

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, February 3rd, 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.

- Mandatory annual training
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Melissa Layton, Councilmember
- Pledge of Allegiance - Scott Isaacson, Councilmember

PRESENTATIONS:

- Recognition of Daphne Wilcock as Student of the Month

BUSINESS:

- Tri Pointe Townhomes - PMP/DA, Schematic Subdivision and Schematic Site Plan Page 5

SUMMARY ACTION: Page 37

1. Approval of Minutes 01.20.26 Page 38
2. Farmington Fire EMS License Renewal Page 45
3. Robinson Waste Extension Agreement Page 68

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn.
DeAnn Carlile Posted on January 29th, 2026*

CITY COUNCIL AGENDA



PRESENTATION

AGENDA TITLE: Student of the Month – Daphne Wilcock

MEETING DATE: February 3, 2026

Farmington City Student of the Month

Daphne Wilcock



It is a pleasure to nominate Daphne Wilcock for the Outstanding Student Award. Daphne is an exceptional 9th grader who consistently demonstrates responsibility, kindness, and a strong commitment to excellence in everything she does.

Daphne's attention to detail and thoughtful approach to her work set her apart. She produces high-quality projects that reflect creativity, precision, and deep engagement with the subject matter. In our Interior Design class, she shows genuine enthusiasm for learning and approaches every assignment with curiosity and care.

Beyond her academic strengths, Daphne stands out for her character. She is kind and respectful to her peers, contributing to a positive and supportive classroom environment. She communicates with adults in a mature and confident way, engaging in meaningful conversations that reflect her insight and poise.

Daphne often goes above and beyond expectations-volunteering to help clean up after class, assisting others without being asked, and consistently setting an example of responsibility and dedication. Her positive attitude and work ethic make her a joy to have in class and a role model for her peers.

For her kindness, leadership, and outstanding performance, Daphne Wilcock truly embodies the qualities of an Outstanding Student.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Tri Pointe Townhomes – PMP/DA, Schematic
Subdivision and Schematic Site Plan

PRESENTED BY: Paul Roberts, City Attorney

MEETING DATE: February 3, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shannon Hansell - Planner
Date: 02/03/2026
Subject: **Tri Pointe Townhomes – PMP/DA, Schematic Subdivision and Schematic Site Plan**

RECOMMENDED MOTION

Move that City Council approve the schematic subdivision plan and 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.

BACKGROUND

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. 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. 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. The Planning Commission recommended approval on January 20, 2026. Notice was provided for a public hearing at this meeting but there was no one in attendance for public comment and no correspondence was received by staff.

[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].

Respectfully submitted,

Shannon Hansell

Shannon Hansell
Planner

Review and concur,

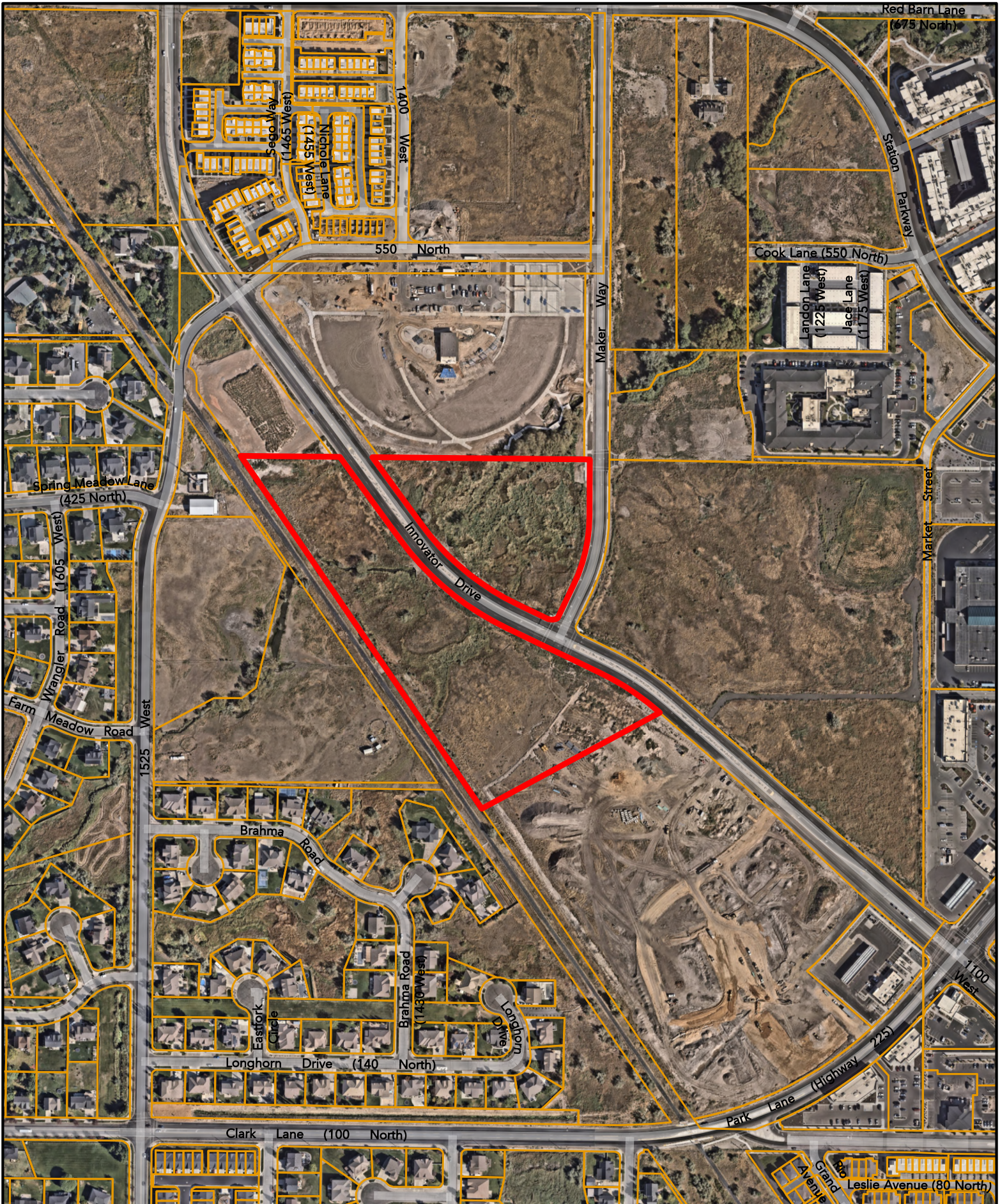


Brigham Mellor
City Manager

Supplemental Information

1. Vicinity Map
2. Development Agreement

3. Preliminary PUD Master Plan, including schematic subdivision plan

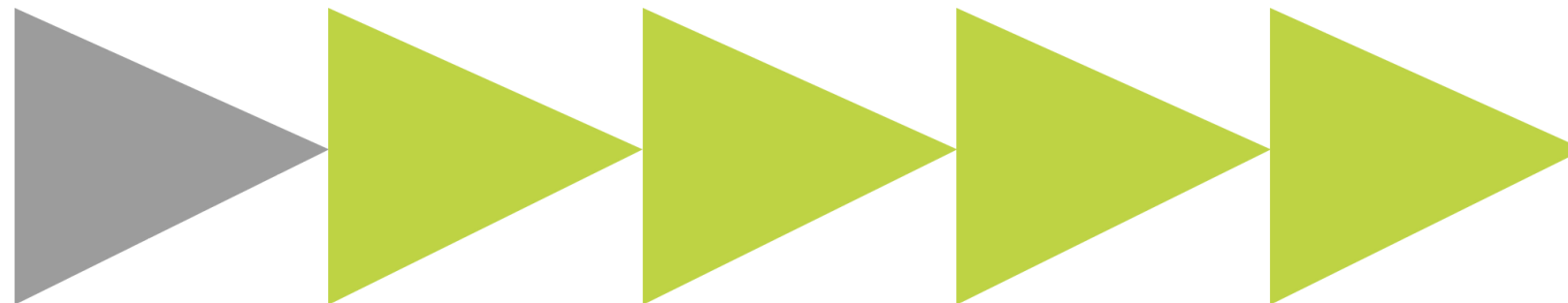


	<h2 style="text-align: center;">VICINITY MAP</h2> <p style="text-align: center;">Tri Pointe Townhomes</p>	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p>0 175 350 525 700</p> <p>Feet</p> </div> <div style="flex: 1;"> <p>0 40 80 120 160</p> <p>Meters</p> </div> </div>		<p><small>Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained in this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.</small></p>
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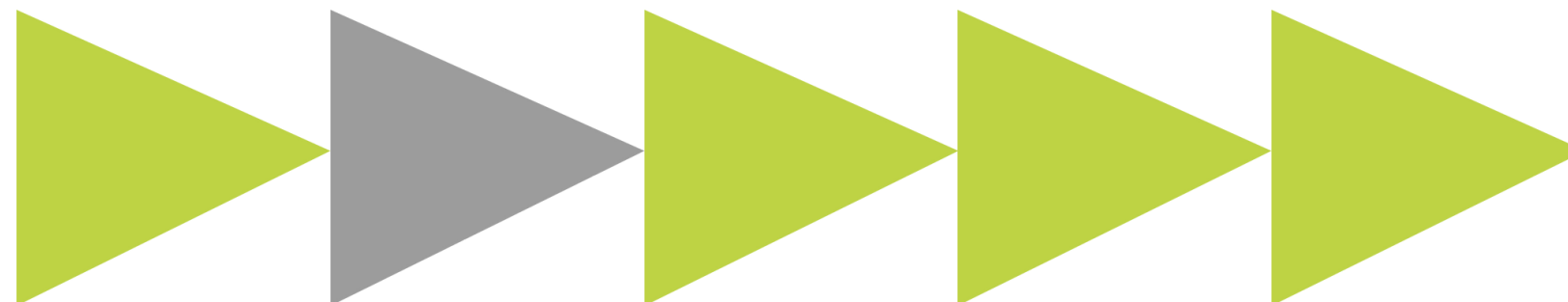
**E&H Land
Lots 3 and 4
Project Master Plan**

Table of Contents

- Project Master Plan
 - 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



811

Know what's below.
Call before you dig.

