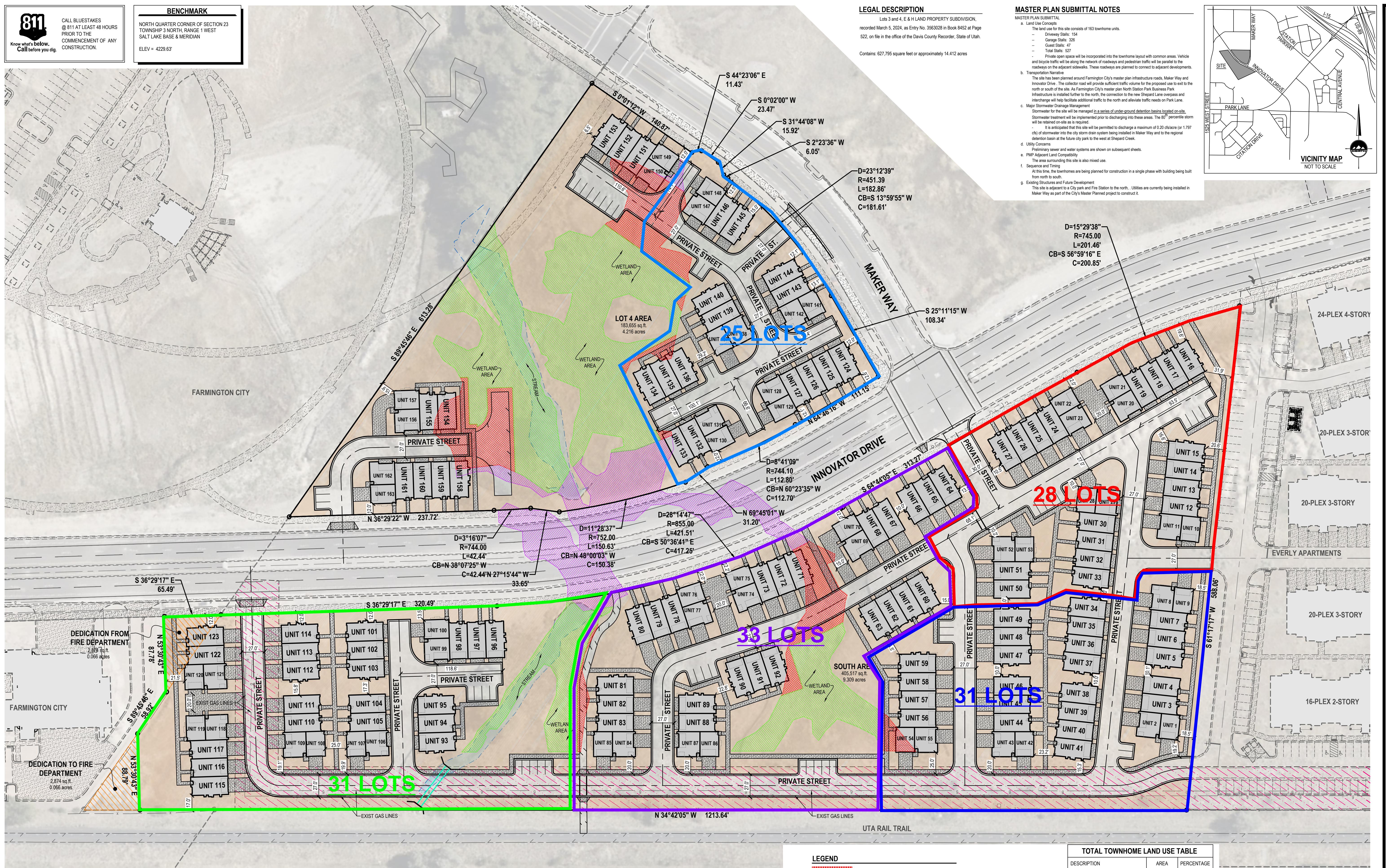
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)

EXHIBIT "C" – DEPICTION OF EXCHANGE PROPERTY

EXHIBIT "D" – DEPICTION OF TRAIL CONNECTIONS



BENCHMARK
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
ELEV = 4229.63'



LAYTON
919 North 400 West
LAYTON, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

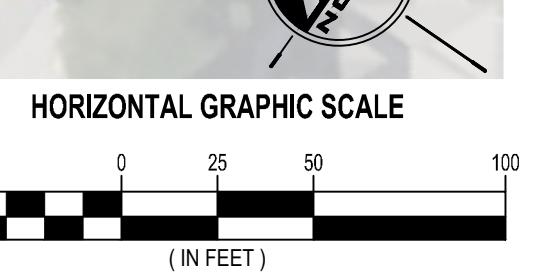
FOR:
TRI POINTE HOMES
128 EAST STRINCHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

PRELIMINARY OVERALL SITE PLAN

PROJECT NUMBER 10132C
PRINT DATE 2025-12-10
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER



50 0 25 50 100
(IN FEET) HORIZONTAL GRAPHIC SCALE



Farmington City Planning Commission Staff Report January 22, 2026

Item 3: Consideration of a schematic subdivision using alternate standards for the Miller Hollow Subdivision and Conditional Use approval of an SSF lot.

Public Hearing: Yes
Application No.: 26-01
Property Address: 350 South 450 West
General Plan Designation: NR (Neighborhood Residential)
Current Zone: AE (Agricultural Estates)
Area: Approx. 8 Acres
Number of Lots: 9 Lots + SSF
Property Owner/Applicant: RRR Ranch LLC / Brock Johnston

Request: *Consideration a subdivision with an SSF lot.*

Background Information

The subject property is zoned the same as the surrounding neighborhoods and the applicant is seeking approval to develop the 8 acre site in a similar manner to homes in the area. In fact the applicant is the developer of the Miller Hollows project to the south.

The AE zone has a conventional lot size of 1 acre or larger; however, generally development takes advantage of an alternate lot size option as provided in the ordinance by providing open space, moderate income housing, or some other public benefit. In order to qualify for the number of lots being proposed the applicant is proposing the inclusion of an SSF lot which requires a deed restriction wherein the home built on the SSF lot must be owner occupied for a time.

The Yield plan provided by the applicant shows a scenario where 14 lots could be developed under an alternate lot size scenario. The applicant is only seeking 9 lots + an SSF lot with a large lot anticipated for a future church building.

While the yield plan is based off of $\frac{1}{2}$ lots, once a base density is established the applicant may utilize the minimum lot width provided in 11-12-090 being 11,667 square feet. Each lot in the proposed project is 13,000 square feet (roughly $\frac{1}{3}$ acre) or larger with a large SSF lot (2B) which would be accessed from 250 South Street being over 12,000 sq. ft.

The Commission is tasked with making a recommendation to the City Council as to whether or not the proposed SSF lot merits the use of the Alternate Lot size in this

subdivision and the Planning Commission is the approval body for the SSF as a conditional use in the zone.

Suggested Motion

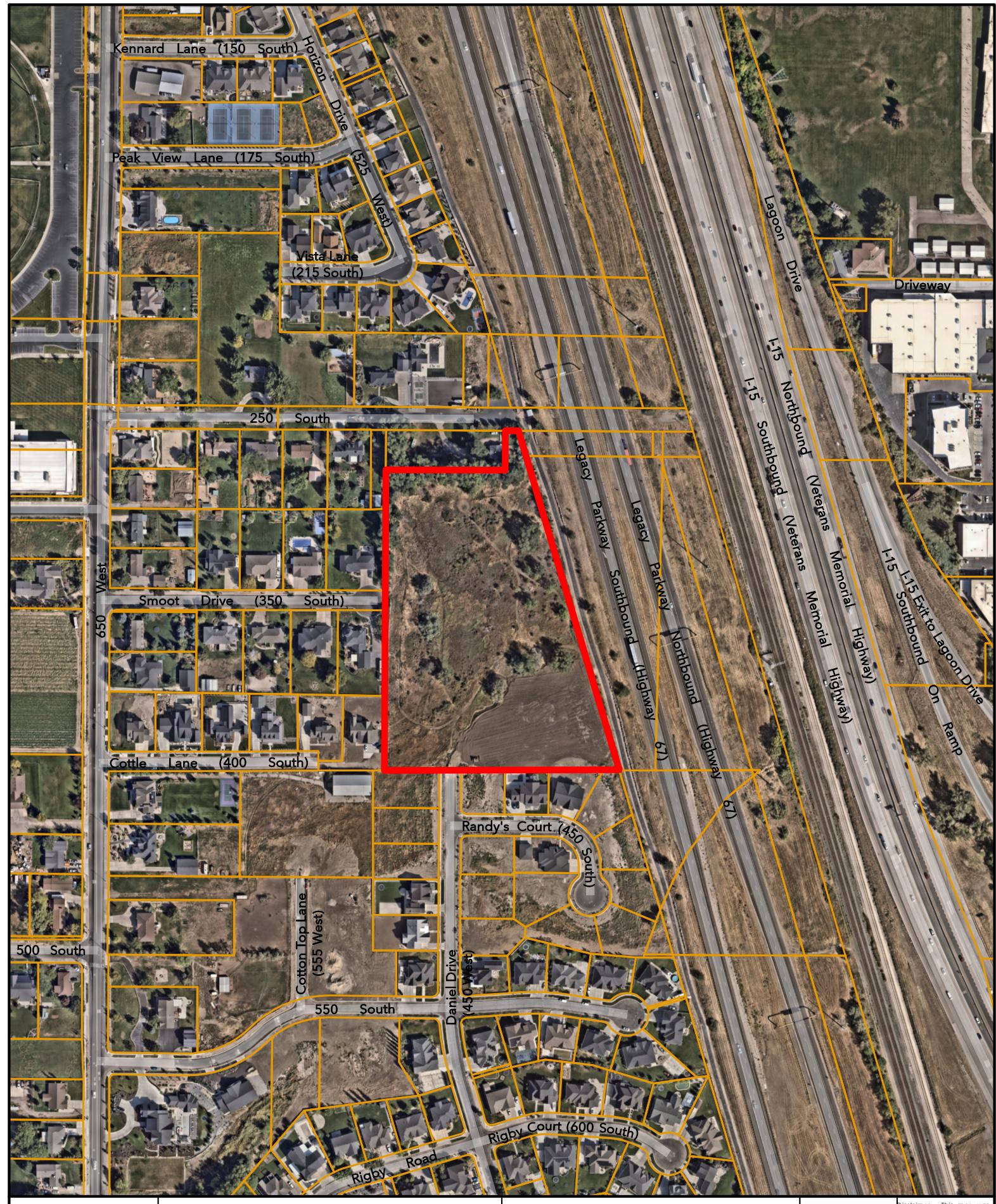
Move that the Planning Commission approve the proposed SSF lot and recommend approval of the use of the Alternate Lot Standards for the Miller Hollow Subdivision as proposed.