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'

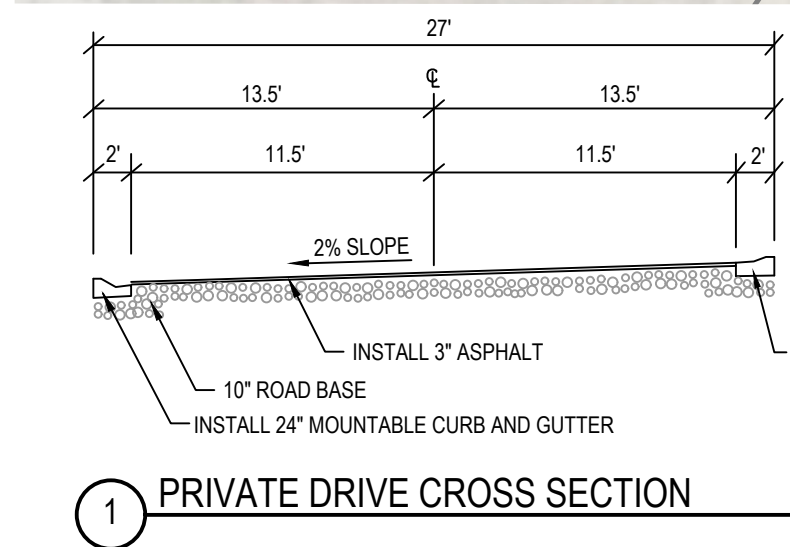
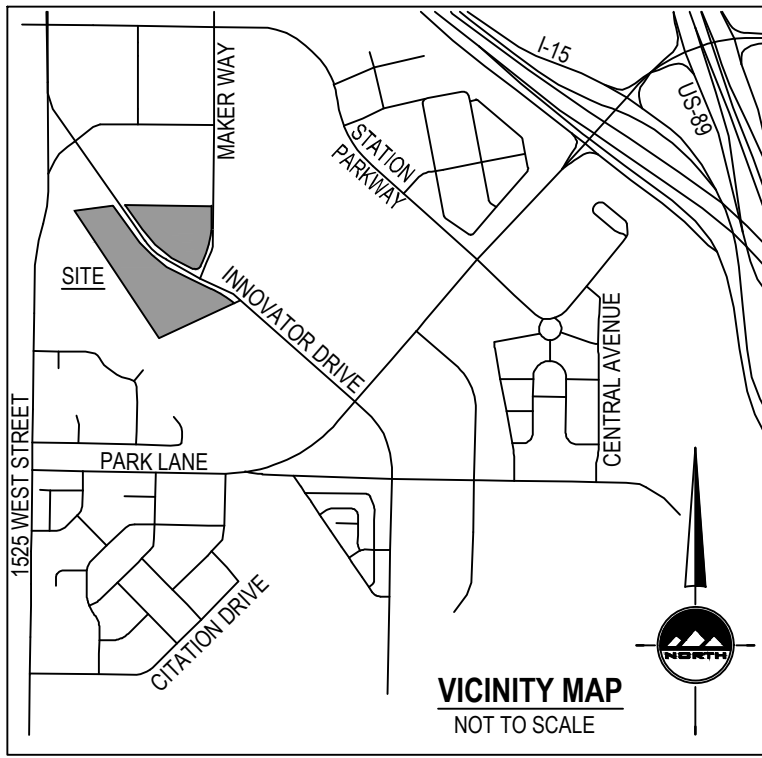


LEGAL DESCRIPTION

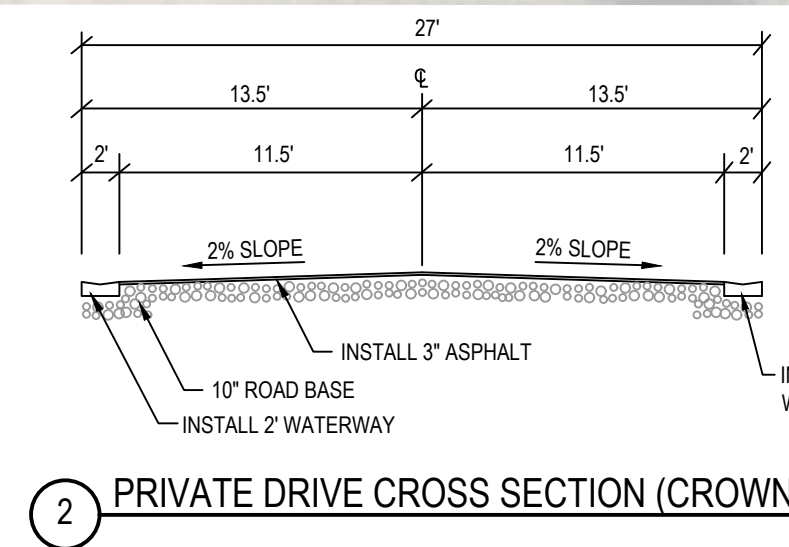
Lots 3 and 4, E & H LAND PROPERTY SUBDIVISION,
recorded March 5, 2024, as Entry No. 3563028 in Book 8452 at Page
522, on file in the office of the Davis County Recorder, State of Utah.

Contains: 627,795 square feet or approximately 14.412 acres

- MASTER PLAN SUBMITTAL NOTES**
- MASTER PLAN SUBMITTAL**
- a. Land Use Concepts
- The land use for this site consists of 163 townhome units.
 - Driveway Stalls: 154
 - Garage Stalls: 326
 - Guest Stalls: 47
 - Total Stalls: 527
- b. Private open space will be incorporated into the townhome layout with common areas. Vehicle and bicycle traffic will be along the network of roadways and pedestrian traffic will be parallel to the roadways on the adjacent sidewalks. These roadways are planned to connect to adjacent developments.
- c. Major Stormwater Drainage Management
- Stormwater for the site will be managed in a series of under-ground detention basins located on-site. Stormwater treatment will be implemented prior to discharging into these areas. The 80% percentile storm will be retained on-site as is required.
- It is anticipated that this site will be permitted to discharge a maximum of 0.20 cfs/acre (or 1.797 cfs) of stormwater into the city storm drain system being installed in Maker Way and to the regional detention basin at the future city park to the west at Shepard Creek.
- d. Utility Concepts
- Preliminary sewer and water systems are shown on subsequent sheets.
- e. PMP Adjacent Land Compatibility
- The area surrounding this site is also mixed use.
- f. Sequence and Timing
- At this time, the townhomes are being planned for construction in a single phase with building being built from north to south.
- g. Existing Structures and Future Development
- This site is adjacent to a City park and Fire Station to the north. Utilities are currently being installed in Maker Way as part of the City's Master Planned project to construct it.



SCALE: NONE



SCALE: NONE

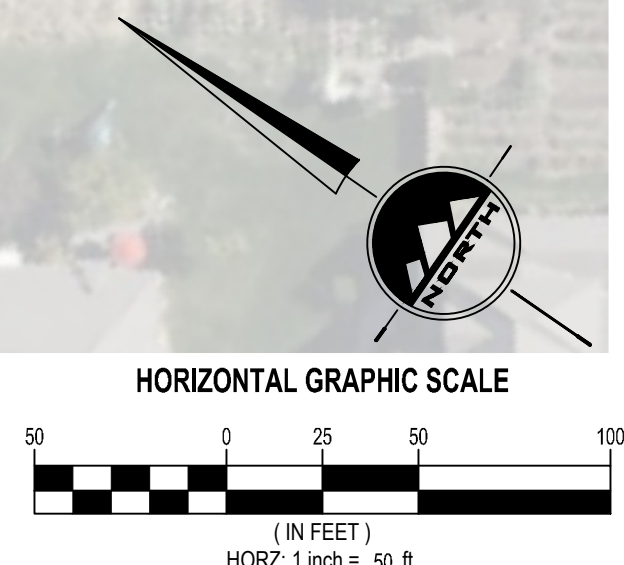
TOWNHOME PARKING TABLE	
GARAGE STALLS	326
DRIVEWAY STALLS	156
GUEST STALLS	47
TOTAL STALLS	529
TOTAL UNITS	163
STALLS PER UNIT	3.25

TOWNHOME TABLE	
DESCRIPTION	QUANTITY
STANDARD TOWNHOME	109
CARRIAGE TOWNHOME	54
TOTAL TOWNHOME	163

SOUTH AREA LAND USE TABLE	
DESCRIPTION	QUANTITY
TOTAL UNITS	123
TOTAL PROJECT AREA	405,517 sq. ft. / 9.309 acres
DENSITY	13.21 UNITS/ACRE

LOT 4 LAND USE TABLE	
DESCRIPTION	QUANTITY
TOTAL UNITS	40
TOTAL PROJECT AREA	183,655 sq. ft. / 4.216 acres
DENSITY	9.48 UNITS/ACRE

TOTAL TOWNHOME LAND USE TABLE		
DESCRIPTION	AREA	PERCENTAGE
HARD SURFACE / PAVING	189,229 sq. ft.	32.1%
BUILDING	133,868 sq. ft.	22.7%
LANDSCAPING / OPEN SPACE	266,075 sq. ft.	45.2%
TOTAL TOWNHOME AREA	589,172 sq. ft.	100%
IMPACTED WETLAND AREA	17,458 sq. ft. / 0.40 acres	
PROTECTED WETLAND AREA	64,062 sq. ft.	
PREVIOUSLY IMPACTED WETLAND	21,662 sq. ft.	
TOTAL UNITS	163	
TOTAL PROJECT AREA	589,172 sq. ft. / 13.525 acres	
DENSITY	12.05 UNITS/ACRE	



- LEGEND**
- IMPACTED WETLAND = 21,385 sq. ft. / 0.491 acres
 - EXISTING WETLAND NOT TO BE DISTURBED
 - PREVIOUSLY MITIGATED WETLAND
 - EXISTING STREAM
 - EXISTING GAS EASEMENT

ENSIGN

THE STANDARD IN ENGINEERING

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 STRINGHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:

COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL
SITE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C. PRESTON

DESIGNED BY
M. ELMER

1 OF 6

811

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BENCHMARK

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



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

EXISTING RCP STORM DRAIN LINE

INSTALL RCP STORM DRAIN LINE

- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3. 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.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. 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.

6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

7. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

8. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

9. ALL FACILITIES WITH DOWNSPOUTS/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.

10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

13. 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 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.