Findings:

1. The SSF Lot will create more affordable housing and owner occupancy for building equity meeting the Moderate Income Housing route to qualify for use of Alternate Lot Standards.
2. The SSF Lot can be accessed and services as designed and is designed with sufficient space for construction of a modest home.

Supplemental Information

1. Vicinity Map
2. Yield Plan
3. Schematic Subdivision Plan
4. SSF Lot Deed Restriction Draft



VICINITY MAP

Miller Hollow

0 150 300 450 600
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.



Engineering

Submitter's Name	J.S. Boiling	Revision	Revisions	Date Submitted	4-28-14	Date	4-28-14	Decription	By	Miller Meadows Phase 9	Yield Plan
Balling Engineering											
Civil Engineering * Surveying * Planning											
For Residential											
322 East Pages Lane											
Centerville, Utah 84014											
Fax: (801) 299-7237											
Phone: (801) 299-4019											
Email: jsboiling@gmail.com											

Mason Property

Smooth Ranch Estates

Burningham Property

Miller Meadows Phase 8

Legacy Highway

Lot 4
21,780 Sq. Ft.
175.97' R=15' L=59.25'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 5
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 6
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 7
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 8
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 9
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 10
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 11
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 12
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 13
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Lot 14
21,780 Sq. Ft.
175.97' R=15' L=59.44'
195.95' R=15' L=59.44'
195.23' R=15' L=59.44'
251.02' R=15' L=59.44'
48.98' R=15' L=59.44'
31.00' R=15' L=59.44'
96.18' R=15' L=59.44'
36.12' R=15' L=59.44'

Scale: 1" = 40'

Upon recording return to:

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

DEED RESTRICTION
Owner Occupancy
Governing For-Sale Accessory Dwelling 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 8 acres of land located at 350 South 450 West known as the Miller Hollow Subdivision (the “Development”), and intends to construct a housing development, consisting of single-family homes.

B. Farmington City has provided in its zoning code for the ownership of an accessory dwelling unit lot or subordinate single-family dwelling lot (a “SSF Lot”). These are associated with a primary detached single-family dwelling (the “Primary Dwelling”) on the primary lot. Ownership of the SSF Lot is accomplished by subdividing a smaller lot from the Primary Dwelling lot.

C. The creation of SSF Lots are intended to provide more affordable housing options to future Farmington residents, and are therefore only available if they are accompanied by a deed restriction requiring owner-occupancy for two years from the issuance of certificate of occupancy by the City. The SSF Lot and its dwelling may not be lawfully rented during the period of owner occupancy.

D. 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.

E. The lot subject to this deed restriction is a SSF Lot.

F. As a condition to the approval, Grantor has agreed that this Deed Restriction be imposed upon this SSF Lot, Lot 2B (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 2B of the Miller Hollow 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.

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

H. 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) "City" shall mean Farmington City, a political subdivision of the State of Utah.
 - (b) "Household" means all related and unrelated individuals occupying a Unit.
 - (c) "HUD" means the United States Department of Housing and Urban Development.
 - (d) "Notice" means correspondence complying with the provisions of Section 10(b) of this Deed Restriction.
 - (e) "Restricted Lot" means the SSF Lot identified on the subdivision plat as Lot 2B and described in Section G of the recitals.
 - (f) "Tenant" means an occupant of the Restricted Lot other than an owner or operator.
3. **Affordable Unit.**
 - (a) The initial sale of the Restricted Lot and its associated dwelling unit shall be 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.
 - (b) 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 **two (2) 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. 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.

6. 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.

7. 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 2 years from initial occupancy, 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.

8. 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: Brock Johnston

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: _____

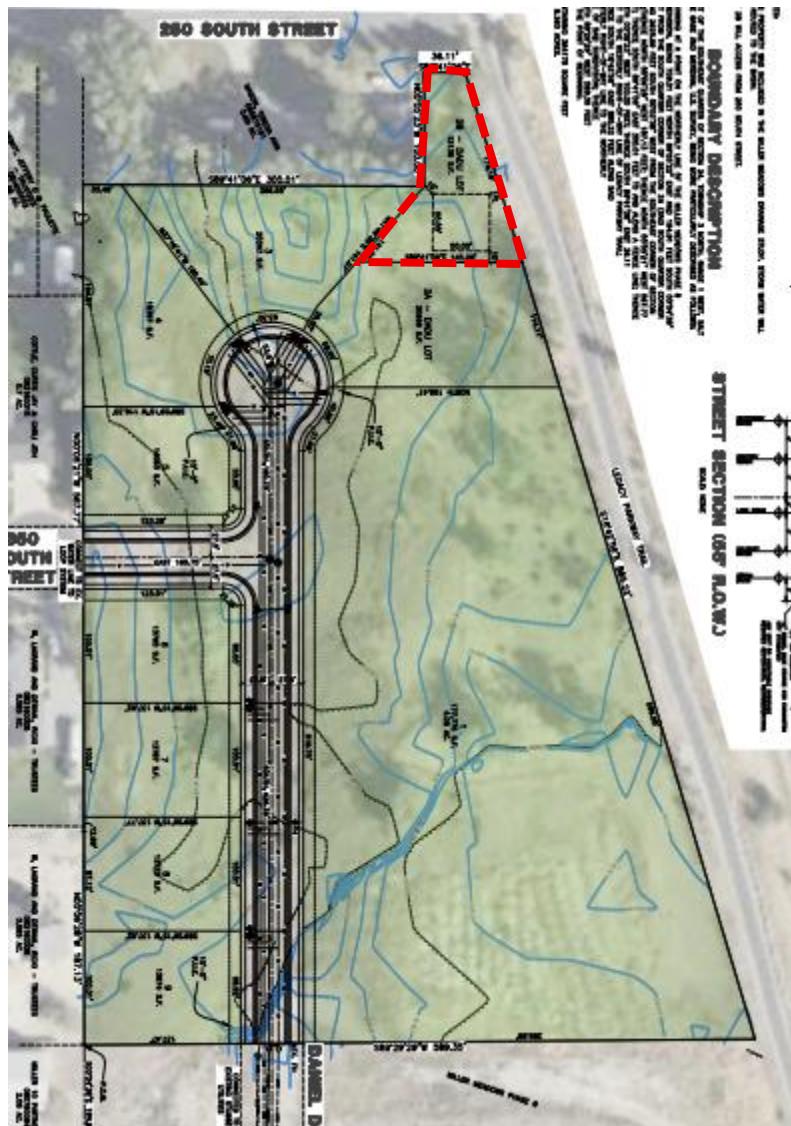
My Commission Expires: _____

Exhibit A

Property Description & Identification of Restricted Lot

Legal Description:
All of Lot 2B of the Miller Hollow Subdivision. Cont. 0.28 acres

Visual Exhibit:



**FARMINGTON CITY
PLANNING COMMISSION**

January 08, 2026

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

Commissioners met newly-appointed Alternate Planning Commissioner **Kevin Sanders** and newly-appointed Commissioner **Randy Hopkins**. All commissioners gave introductions to one another.

City Attorney **Paul Roberts** conducted the annual mandatory training. He has been Farmington's attorney for three years. Before that, he was attorney for Syracuse for seven years, and South Salt Lake for seven years and has therefore given this training many times over those 16 years. The Open Public Meetings Act details that public bodies conduct deliberations and make actions openly, which is ironic because most decisions are made in private caucusing. However, things should not be done in secret behind closed doors. The definition of a meeting was discussed. Four Commissioners define a quorum, and Commissioners should resist the urge to stay after meetings discussing what just happened. Electronic meetings have been allowed since COVID. Even without a pandemic, electronic meetings are now allowed without the need for an anchor location. Agendas must be published at least one day in advance. If items are not on an agenda, decisions should not be made in that meeting. Minutes have to be substantive and include only the names of those making comments, as addresses are not required. Pending minutes are due within 30 days of the meeting, and approved minutes must be posted within three days. Recordings of public meetings are permanent. While minutes are the official record of the meeting, recordings will be consulted during a lawsuit. Closed meetings are allowed under certain circumstances, although recordings are usually made. A few years ago, the Legislature added an anti-predetermination requirement. A quorum may not meet to predetermine actions. In the Commission's case, four Commissioners may not predetermine things on an email or text chain as things should be deliberated in a public meeting. Questions can be discussed one-on-one or with Staff.

Roberts also provided training on ethics. Commissioners are not elected, but rather appointed to make appropriate decisions without being swayed by angry residents. Conflicts of interest come can be direct or indirect. While disclosure is required, most often the best remedy for a Commissioner with a conflict of interest is for them to recuse themselves from participation in the vote. Acceptance of gifts over \$50 in value is unethical, and bribes are illegal. Gifts meant to influence or reward should be rejected as government officials should not use their power to benefit themselves in a substantially financial or political manner. Ethical concerns should first be brought to the Mayor. A state commission can also investigate ethical matters via subpoenas and hearings.

Roberts detailed some land use case law, particularly a case in North Logan regarding adequate access to subdivided property. Under Land Use Development and Management Act (LUDMA), ambiguity results in rulings that favor the applicant who has property rights. Land use regulation amendments (legislative) are different from land use applications (administrative). **Roberts** said he doesn't like motions to reconsider (during that same meeting or the following meeting), so he doesn't want Farmington officials using those motions since they are messy procedurally. A motion to table or a substitute motion may be more appropriate.

Regarding Agenda Item #2, The Farmington Reserve, **Gibson** said it has been cut back significantly since their first iteration presented in 2025. Originally, they wanted they wanted residential zoning and a Planned Unit Development (PUD) for flexibility with unique rules. It is now cut back to Large Residential (LR), which is what is typically found east of 200 East, without a PUD. All streets are public with typical size and standards. Concerns include culinary water pressure, seismic faults, and access.

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

Chair **Tyler Turner** opened the meeting at 7:01 pm.

OATH OF OFFICE FOR NEW PLANNING COMMISSIONERS: Planning Secretary **Carly Rowe** administered the Oath of Office to the new Planning Commission Member and Alternates including **Randy Hopkins** (full 4-year term), and **Brian Shepard** and **Kevin Sanders** (both alternates for the year 2026).

SPECIAL EXCEPTION – public hearing

Item #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

Community Development Director **Lyle Gibson** presented this item. 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, resulting in 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. The original Lot 3 is proposed to be divided, creating a second 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. Staff feels it is adequate to service multiple lots, so they are recommending approval.

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.

Applicant **Jared Erickson** addressed the Commission. This property is on the edge of Kaysville and Farmington. He lives in the house on Lot 2 and sold Lot 1. The \$600,000 three-quarter acre lot is not being received well on the market, so he reconfigured the lots. He already has a buyer for the other two lots who wants to close at the end of the month.

Chair **Tyler Turner** opened the public hearing at 7:08 PM. No comments were received, so the public hearing was closed.

MOTION:

Commissioner **Spencer Klein** made a motion to 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 granting such access be recorded on Lot 2 in favor of Lots 3 and 4.