14. DETENTION SHALL BE IN UNDERGROUND DETENTION CHAMBERS UNDER PRIVATE AND/OR IN OPEN SPACES AS POSSIBLE.

Basin 'A' - Pre-Developed Detention Calculations (100-year storm)

Basin Tributary Area	57,752 SF
Runoff coefficient C:	0.150
Release Rate	0.20 cfs/acre
Peak Release	0.265 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Runoff Flowrate (c.f.s.)	Net Allowed Basin** Discharge (c.f.)
5	3.12	186	0.6205	80
10	2.46	284	0.4892	159
15	2.08	372	0.4137	239
30	1.44	515	0.2864	477
60	0.91	651	0.1810	955
120	0.65	821	0.1293	1,909
180	0.56	1,203	0.1114	2,864
360	0.43	1,847	0.0855	5,727
720	0.29	2,491	0.0577	11,455
1440	0.18	3,093	0.0358	22,910

Max Runoff: 0.6205 cfs

Basin 'B' - Pre-Developed Detention Calculations (100-year storm)

Basin Tributary Area	88,002 SF
Runoff coefficient C:	0.150
Release Rate	0.20 cfs/acre
Peak Release	0.404 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Runoff Flowrate (c.f.s.)	Net Allowed Basin** Discharge (c.f.)
5	3.12	284	0.8435	121
10	2.46	447	0.7455	242
15	2.08	567	0.6303	364
30	1.44	785	0.4364	727
60	0.91	993	0.2758	1,455
120	0.65	1,418	0.1970	2,909
180	0.56	1,833	0.1697	4,364
360	0.43	2,815	0.1303	8,727
720	0.29	3,796	0.0879	17,455
1440	0.18	4,713	0.0545	34,910

Max Runoff: 0.9456 cfs

Basin 'C' - Pre-Developed Detention Calculations (100-year storm)

Basin Tributary Area	62,111 SF
Runoff coefficient C:	0.150
Release Rate	0.20 cfs/acre
Peak Release	0.285 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Runoff Flowrate (c.f.s.)	Net Allowed Basin** Discharge (c.f.)
5	3.12	200	0.6673	86
10	2.46	316	0.5351	171
15	2.08	400	0.4449	257
30	1.44	554	0.3080	513
60	0.91	701	0.1946	1,027
120	0.65	1,001	0.1380	2,053
180	0.56	1,294	0.1198	3,080
360	0.43	1,987	0.0920	6,160
720	0.29	2,679	0.0620	12,320
1440	0.18	3,326	0.0395	24,639

Max Runoff: 0.8673 cfs

Basin 'D' - Pre-Developed Detention Calculations (100-year storm)

Basin Tributary Area	195,411 SF
Runoff coefficient C:	0.150
Release Rate	0.20 cfs/acre
Peak Release	0.897 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Runoff Flowrate (c.f.s.)	Net Allowed Basin** Discharge (c.f.)
5	3.12	630	2.0995	86
10	2.46	993	1.6553	171
15	2.08	1,250	1.3906	257
30	1.44	1,744	0.9690	513
60	0.91	2,204	0.6123	1,027
120	0.65	3,149	0.4374	2,053
180	0.56	4,070	0.3768	3,080
360	0.43	6,250	0.2993	6,160
720	0.29	8,430	0.1951	12,320
1440	0.18	10,465	0.1211	24,639

Max Runoff: 2.0995 cfs
Total B-C-D: 3.71 cfs

Basin 'A' - Detention Calculations (100-year storm)

Basin Tributary Area	57,752 SF
Runoff coefficient C:	0.700
Release Rate	0.20 cfs/acre
Peak Release	0.265 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.12	869	80	789
10	2.46	1,370	159	1,211
15	2.08	1,737	239	1,498
30	1.44	2,406	477	1,928
60	0.91	3,040	955	2,086
120	0.65	4,343	1,909	2,434
180	0.56	5,613	2,864	2,749
360	0.43	8,620	5,727	2,892
720	0.29	11,627	11,455	172
1440	0.18	14,433	22,910	(8,477)

Required Detention: 2,892

Basin 'B' - Detention Calculations (100-year storm)

Basin Tributary Area	88,002 SF
Runoff coefficient C:	0.700
Release Rate	0.20 cfs/acre
Peak Release	0.404 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.12	1,324	121	1,202
10	2.46	2,087	242	1,845
15	2.08	2,647	364	2,284
30	1.44	3,666	727	2,938
60	0.91	4,633	1,455	3,178
120	0.65	6,618	2,909	3,709
180	0.56	8,553	4,364	4,189
360	0.43	13,135	8,727	4,407
720	0.29	17,717	17,455	262
1440	0.18	21,993	34,910	(12,917)

Required Detention: 4,407

Basin 'C' - Detention Calculations (100-year storm)

Basin Tributary Area	62,111 SF
Runoff coefficient C:	0.700
Release Rate	0.20 cfs/acre
Peak Release	0.285 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.12	934	86	848
10	2.46	1,473	171	1,302
15	2.08	1,868	257	1,612
30	1.44	2,587	513	2,074
60	0.91	3,270	1,027	2,243
120	0.65	4,671	2,053	2,618
180	0.56	6,037	3,080	2,957
360	0.43	9,270	6,160	3,111
720	0.29	12,504	12,320	185
1440	0.18	15,523	24,639	(9,116)

Required Detention: 3,111

Basin 'D' - Detention Calculations (100-year storm)

Basin Tributary Area	195,411 SF
Runoff coefficient C:	0.700
Release Rate	0.20 cfs/acre
Peak Release	0.897 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.12	2,939	86	2,854
10	2.46	4,635	171	4,464
15	2.08	5,678	257	5,421
30	1.44	8,139	513	7,626
60	0.91	10,287	1,027	9,261
120	0.65	14,696	2,053	12,643
180	0.56	18,952	3,080	15,872
360	0.43	29,166	6,160	23,007
720	0.29	39,341	12,320	27,021
1440	0.18	48,837	24,639	24,198

Required Detention: 27,021
Total Required: 37,431

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ 1 inch = 50 ft.

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

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Phone: 801.255.0529

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY
FARMINGTON, UTAH

PRELIMINARY GRADING
AND DRAINAGE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

2 OF 6

811

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BENCHMARK

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



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					
								POPULATION		PEAKING FACTOR	TOTAL PEAK DAILY FLOWS		
								UNIT	PER UNIT TYPE				
L Sewage Flow Generation					(GPD/ERC)	(GPD)	(GPM)	CAP/ERC	POP PER UNIT TYPE	TEN STATE STD FORMULA	(GPD)	(GPM)	
	(FORMULAS)	(a)	(b)	(c)	(d)	(e)	(f)/(1440)	(g)	(h)	(i)	(j)	(k)	
A				(a)*(b)	3.2*100	(c)*d	((e)/(1440)	(g)	(c)*(g)	((18+SQRT(P))/(4+SQRT(P))	(e)*(f)	((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		163		52,160	36.2		522	3.96	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 X100 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 = 3.44 ERC per unit

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 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

SS

EXISTING SANITARY SEWER MANHOLE

SS

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

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EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY SEWER PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
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DESIGNED BY
M.ELMER

3 OF 6

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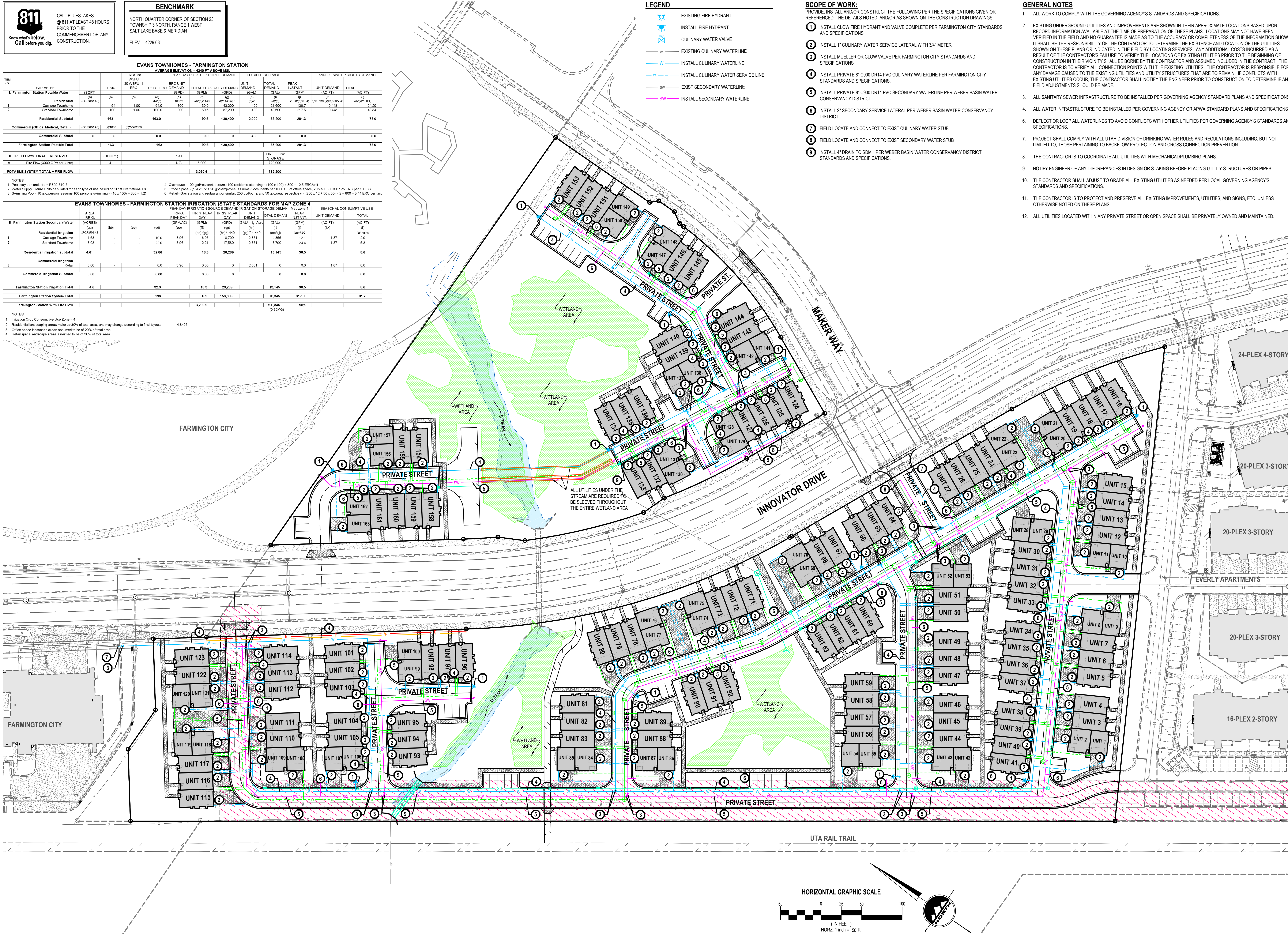
ELEV = 4229.63'