Findings 1-3:

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:

1. Vicinity map

Scott Behunin seconded the motion, which was unanimous.

Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Vice Chair Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Randy Hopkins	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Frank Adams	<input checked="" type="checkbox"/> Aye _____ Nay

REZONE AND SUBDIVISION APPLICATION – public hearing

Item #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

Gibson presented this item. This property on the southeast part of town has been before the Commission recently under a different proposal. 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.

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 with a Residential (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 (PUD) process for flexibility and bonus density. 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 a conventional subdivision with standard lot sizes of 20,000 square feet (roughly half an acre) with at least 85 feet 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 square foot 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. The data and plans provided show roads which meet slope requirements accessing lots with buildable areas that 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 the 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 that exceeds 1,000 linear feet of length. The applicant has provided alternate options for a secondary access to remedy this concern. This option 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 in order to further understand this issue.

Gibson said the General Plan is the best policy guide in these sorts of decisions. There are 21 proposed lots: three on the south side and 18 that are accessed to the north. The roads are all public and standard-sized with adequate turn arounds for emergency vehicles and snowplows. On hillsides, adequate culinary water pressure is of concern for fire suppression, as are buildable areas, seismic faults, secondary emergency access, hillside impact, and road slopes. Typically, a dead-end street over 1,000 feet long is not preferred. However, providing a second access to those 18 lots may not be worth the impact it could have on the hillside. Therefore, it will be left to the Planning Commission’s discretion at this point. At this point, the DRC approves this proposal without a second access. Typically a conventional subdivision is approved on a Staff level, because it meets the zone and they are not asking for exceptions. In this case, the exception being sought is the dead-end cul-de-sac without a secondary access.

Gibson said if the Commission recommends approval and the City Council agrees that the LR zone is appropriate (without an exception that would allow a longer dead-end road), the applicant would work with Staff on everything else from that point and it would not come back before the Commission again. However, since the applicant is seeking an exception for the length of a dead-end road, it may come before the Commission again.

Hansen questioned if there was a traffic study for the 21 additional lots. **Gibson** said there is not a specific traffic study for this recent application, although the applicant did a general traffic study earlier for development of the whole hillside. Staff feels 200 East could handle the additional traffic from 21 new homes. There was also a question about floodplains and water from above running downhill onto existing homes. **Gibson** said neighborhoods in close proximity have had runoff issues. Storm water and engineering would need to do further analysis to see if the proposed detention would be adequate. Data would be provided at the preliminary plat stage of the development, when water volumes and speeds would be determined. That level of detail has not been provided yet. Additional soil studies would be needed to verify where fault lines lie before construction of homes begins. The foothill overlay addresses slopes and other unknowns that may require the Commission’s purview in the future.

Applicant **Mike Falk** discussed the concerns from the last meeting that was held for this item. Since last time, the proposal has gone from 86 lots to 21 instead. Many neighbors showed up at the last public hearing requesting lots to be the same size as theirs. A traffic study was done in 2020, but it may not be relevant anymore. 200 East allows 15,000

vehicles. This is just a zoning issue tonight that doesn't consider traffic, soils, water, or annexation issues. There was a proposed emergency access with a crash bar that was originally a 15.9% grade; reducing it to a 10% grade would require cutting into the hill. However, the DRC does not want that additional cut and thus indicated its support of the longer dead-end road. This fits with what is already there. Instead of looking at a 3-acre annex, he plans to team up with a big developer that will look at the big picture. Future plans will include a master plan with trails and open space, which is how they started in 2020. This proposal is just the kick-start to it.

Chair **Tyler Turner** opened the public hearing at 7:41 PM

Spencer Walker (227 Lucky Star Way, Farmington, Utah) indicated that he sent an earlier email. The important piece to him and his family is the zoning and foothill overlay as it sets the tone for erosion control, wild fire, emergencies, etc. He indicated that the area here is "ripe" for wild fires. He would rather see increasing access for emergencies, not less. He indicated that there have already been cuts in the grade and land has already been moved. Farmington now has the opportunity to be thoughtful about the development of this hillside.

Bradley Fry (276 Lucky Star Way, Farmington, Utah) said he recognizes the plan is new, but indicated that last time there were unknowns about the project. He indicated that rezoning opens up more rights for the applicant and land. Since there is a larger master plan contemplating development going up the hillside, he questioned if this is the right time to be approving a rezone. The foothills and the quality between existing homes and open land is a staple of Farmington. He would like to see this land maintained as open space.

Mike Plaizier (212 E. Lucky Star Way, Farmington, Utah) said the biggest concern is the fire access road, specifically the first right curve with a 40-foot cut. He would like to see the approval tabled for right now until more information is received. Once the Commission gives the preliminary approval, they lose power and authority to stop and change things. This concept is better than the first one, but make sure to get the whole thing right.

Joseph Jardine indicated that his property is the most affected by this proposal. He is directly to the north of the land in question. He said that the road was cut in with no approval, which disturbs him greatly. He indicated that the lot that would be placed next to his home would forever land lock his back property, and the value of his home could decrease 30% to 50%. He would rather have a detention pond near his home compared to where it is proposed now. He would rather have a pond than a road on the property line. It would put a busy road 10 feet from his back door, which is not fair. A previous developer had contemplated giving access to the back part of this property.

David Webster said he does not have a problem with the project, even though he would be directly affected by it. He just asked how far the south road would be from his property. He said he has had gravel and a house there for 30 years. He said if he didn't want neighbors, then he'd buy the property himself.

Chair **Tyler Turner** closed the public hearing at 8:01 PM

Behunin mentioned the water line, seismic issues, and soil types. He indicated that there are developments to the north and south at this same elevation. The placement of roads can be adjusted, but tonight is just a zone change. **Gibson** would like input from the Commission regarding the rezone, road length, and secondary access. The fire chief and fire marshal have been part of the reviews on this proposal so far, and they acknowledge that international fire code would not require a secondary access and it would be unlikely to be used since it is not a regularly accessed road.

Hopkins: indicated that he is sensitive to the public comments and has seen the changes to Farmington in the last 43 years. He understands the angst and the effects to property values. While he wishes the Forest Service could own all the foothills on the Wasatch Front, the rights of the property owners have to be acknowledged. It is hard to balance the issues.

Adams wondered if there have been any permits granted for the cuts on the property. **Gibson** said the City has not granted any land disturbance permits for this property. When made aware of cuts on the property months ago, Staff had engineering and storm water observe the land disturbance. Staff worked with the landowner to get some Storm Water Pollution Prevention Plan (SWPPP) measures put in place. Staff didn't require a permit at that point, but the landowner didn't seek a permit prior to cutting the land. **Adams** said that bothers him, as does the landlocked property. There may not be a way to adequately access it if this proposal is approved. He doesn't like the secondary fire access road. He is fine with the LR zone, but he has concerns with going forward with a decision tonight.

Turner said clearly conversations need to happen between the applicant and his immediate neighbors regarding property lines. He is concerned with the secondary access. This iteration was a far better plan than the last one. There is the 1,250 length vs. the 1,000-foot length and secondary access to keep in mind as well.

MOTION:

Frank Adams made a motion that the Planning Commission **table** the item as presented by Staff until the applicant wants to bring it back.

Randy Hopkins seconded the motion, which was unanimous.

Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Vice Chair Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Randy Hopkins	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Frank Adams	<input checked="" type="checkbox"/> Aye _____ Nay

The Planning Commission directed staff to re-notice this item for a public meeting when it is ready to come back.

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

a. Howard Driveway Special Exception at 634 S. 1100 W.

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:*
 - 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;*
 - Will not create unreasonable traffic hazards;*
 - Is located on a lot or parcel of sufficient size to accommodate the special exception.*

Motion that the Planning Commission **approve** the special exception for an increased driveway width at the front property line of up to 45 feet for the Howard driveway, subject to all applicable Farmington City development standards and ordinances. This will be stated along with the other Summary Action item below.

Findings 1-2:

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 1-2:

1. Vicinity Map
2. Site plan

b. Planning Commission Minutes December 4, 2025

Joey Hansen made a motion to approve the summary action items 3a-b. **Tony Kalakis** seconded the motion, which was unanimous.

Chair Tyler Turner	<input checked="" type="checkbox"/> Aye _____ Nay
Vice Chair Joey Hansen	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Spencer Klein	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Randy Hopkins	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye _____ Nay
Commissioner Frank Adams	<input checked="" type="checkbox"/> Aye _____ Nay

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

a. City Council Report December 9, 2025 and January 6, 2026

- o The Water Element for General Plan was approved in **December** as well as the zone text amendment for special exception. Rock Haven is now six lots. The Red Barn property is moving forward with an office building.
- o The new park was opened and new Councilmembers were sworn in at the **January** meeting. The skate park needs to be replaced on the south end of town, so an all wheels park is being proposed.

b. Other

- **Turner** questioned the property next to the liquor store. It's a state-owned building so the DMV is moving over there, and the office will include some satellite state offices.

ADJOURNMENT

Joey Hansen motioned to adjourn at 8:35 PM.

Chair Tyler Turner
Vice Chair Joey Hansen
Commissioner Spencer Klein
Commissioner Randy Hopkins
Commissioner Tony Kalakis
Commissioner Scott Behunin
Commissioner Frank Adams

X Aye ____ Nay
X Aye ____ Nay

Tyler Turner, Chair

Public Comment - Preliminary Approval and Fire Access Concerns -

From Mike Plaizier <mikeplaizier@yahoo.com>

Date Thu 1/8/2026 11:19 AM

To Carly Rowe <crowe@farmington.utah.gov>

Cc mikeplaizier@yahoo.com <mikeplaizier@yahoo.com>; Spencer Walker <spenjordwalk@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.

Dear Chair and Members of the Farmington City Planning Commission,

My name is Mike Plaizier, and I am a resident and property owner near the proposed development currently before the Commission for zoning and preliminary approval. I appreciate the opportunity to provide public comment.

I am writing to express serious concerns regarding the lack of a code-compliant secondary fire access for this project. As proposed, the development would serve approximately 18 residential lots on a dead-end street measuring approximately 1,250 feet in length. Under the International Fire Code, as adopted by the State of Utah and enforced by Farmington City, a dead-end of this length requires a fully compliant secondary fire apparatus access road.

The applicant has identified a proposed secondary access that is approximately 16.5 feet wide and exceeds a 30-degree slope. This width is below the standard minimum required for fire apparatus access, and the slope far exceeds what fire engines or ladder trucks can safely climb or descend. Fire access roads are typically limited to much gentler grades to ensure safe response, braking, and year-round usability. A slope exceeding 30 degrees—nearly a 60 percent grade—is not safely navigable by fire apparatus, particularly during winter conditions that are common in Farmington.

A road that fire apparatus cannot safely use under emergency conditions does not function as fire access and should not be credited as secondary access for a development of this size and configuration. Labeling a road as “emergency access” does not overcome physical limitations related to width and slope.