EVANS TOWNHOMES - FARMINGTON STATION											
AVERAGE ELEVATION = 4240 FT ABOVE MSL											
ITEM NO.	TYPE OF USE	Units	ERC/ACU WSPU=1		TOTAL ERC	PEAK DAY POTABLE SOURCE DEMAND		POTABLE STORAGE		ANNUAL WATER RIGHTS DEMAND	
			ERC	ACU		ERC UNIT DEMAND	TOTAL DEMAND	UNIT DEMAND	TOTAL DEMAND	PEAK INSTANT	UNIT DEMAND
I. Farmington Station Potable Water											
	(SQFT)	(U)	(G)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(ACFT)	(ACFT)
	(FORMULAS)										
1.	Residential	54	1.00	54.0	800	30.0	43,200	400	21,800	138.7	0.448
2.	Carriage Townhome	109	1.00	109.0	800	80.0	87,200	400	43,800	277.5	0.448
Standard Townhome		109	1.00	109.0	800	80.0	87,200	400	43,800	277.5	0.448
Residential Subtotal		163		163.0		90.6	130,400	2,000	65,200	281.3	73.0
Commercial (Office, Medical, Retail)											
	(FORMULAS)	(sq)1000	(sf)750000								
Commercial Subtotal		0	0.0	0.0	0.0	0	400	0	0.0	0.0	0.0
Farmington Station Potable Total		163		163		90.6	130,400		65,200	281.3	73.0
II. FIRE FLOW STORAGE RESERVES											
	(HOURS)			190					FIRE FLOW STORAGE		
A. Fire Flow (3000 GPM for 4 hrs)		4		N/A	3,000				730,000		
POTABLE SYSTEM TOTAL + FIRE FLOW						3,090.6			785,200		

NOTES:
1. Peak day demands from R309-510-7
2. Water Supply Future Units calculated for each type of use based on 2018 International Pl
3. Swimming Pool - 10 gpd/person, assume 100 persons swimming = (10 x 100) = 800 = 1.25
4. Clubhouse - 100 gpd/resident, assume 100 residents attending = (100 x 100) = 800 = 12.5 ERC/unit
5. Office Space - (15125)/2 = 20 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/store respectively = (250 x 12 x 50 x 50) = 2 = 800 = 3.44 ERC per unit

EVANS TOWNHOMES - FARMINGTON STATION IRRIGATION (STATE STANDARDS FOR MAP ZONE 4)											
PEAK DAY IRRIGATION SOURCE DEMAND IRRIGATION STORAGE DEMAND											Map zone 4
II. Farmington Station Secondary Water	AREA IRRIG (ACRES)	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Residential Irrigation	(ACRES)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)	(GPM)
1. Carriage Townhome	1.53	-	-	10.9	3.96	8.95	8,709	2,851	4,355	12.1	1.87
Standard Townhome	3.08	-	-	22.0	3.96	12.21	17,550	2,851	8,790	24.4	5.6
Residential Irrigation subtotal	4.61			32.86		18.3	26,259		13,145	36.5	8.6
Commercial Irrigation											
6. Retail	0.00	-	-	0.00	3.96	0.00	0	2,851	0	0.00	1.87
Commercial Irrigation subtotal	0.00			0.00		0.00	0		0	0.00	0.0
Farmington Station Irrigation Total	4.6			32.9		18.3	26,269		13,145	36.5	8.6
Farmington Station System Total				196		109	156,689		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 of 20% of total area
4. Retail space landscape areas assumed to be of 30% of total area



- 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 CLOW 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 SDMH PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS

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CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE

REVISION FOR REVIEW

PRELIMINARY WATER PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

4 OF 6

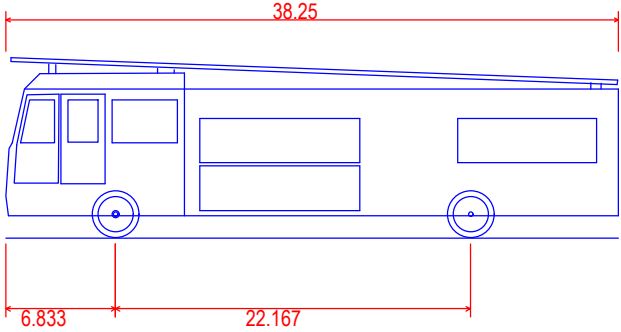
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BENCHMARK

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



E-ONE Combination Unit
Overall Length 38.25ft
Overall Width 8.33ft
Overall Body Height 11.25ft
Min Body Ground Clearance 1.39ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00s

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EVANS TOWNHOMES
INNOVATOR DRIVE AND MAKER WAY
FARMINGTON, UTAH

NO. DATE REVISION
FOR REVIEW

PRELIMINARY FIRE
TRUCK ACCESS PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

5 OF 6

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NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
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ELEV = 4229.63'

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

Shrubs				
Qty	Symbol	Common Name	Botanical Name	Plant Size
61		Blue Oak Grass	Hedysarion sempervirens	1 Gallon
58		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
58		Daylily	Hemerocallis	1 Gallon

Landscape Notes: Install 4" steel edging between all planter beds and road areas. Install 4" deep 2"x2" dia. High Rock & Gravel color 'Sediment' or equal decorative rock over weed barrier, typ.

LEGEND

LANDSCAPE AREA

EXISTING WETLAND AREA - NOT TO BE DISTURBED

EXISTING STREAM



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EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL
LANDSCAPE PLAN

PROJECT NUMBER
10132C

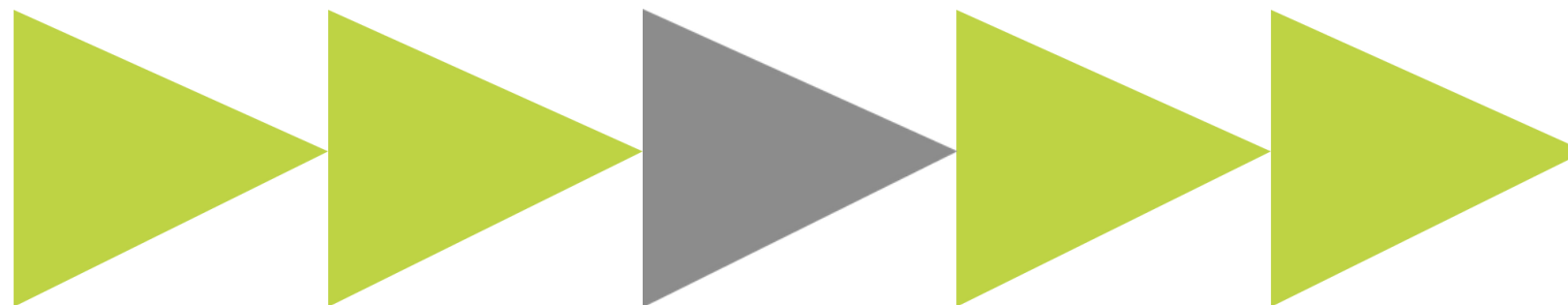
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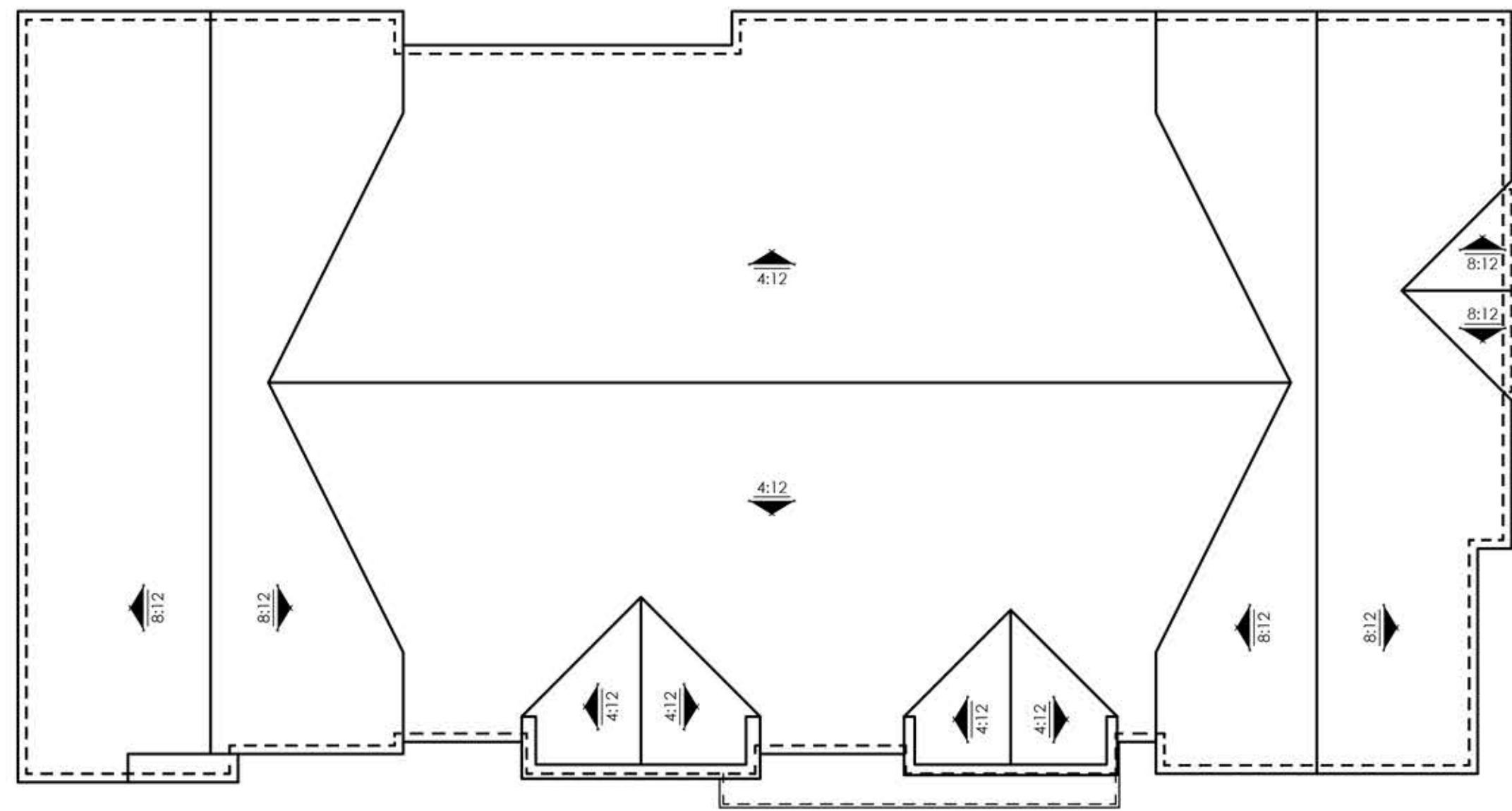
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Concept Elevations





CONCEPT ELEVATION 1



ROOF PLAN

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

CONCEPT ELEVATION 1 (SIDE)

TRIUT2402



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 2

TRIUT-2505



CONCEPT ELEVATION 2 (SIDE)