This issue is especially important at the preliminary approval stage. If a development layout cannot realistically meet adopted fire and life-safety codes due to inherent site constraints, those deficiencies cannot be resolved later through engineering details or conditions of approval. Approving a plan that cannot physically comply creates foreseeable life-safety risks for future residents and for first responders.

For these reasons, I respectfully request that the Planning Commission require the applicant to demonstrate a truly fire-apparatus-capable secondary access, or otherwise modify the project to comply with applicable fire code requirements, before granting zoning or preliminary approval.

Thank you for your time, consideration, and commitment to public safety.

Respectfully submitted,

Mike Plaizier
212 East Lucky Star Way
Farmington, Utah

mikeplaizier@yahoo.com



Outlook

Public Comment - Farmington Reserve

From Spencer Walker <spenjordwalk@gmail.com>

Date Thu 1/8/2026 4:39 PM

To Carly Rowe <crowe@farmington.utah.gov>

Cc Brittany Walker <brittanybwalker@gmail.com>; Plaizier, Michael <mikeplaizier@yahoo.com>; bradleyfry09@gmail.com <bradleyfry09@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.

Dear Chair and Members of the Farmington City Planning Commission,

My name is Spencer Walker. My family and I are residents and nearby property owners of the proposed Farmington Reserve.

Thank you for considering the previous community comments.

Regarding the new proposal, I recognize that this is less dense than the applicant's previous request and avoids higher elevations with water pressure issues, for now, but I remain concerned about developing this sensitive foothill area. Farmington's Foothill Overlay exists specifically to protect against environmental hazards and minimize disturbance in areas like this.

We won't get many more shots at getting this right.

My key concerns tie directly to the overlay zone's standards for slopes, hazards, and site suitability:

1. Slope Protection and Buildable Areas: The code prohibits development on slopes greater than 30% and requires roads to avoid crossing such areas unless strictly justified. It also mandates that each lot have sufficient contiguous usable land (slopes $\leq 30\%$) for buildings, driveways, and other structures. Staff states the proposal meets slope requirements and provides buildable areas, but the schematic plans should clearly demonstrate this for all 21 lots—including how much land on each lot would remain as permanent open space or be disturbed by grading.

3. Geologic Hazards: The staff report notes possible fault lines on the property. The overlay zone requires detailed geotechnical and fault studies during the preliminary plat stage to address risks like surface fault rupture, landslides, rockfall, or slope instability. Given the location in the Farmington foothills, I urge the Commission to require these studies earlier or condition any recommendation on conservative setbacks and engineering that exceeds minimum safety factors. Further, soil sample tests should be executed on each dug foundation prior to granting of building permits.

3. Grading, Erosion, and Vegetation: Development in the foothills must minimize cuts/fills, follow natural terrain, and include comprehensive revegetation and erosion control plans. Any necessary

grading on steeper areas could increase runoff, soil loss, or visual scarring. I ask that the Commission ensure the project fully complies with these protective standards before recommending approval.

Approving this rezone and schematic now could lock in a layout that later proves problematic when detailed engineering reveals constraints.

I respectfully request that the Planning Commission either:

- Recommend denial of the rezone to preserve the current agricultural holding zone, or
- If recommending approval, include strong conditions requiring full compliance with all Foothill Overlay standards, early submission of required reports (soils, geology, grading/drainage, vegetation), and opportunities for public review of those details.

Thank you for considering these points and for your careful stewardship of our foothill areas.

Sincerely,

Spencer Walker

227 Lucky Star Way
Farmington, UT

Public Comment for Planning Commission (Mtg 1/8/25)

From Bradley Fry <bradleyfry09@gmail.com>

Date Thu 1/8/2026 3:31 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.

Chair and Members of the Farmington City Planning Commission,

My name is Bradley Fry, I am a resident and property owner bordering the proposed development, the Farmington Reserve / The Garden project, that is being considered for rezoning, tonight.

My comments are not intended to oppose housing or eventual development of this property. Rather, they focus on whether this rezone is appropriate at this time and whether it aligns with the intent and sequencing envisioned in the Farmington City General Plan and Foothill Overlay policies.

While the General Plan designates this area as Neighborhood Residential, the Plan is a long-range policy document and does not require immediate rezoning. As noted in the staff report, the A-F zone is intentionally used as a holding zone until the City determines that development is ready and appropriate. In my view, several key issues remain unresolved that suggest the timing of this rezone may be premature.

First, access and public safety concerns remain outstanding. The proposed subdivision relies on a single access that exceeds the City's standard dead-end street length by a significant margin (over 50%), with secondary access still unresolved and dependent on future approvals or temporary measures. The General Plan emphasizes safe, connected neighborhoods and reliable emergency access, and I believe those issues should be fully resolved prior to granting a rezone.

Second, the proposal extends full LR subdivision patterns into the foothill interface without providing a meaningful transition in density or form. The Foothill Overlay exists to ensure development intensity is subordinate to terrain, safety constraints, and visual character. A sharp transition from agricultural foothill land to suburban subdivision does not appear consistent with the gradual transition principles expressed in the General Plan.

Third, infrastructure readiness is assumed rather than fully demonstrated. The staff report references elevation-related water service limitations, deferred geotechnical and fault studies, and phased serviceability concerns. The General Plan encourages orderly growth that occurs concurrently with confirmed infrastructure capacity, rather than zoning approvals preceding resolution of these issues.

Finally, approval of this rezone would permanently remove the City's ability to require meaningful public benefit or preservation outcomes available under the A-F zoning district. Once that zoning is

removed, the City loses important tools to manage foothill development responsibly and incrementally.

For these reasons, I respectfully request that the Planning Commission recommend denial or tabling of the rezone request until access, infrastructure, and foothill transition concerns are fully resolved and clearly aligned with the intent of the Farmington City General Plan.

Thank you for your consideration.

Bradley Fry

276 Lucky Star Way
Farmington, UT



Outlook

Farmington reserve opposition

From Nicole Saldivar <ndsaldy@gmail.com>
Date Thu 1/8/2026 3:27 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.

Hi,

I'm writing regarding the Farmington reserve- The Garden. I am opposed to the rezoning and the development proposal for these reasons:

1. A large development will crowd 200 E with more traffic. This is notable as so many children walk/bike to school on 200 E. With no room for widening that road this is a concern not only for my children who walk and bike to school, but for the traffic flow.
2. This impacts the foothills and accessibility to the mountain. Farmington's general plan has always been to keep Farmington more rural. The development as proposed takes away some of the last open areas on the foothills.
3. The land is owned pretty much all the way up the mountain by the same individual. Approving a development with lots that don't fit the general fit of Farmington opens the rest of his property to similar development.

Please keep our foothills and wild spaces wild. Our children and family depend on it.

Sincerely,

Nicole Saldivar
Farmington City resident



Re: Proposed Rezone for Farmington Reserve-The Garden Subdivision

From Lori Rammell <lorirammell@gmail.com>

Date Thu 1/8/2026 2:24 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 in opposition to the proposed rezoning of the property from 1100 South to approximately 1500 South, east of 200 East. I believe that, for the benefit of the community, this land should remain Agriculture-Foothill.

The land adjacent to and nearby this 40-acre parcel already includes a parking lot and, bordering 200 East, homes and new developments. This hillside is some of the last remaining open space. I would like to see it left undeveloped

- for the wildlife that live there,
- for the grasses and trees that cover it and help filter our polluted air, and
- for the benefit of all the residents who live nearby and those who pass on busy 200 East and surely appreciate this rare undeveloped hillside.

I respectfully request that you consider the future of Farmington and why we all moved here--to enjoy the views and open spaces that are difficult to find in other areas of the valley. Please retain the character of our beautiful city and preserve this land as open space.

Thank you for your consideration.

Lori Rammell
1546 Tuscany Cove Drive



The Garden Subdivision (S-11-24)

From kenneth allen <knzbnz@q.com>
Date Thu 1/8/2026 11:59 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 Mayor and Members of the City Council / Planning Commission,

I am writing to formally express my opposition to the proposed rezoning of approximately 40 acres of land from agricultural to residential use located above my property in Farmington. I respectfully request that the City carefully consider the long-term impacts this development may have on existing residents, infrastructure, and resources before approving any zoning changes.

My primary concern is **water availability**. Our area already faces increasing pressure on water resources, and additional residential development will significantly increase demand. This raises concerns about water shortages, reduced water pressure, and the long-term sustainability of our local water supply, particularly during drought conditions.

I am also concerned about **increased traffic and road safety**. The existing roadways were not designed to support higher traffic volumes associated with residential development. Increased traffic will likely result in congestion, longer commute times, increased noise, and higher risks of accidents—especially for residents who rely on these roads daily.

Another important issue is the **financial impact on current homeowners**. While new development may expand the tax base, it often leads to increased taxes and assessments to fund additional services such as road maintenance, schools, utilities, and emergency services. These costs can disproportionately affect existing residents who did not request or benefit from the development.

In addition, the proposed rezoning raises concerns about **stormwater runoff and drainage**. Residential development on higher-elevation land can increase runoff, erosion, and flooding risks for properties downhill. This could negatively affect homes, landscaping, and property values below the proposed site.

There is also the matter of **loss of agricultural land and open space**, which contributes to the character, scenic value, and environmental health of our community. Once agricultural land is rezoned and developed, it is rarely restored, resulting in permanent changes to the area's rural nature.

Finally, I am concerned about **emergency services and infrastructure capacity**. Additional housing places increased demand on police, fire, and medical services, as well as sewer, power, and road systems. I am not convinced that current infrastructure can adequately support this expansion without significant and costly upgrades.

For these reasons, I strongly urge the City to deny or delay this rezoning request and to prioritize responsible growth that protects existing residents, preserves agricultural land, and ensures that infrastructure and resources are sufficient before approving new development.

Thank you for your time, consideration, and service to our community.

Sincerely,
Ken Allen
1568 Tuscany Cove Dr
Farmington UT 84025



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 20th, 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.

- Police Department Staffing Discussion
- Discussion of regular session items upon request

CLOSED SESSION – Minute motion adjourning to closed session for purpose of discussing the purchase, sale, exchange, or lease of real property, *Utah code §52-4-205*.

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Kristen Sherlock, Councilmember
- Pledge of Allegiance – Melissa Layton, Councilmember

PRESENTATIONS:

- Recognition of Ana Carlini as Student of the Month

BUSINESS:

- Policies & Procedures regarding residential Green Waste Can Program
- First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply

SUMMARY ACTION:

1. Resolution appointing Baylee Montgomery to the Historic Preservation Commission
2. Enabling Ordinance formalizing the recently adopted Water Element of the General Plan
3. Monthly Financial Report
4. Surplus of Police Department Vehicles
5. Approval of Minutes 01.06.26

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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 January 15th, 2026