TRIUT-2505



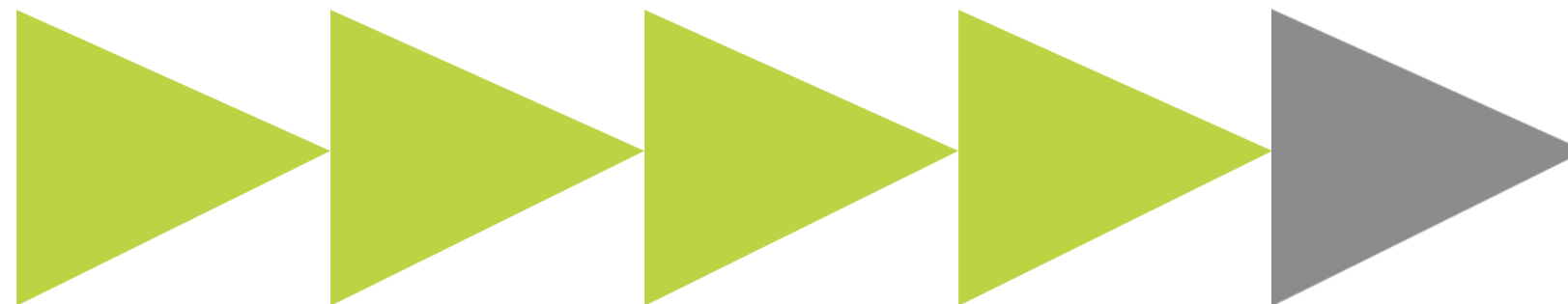
CONCEPT ELEVATION 3

TRIUT-2505



CONCEPT ELEVATION 3 (SIDE)

Exhibits - Developer RDA Contribution and Property Exchange



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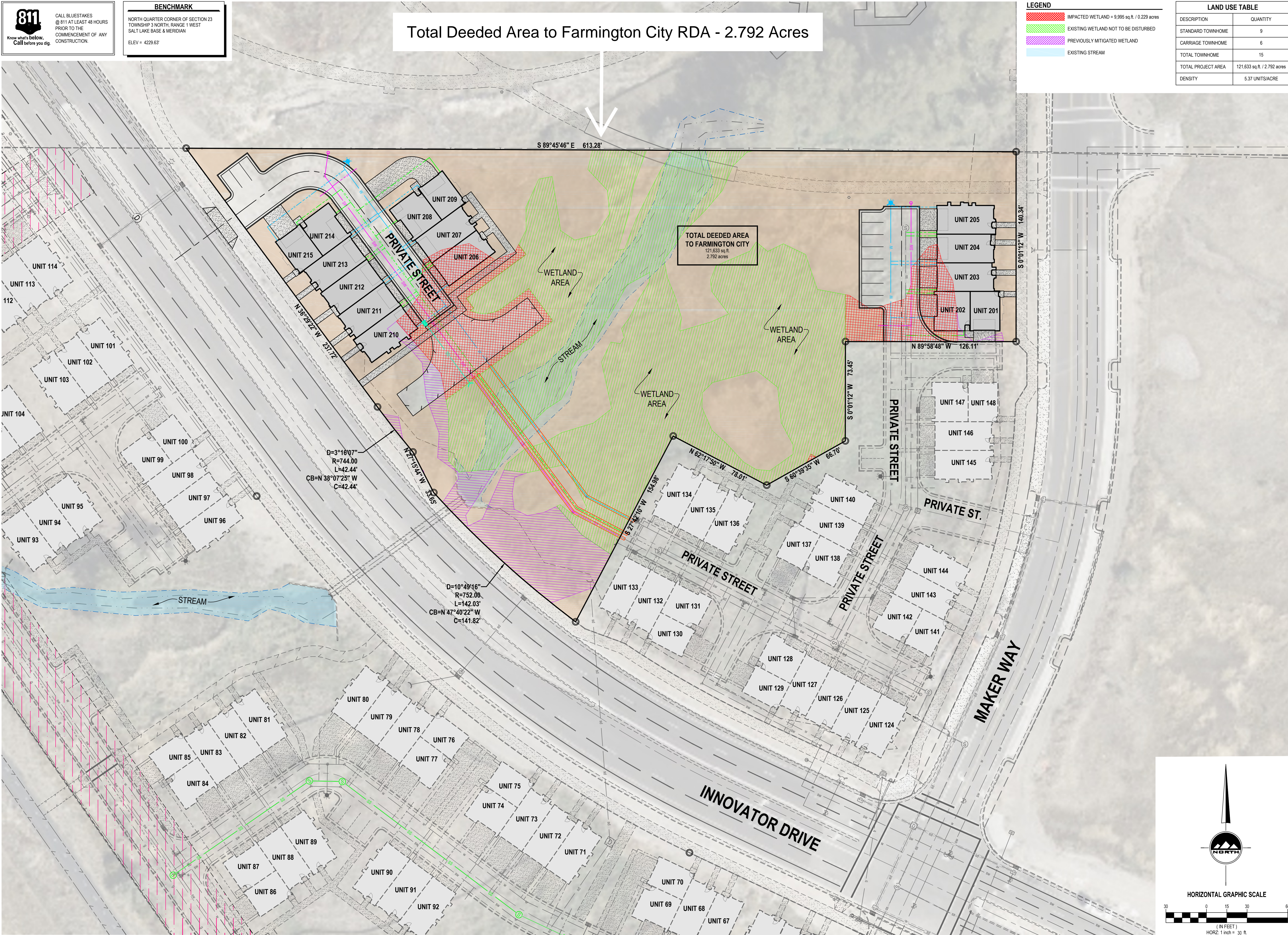
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Total Deeded Area to Farmington City RDA - 2.792 Acres



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

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EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

NO. DATE

REVISION FOR REVIEW

DEVELOPER RDA CONTRIBUTION

PROJECT NUMBER 10132C

PRINT DATE 2025-12-10

PROJECT MANAGER C.PRESTON

DESIGNED BY M.ELMER

EX1

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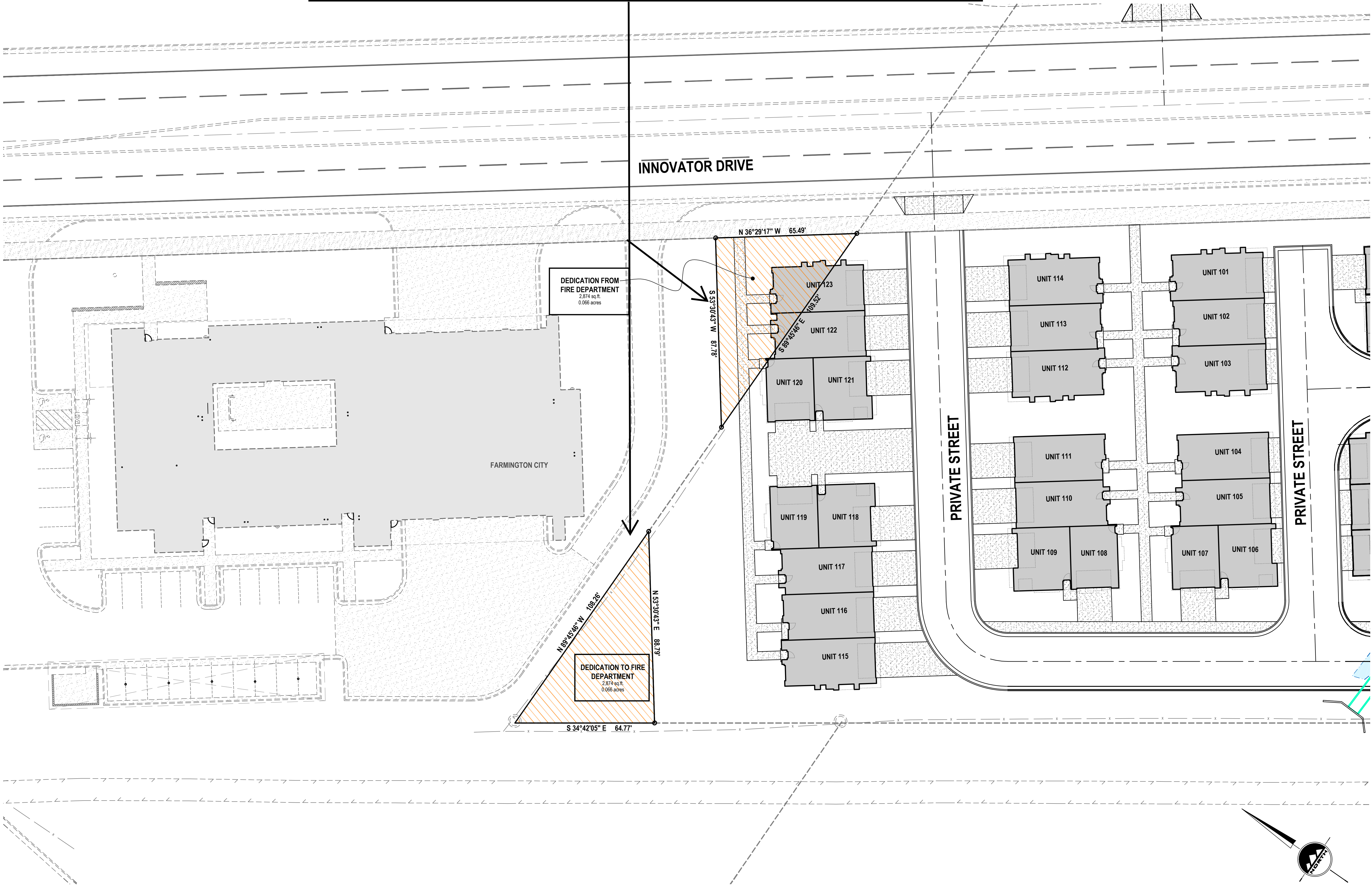
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2,874 SF Triangular Parcels to be Exchanged Between Developer and City (Fire Station)



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PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO.	DATE	REVISION FOR REVIEW
-----	------	------------------------

PROPERTY EXCHANGE
EXHIBIT

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

EX2

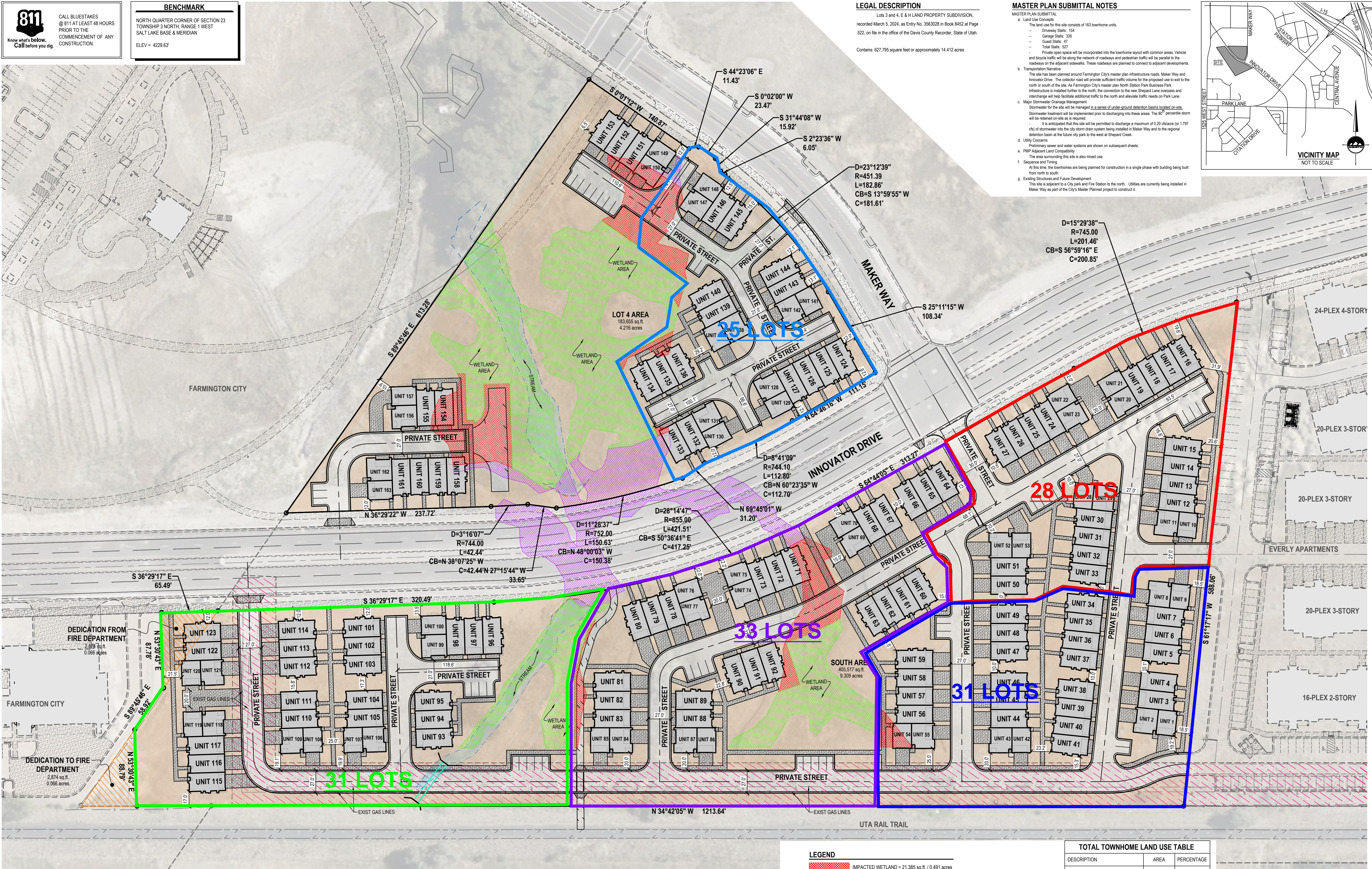
811

Know what's below.
Call before you dig.

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'



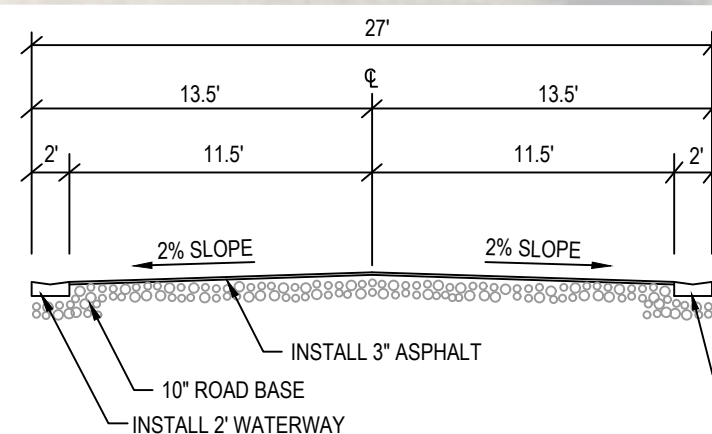
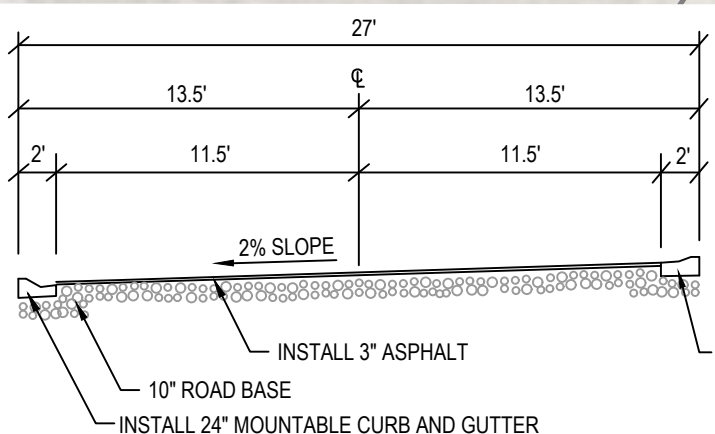
LEGAL DESCRIPTION

Lots 3 and 4, E & H LAND PROPERTY SUBDIVISION,
recorded March 5, 2024, as Entry No. 3563028 in Book 8452 at Page
522, on file in the office of the Davis County Recorder, State of Utah.

Contains: 627,795 square feet or approximately 14.412 acres

MASTER PLAN SUBMITTAL NOTES

- MASTER PLAN SUBMITTAL
- Land Use Concepts
 - The land use for this site consists of 163 townhome units.
 - Driveway Stalls: 154
 - Garage Stalls: 326
 - Guest Stalls: 47
 - Total Stalls: 527
 - Private open space will be incorporated into the townhome layout with common areas. Vehicle and bicycle traffic will be along the network of roadways and pedestrian traffic will be parallel to the roadways on the adjacent sidewalks. These roadways are planned to connect to adjacent developments.
 - Transportation Narrative
 - The site has been planned around Farmington City's master plan infrastructure roads, Maker Way and Innovator Drive. The collector road will provide sufficient traffic volume for the proposed use to exit to the north or south of the site. As Farmington City's master plan North Station Park Business Park Infrastructure is installed further to the north, the connection to the new Shepard Lane overpass and interchange will help facilitate additional traffic to the north and alleviate traffic needs on Park Lane.
 - Major Stormwater Drainage Management
 - Stormwater for the site will be managed in a series of under-ground detention basins located on-site. Stormwater treatment will be implemented prior to discharging into these areas. The 80th percentile storm will be retained on-site as is required.
 - It is anticipated that this site will be permitted to discharge a maximum of 0.20 cfs (or 1.797 cfs) of stormwater into the city storm drain system being installed in Maker Way and to the regional detention basin at the future city park to the west at Shepard Creek.
 - Utility Concepts
 - Preliminary sewer and water systems are shown on subsequent sheets.
 - PMP Adjacent Land Compatibility
 - The area surrounding this site is also mixed use.
 - Sequence and Timing
 - At this time, the townhomes are being planned for construction in a single phase with building being built from north to south.
 - Existing Structures and Future Development
 - This site is adjacent to a City park and Fire Station to the north. Utilities are currently being installed in Maker Way as part of the City's Master Planned project to construct it.



TOWNHOME PARKING TABLE	
GARAGE STALLS	326
DRIVEWAY STALLS	156
GUEST STALLS	47
TOTAL STALLS	529
TOTAL UNITS	163
STALLS PER UNIT	3.25

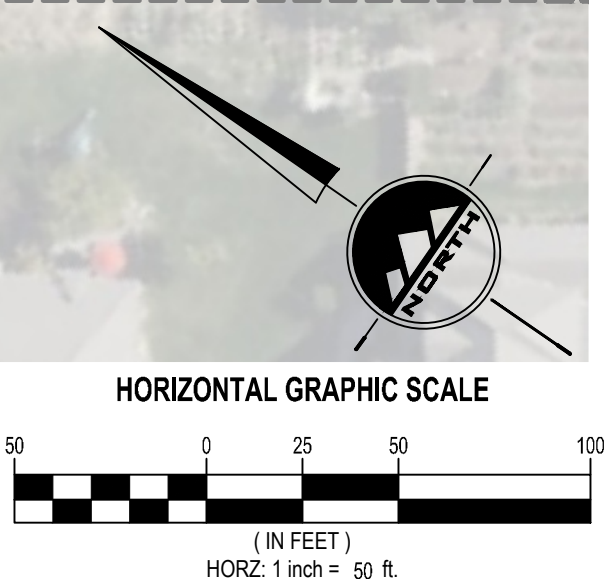
TOWNHOME TABLE	
DESCRIPTION	QUANTITY
STANDARD TOWNHOME	109
CARRIAGE TOWNHOME	54
TOTAL TOWNHOME	163

SOUTH AREA LAND USE TABLE	
DESCRIPTION	QUANTITY
TOTAL UNITS	123
TOTAL PROJECT AREA	405,517 sq. ft. / 9.309 acres
DENSITY	13.21 UNITS/ACRE

LOT 4 LAND USE TABLE	
DESCRIPTION	QUANTITY
TOTAL UNITS	40
TOTAL PROJECT AREA	183,655 sq. ft. / 4.216 acres
DENSITY	9.48 UNITS/ACRE

TOTAL TOWNHOME LAND USE TABLE		
DESCRIPTION	AREA	PERCENTAGE
HARD SURFACE / PAVING	189,229 sq. ft.	32.1%
BUILDING	133,868 sq. ft.	22.7%
LANDSCAPING / OPEN SPACE	266,075 sq. ft.	45.2%
TOTAL TOWNHOME AREA	589,172 sq. ft.	100%
IMPACTED WETLAND AREA	17,458 sq. ft. / 0.40 acres	
PROTECTED WETLAND AREA	64,062 sq. ft.	
PREVIOUSLY IMPACTED WETLAND	21,662 sq. ft.	
TOTAL UNITS	163	
TOTAL PROJECT AREA	589,172 sq. ft. / 13.525 acres	
DENSITY	12.05 UNITS/ACRE	

- LEGEND
- IMPACTED WETLAND = 21,385 sq. ft. / 0.491 acres
 - EXISTING WETLAND NOT TO BE DISTURBED
 - PREVIOUSLY MITIGATED WETLAND
 - EXISTING STREAM
 - EXISTING GAS EASEMENT



ENSGN

THE STANDARD IN ENGINEERING

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.ENSGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL
SITE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C. PRESTON

DESIGNED BY
M. ELMER

1 OF 6

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 temporary construction easement, approximately 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 temporary 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

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes 01.20.26
2. Farmington Fire EMS License Renewal
3. Robinson Waste Extension Agreement

FARMINGTON CITY – CITY COUNCIL MINUTES

January 20, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

Mayor **Brett Anderson** called the work session to order at 6:03 p.m.

POLICE DEPARTMENT STAFFING DISCUSSION

Police Chief **Austin Anderson** said he would like to add an assistant chief and a second lieutenant, two positions that the department doesn't currently have. With the recent retirement of an officer, he thinks that salary can cover these newly requested ones. It could create a \$25,000 budget increase the next year. The department will have a total staff of 29 sworn officers and two civilians.

City Manager **Brigham Mellor** said he typically likes to make these adjustments during the budget session. The recent retirement created a unique time and opportunity to make this change. He said the Budget Committee was aware of this structure proposal during its meetings. He feels the required cost could be absorbed without having to open the budget.

Mellor said the City sent terms for Lagoon to consider on Friday regarding an officer position. He hopes terms are agreed to before the March retreat. Payment will be collected after July in Fiscal Year 2027. This year it will be treated like a one-time cost. The Student Resource Officer (SRO) at the middle and elementary school may be available to serve in this position during the summer. Otherwise, Farmington Police Department will have to cycle through officers available to take Lagoon shifts. It may mean each officer takes four to five Lagoon shifts per season. If the department is short-staffed, the Chief may end up taking a shift. The goal is to have an officer at Lagoon eight hours each day. In the event of a big call, that officer may have to leave to assist.

Councilmember **Scott Isaacson** said providing police and fire are some of the most important priorities to provide the City with. He supports these negotiations. Compared to South Salt Lake, which has 86 sworn officers and 20 administrators for a City roughly the same size as Farmington, the City is certainly not overstaffed. **Mayor Anderson** noted that South Salt Lake's needs are different from Farmington's.

Councilmember **Roger Child** said he will be interested in the hundreds of thousands of children who may be attending events at the County's Western Sports Park this summer. **Mellor** said so far, increases in calls for that area have included car accidents on Clark, keys locked in, and

medical situations. **Mayor Anderson** said he hasn't noticed a large increase, but it is being tracked.

CLOSED SESESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

Motion:

At 6:26 p.m., Councilmember **Roger Child** made the motion to go into a closed meeting for the purpose of discussing the purchase, sale, exchange, or lease of real property.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Kristen Sherlock	X Aye	_____	Nay

Sworn Statement

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

Brett Anderson, Mayor

Motion:

At 6:49 p.m., **Child** made the motion to reconvene to an open meeting.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Mayor Anderson and City Council Reports

Isaacson asked if City Staff had talked to neighbors of the new skate park yet. **Mellor** said it would be nice to have a drawing in hand when they talk to the neighbors. The City's consultant will be in town soon to discuss the skate park design, which may reference Lagoon's jet star ride. Councilmember **Amy Shumway** said a name for the skate park may help with public relations, especially if it doesn't actually have the words "skate park" in it.

Child asked if it would be possible to shorten operations of the City offices during Christmas and New Year's.

Shumway referenced an email she had received asking for a bench and better bathroom facilities at the softball field. **Mellor** said the sewer station has to still be moved, and improvements there should be concluded this calendar year.

REGULAR SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Public Works Director Larry Famuliner,
and City Lobbyist Eric Isom.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Kristen Sherlock** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Melissa Layton**.

PRESENTATION:

Student Spotlight: Ana Carlini

Teacher **Mrs. Hulet** nominated **Ana Carlini** as student of the month. **Ana** is always kind, patient, respectful, and understanding. She listens and follows the rules.

BUSINESS:

Polices and Procedures regarding Residential Green Waste Can Program

City Attorney **Paul Roberts** presented the parameters of the green waste program including how to opt out within one month of receiving the can. It is similar to the policy the City adopted when it rolled out recycling cans in 2010. Green waste cans will start being delivered to portions of the City this spring beginning on the west side. He expects half of those homes to opt out, which will allow those cans to go to the remaining households on the east side. Many properties such as those where landscaping is handled by a Homeowner's Association (HOA) will not be eligible for the green waste program.

Public Works Director **Larry Famuliner** said it will take longer than two months to roll out the program, especially if there is a higher take rate than anticipated. It is not unreasonable to have residents' bills be the same if they keep and use the green waste cans or not. With the landfill filling up, there is a need to encourage recycling.

Colette West with Wasatch Integrated Waste told the Council she had stickers and instruction sheets that can be delivered with the new green waste cans. These clearly identify the opt-out date and include frequently asked questions. Farmington will be their first opt-out green waste program included with regular service. The highest participation they have seen so far is in Fruit Heights, where the take rate was 50%. They have received an Environmental Protection Agency (EPA) grant to expand service and education. Residents may be interested in turning in their second black can for a green waste can instead.

Motion:

Sherlock moved that the City Council adopt the Farmington City Residential Green Waste Can Program Policies and Procedures.

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

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

First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply

Community Development Director **Lyle Gibson** presented this agenda item. In May of 2024, the City Council approved an agreement allowing the applicant to operate a landscape supply business. This approval had a two-year expiration date, allowing the applicant a trial run before allowing a long-term use.

The business has been implemented, licensed, and operational and it is now nearing the end of the allowed timeframe. According to Staff findings, this area has had no issues or complaints regarding noise, dust, or rocks in the street. Staff supports the removal of the sunset clause in the

original agreement in order to allow continued use of the property for the current business. All other requirements will remain in place.

Applicant **Jonathan Miller** said he had more customers requesting delivery than he had originally anticipated. Out of consideration for his neighbors, he has disabled the back-up beeping sound on his vehicles. They get deliveries from 18-wheelers in the mornings. He thanked the City for letting him have the time to flesh-out the unknowns.

Motion:

Isaacson moved that the City Council approve the First Amendment to the Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply.

Finding 1:

1. The business has complied with applicable terms of the existing agreement and has been in operation without creating detrimental impacts to surrounding properties.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Kristen Sherlock	X Aye	_____	Nay

Layton said she visited the site today and was impressed with how well maintained it is. She noticed the neighbor's indoor basketball and pickleball building in front.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Resolution appointing **Baylee Montgomery** to the Historic Preservation Commission. **Montgomery** said she has lived in Farmington for over a year in a historic district home built in 1880. Her husband, whose ancestors are Farmington founders Ezra Clark and Joseph Robinson, grew up above the cemetery.
- Item 2: Enabling Ordinance formalizing the recently adopted Water Element of the General Plan
- Item 3: December 2025 Monthly Financial Report, which was emailed directly to the Mayor and Councilmembers
- Item 4: Surplus of Police Department Vehicles including a 2019 Ford Explorer, 2017 Ford Explorer, 2013 Ram 1500, 2016 Ford Explorer, 2016 Ford Explorer, and 2005 Dodge Durango to the Young Commercial Fleet, for a total appraised revenue of \$26,500.
- Item 5: Approval of minutes from January 6, 2026

Motion:

Sherlock moved to approve the Summary Action list Items 1-5 as noted in the Staff Report.

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

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor said he had a meeting with the School District last week, and they tentatively agreed to allow the City to expand the parking lot. **Gibson** drafted a drawing that they can take to the School Board.

Mayor Anderson and City Council Reports

City Council reports began in the earlier work session. **Mellor** said the parking arrangement negotiations for Rock Hotel Dental will resume in November, as a one-year lease was recently signed.

Mellor asked that Councilmembers send any crosswalk inquiries to him. The City is working on getting a stop light at Innovator and 1525, but the crosswalks will be painted first. It takes time to get stop lights installed including getting the parts, turning it on, and coordinating it with other surrounding lights. A beacon light like the one on State Street or Clark may be needed because that road is so wide. The stop signs will be removed on Innovator so that it can be a through road. Maker will have stop signs. It may take months to a year until there is power to that location and the surrounding area necessary for a traffic light.

Regarding the new park, **Isaacson** said it would be nice to have a sign explaining that the fireplace is on a timer. He is worried somebody might get hurt as they try to figure it out.

Shumway said she got a suggestion that more room or sectioning off is needed between corn hole and the 40-yard dash. She said the red swings are popular. **Mellor** mentioned that the City got those swings 33% off because the contractor only ordered the swings and then attached them to the City's own structure.

Mellor reminded the Council about their March 6-7 retreat.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:48 p.m.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

DeAnn Carlile, Recorder

City Council Staff Report

To: Honorable Mayor and City Council

From: Shelby Willis, Fire Chief

Date: February 3, 2026

SUBJECT: **APPROVAL OF FARMINGTON FIRE EMS LICENSE RENEWAL**

RECOMMENDATION

Upon review of the Farmington Fire Evaluation Framework: "Cost, Quality, and Access" Goals and the EMS License Renewal Letter the City Council approves the information in them and approves signing the letter.

BACKGROUND

In response to Utah Senate Bill 215 (2025), the Farmington Fire Department has prepared packet to satisfy the State of Utah's mandated evaluation of local Emergency Medical Services (EMS) systems. SB 215 identifies Cost, Quality, and Access as the core pillars of performance review and places the responsibility on municipalities to assess and demonstrate system effectiveness. This document outlines Farmington Fire Department's EMS structure, financial model, and service performance in alignment with the criteria established by the State.

SB 215 establishes a framework for evaluating EMS providers based on three core performance pillars:

- **Cost:** Financial sustainability, transparency of billing practices, and cost recovery effectiveness.
- **Quality:** Clinical care outcomes, provider training and credentialing, quality assurance practices, and equipment standards.
- **Access:** Timely service delivery, geographic availability, equitable care across populations, and response capacity under surge conditions.

The legislation requires municipalities and counties to evaluate their EMS systems every four years using these criteria and to make decisions regarding future service contracts or operational models based on demonstrated performance.

Additional provisions of the bill include:

- Authorization for local governments to issue Request for Proposal (RFP) from third-party EMS providers. *Completed in December 2025.*
- Mandated performance reviews for agencies operating under enterprise fund models. *Completed January 2026.*
- Inclusion of inter-facility transport services in the broader evaluation, particularly regarding cost efficiency and coverage equity. *Available through the Davis County Auto Aid Agreement.*

SB 215 places responsibility on local leaders to ensure their communities receive high-quality, accessible, and financially responsible EMS care. This briefing packet was developed to fulfill the intent and requirements of SB 215, demonstrating Farmington Fire Department's alignment with these legislative goals.

Farmington City Council will be asked to signed a letter stating they authorize Farmington Fire to provide EMS emergency and non-emergency services within the Farmington and Fruit Heights response district.

The EMS license renewal packet must be submitted to the State of Utah Bureau of EMS (BEMS) by February 12, 2026 with an anticipated newel date of the EMS Provider License of February 28, 2026.

SUPPLEMENTAL INFORMATION

1. Farmington Fire Evaluation Framework: "Cost, Quality, and Access" Goals
2. Farmington City Council Service Letter Approval

Respectfully submitted,



Shelby Willis
Fire Chief

Review and concur,



Brigham Mellor
City Manager



Farmington Fire Evaluation Framework: “Cost, Quality, and Access” Goals

Prepared by Shelby Willis

Fire Chief, Farmington Fire

January 24, 2026

Table of Contents

1. Executive Summary
2. Legislative Background – 2024 Audit Summary
3. Summary of Utah State Senate Bill 215 (2025)
4. Cost Section
5. Quality Section
6. Access Section
7. Appendix
 - a. Response Maps
 - b. Auto/Mutual Aid & Hospital Contracts
 - c. EMS Call Volume by Incident Type

Executive Summary

In response to Utah Senate Bill 215 (2025), the Farmington Fire Department has prepared this briefing packet to satisfy the State of Utah's mandated evaluation of local Emergency Medical Services (EMS) systems. SB 215 identifies Cost, Quality, and Access as the core pillars of performance review and places the responsibility on municipalities to assess and demonstrate system effectiveness. This document outlines Farmington Fire Department's EMS structure, financial model, and service performance in alignment with the criteria established by the State.

Key highlights:

- **Cost:** Over \$2.3 M billed in 2025, with a 96.19% net revenue collection rate. Efficient staffing and vehicle strategies reinforce financial sustainability.
- **Quality:** Ongoing QA/QI, paramedic training pipeline, and implementation of industry best safety practices compliant with NFPA 1917 Ambulance requirements.
- **Access:** 24/7 ALS/BLS response across Farmington and Fruit Heights, auto/mutual aid agreements with all Davis County Fire Departments, and response times that meet all NFPA 1710 response standards.

Farmington Fire Department is fully compliant with SB 215 mandates and has successfully completed a formal RFP process. This briefing is intended to support city leadership in understanding performance metrics and making informed, transparent service decisions.

Legislative Background: 2024 Performance Audit of Emergency Medical Transportation in Utah

Purpose and Context

The Utah Office of the Legislative Auditor General conducted this performance audit in response to legislative interest in understanding the current state, challenges, and opportunities in Utah's Emergency Medical Services (EMS) system. The report focused primarily on ground ambulance services, with attention to inter-facility transfers and 911 response systems. The findings helped shape key provisions in Utah SB 215 (2025), including required evaluations of EMS systems based on cost, quality, and access.

Key Findings

1. **System Fragmentation and Governance Challenges**
 - EMS oversight is split across multiple entities, including the Bureau of EMS (BEMS), municipalities, counties, and private providers.
 - Confusion over licensing, oversight responsibilities, and inconsistent standards has led to inefficiencies and limited accountability.

- The BEMS lacked authority to initiate or intervene in local EMS service decisions beyond basic licensing compliance.
- 2. Lack of Standardized Performance Review**
 - Local governments were not consistently reviewing EMS providers' performance.
 - Performance data (e.g., response times, patient outcomes, financial efficiency) was often incomplete, not shared, or not analyzed.
 - No standardized framework existed for comparing EMS providers or guiding decision-making.
- 3. Inefficiencies in the Provider Selection Process**
 - The "public convenience and necessity" process for selecting EMS providers was slow, unclear, and susceptible to political influence.
 - The report noted cases where competitive proposals were never sought, even when services were underperforming.
 - Small providers expressed concerns about barriers to entry due to the complexity and cost of navigating the existing system.
- 4. Financial Disparities and Sustainability Questions**
 - Medicaid and Medicare reimbursements remain well below actual costs, forcing providers to rely on commercial payers or subsidies.
 - Inter-facility transport revenue is vital to many providers but lacks coordinated oversight.
 - Urban and rural agencies experience different financial pressures, requiring flexible policy solutions.

Key Recommendations

- Establish clear statutory authority and review responsibilities for the Bureau of EMS to monitor service outcomes and enforce minimum standards.
- Mandate periodic performance evaluations for all EMS license holders, based on metrics for cost, quality, and access.
- Require competitive requests for proposals (RFPs) at the expiration of service licenses, including a formal review process.
- Increase transparency of EMS performance data and facilitate state-level comparisons.
- Clarify inter-facility transfer oversight to avoid duplication and ensure equitable patient access.

Conclusion

The audit highlighted critical weaknesses in Utah's EMS governance and accountability. Its recommendations aim to foster a more transparent, efficient, and outcome-driven EMS system. These insights directly influenced legislative reforms, particularly SB 215 (2025), which restructured EMS oversight, enhanced competitive provider evaluations, and emphasized measurable performance in cost, quality, and access domain.

Summary of Utah Senate Bill 215 (2025)

In 2025, the Utah State Legislature passed Senate Bill 215, a comprehensive measure aimed at improving the delivery, accountability, and transparency of Emergency Medical Services (EMS) statewide. The bill emerged from findings in the 2024 Legislative Audit, which identified inconsistent EMS performance, limited financial transparency, and a lack of standardized evaluation criteria across agencies within the State.

SB 215 establishes a framework for evaluating EMS providers based on three core performance pillars:

- **Cost:** Financial sustainability, transparency of billing practices, and cost recovery effectiveness.
- **Quality:** Clinical care outcomes, provider training and credentialing, quality assurance practices, and equipment standards.
- **Access:** Timely service delivery, geographic availability, equitable care across populations, and response capacity under surge conditions.

The legislation requires municipalities and counties to evaluate their EMS systems every four years using these criteria and to make decisions regarding future service contracts or operational models based on demonstrated performance.

Additional provisions of the bill include:

- Authorization for local governments to issue Request for Proposal (RFP) from third-party EMS providers.
- Mandated performance reviews for agencies operating under enterprise fund models.
- Inclusion of inter-facility transport services in the broader evaluation, particularly regarding cost efficiency and coverage equity.

SB 215 places responsibility on local leaders to ensure their communities receive high-quality, accessible, and financially responsible EMS care. This briefing packet was developed to fulfill the intent and requirements of SB 215, demonstrating Farmington Fire Department's alignment with these legislative goals.

1. COST

Focus: Affordability, financial sustainability and regulatory requirements

911 EMS Providers

- Rate structure (BLS/ALS base rates, mileage)

- Ambulance Rates (Effective 5/7/25)
- ALS Paramedic Transport: \$2,383.73
- BLS AEMT Transport: \$1,630.31
- Mileage: \$42.24 per mile

Ambulance Billing Updates (per H.B. 301):

- Disposable supplies are now included in the base rate.
- Medications are billed separately based on type/dosage.

- Billed Revenue—

- Total \$2,306,153.44 (gross charges/AR)
- Net Revenue \$1,485,937.39 (net charge/AR)

- Revenue recovery (e.g., billing effectiveness, insurance collection)

- Mandatory write offs from Medicare/Medicaid/Tricare/VA and other insurances = 4.57 million \$820,166.05 (gross charges minus net charges = adjustments or mandatory write-offs)
- Bad Debt
 - Total Bad Debt = \$198,255.45
 - Collected = \$4,356
 - Net Debt = \$10,302
 - Outstanding Debt = \$183,598
- Billing effectiveness
 - Net Revenue Collected \$770,772.61

- Cost-sharing in mutual/automatic aid agreements

- Auto/Mutual Aid Agreement (Davis County Interlocal)
- EMS agencies located Involved: All cities within Davis County (South Davis Metro, Kaysville, etc.)

- Paramedic Reimbursement Rate: \$280.95 per transport
- Supports shared EMS coverage, emphasizing interagency cooperation during high call volumes or special events.
- Interlocal Agreement with the city of Fruit Heights for EMS and Fire services (\$347,287)
 - Farmington Fire provide EMS and Fire coverage to the City of Fruit Heights
 - Emergency and non-emergency response to include patient emergency and non-emergency transport is covered 24/7
 - Contract increases 5% annually

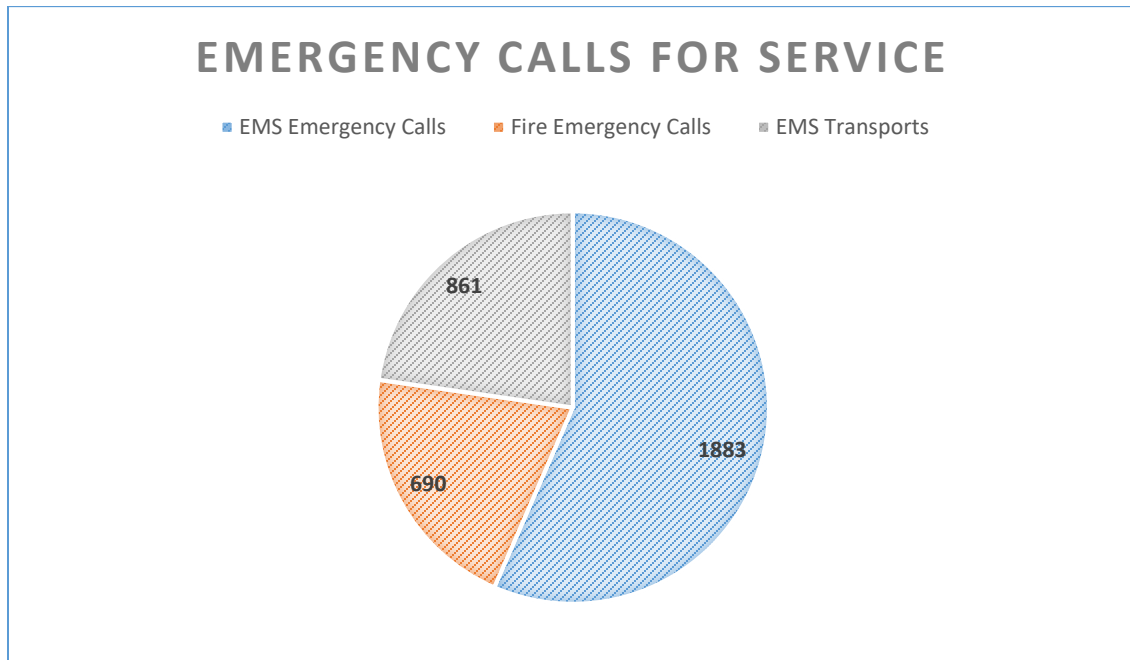
Operational efficiency (response-time staffing vs. call volume)

- Department Personnel
 - Fire Chief, Administrative Assistant
 - Fire Marshal
 - Operations personnel
 - 3 Battalion chiefs, 3 Captains, 3 Paramedic Specialist, 3 Engineers, 6 fire fighters are on duty daily 24/7
 - 10 part time fire fighters (AEMT's/paramedics)
- Daily Staffing
 - Three rotating shifts, each having 8 personnel assigned. Minimum staffing per day is 7.
 - 1 Ambulance with a minimum of two Advanced EMTs 24/7.
 - 1 Paramedic Rescue with a minimum of two paramedics.
 - One Basic Life Support Engine with a minimum of three personnel.
 - One Battalion Chief/Shift Commander. Coordinating all shift activities and assuming the role of incident commander on all Fire, EMS and HazMat incidents.
- Wages
 - Fire Marshal are funded through the Farmington general fund.
 - 22% of department wages are funded through EMS Enterprise Fund
 - EMS related equipment and supplies are funded through the EMS Enterprise Fund.
 - 3 ambulance and 2 paramedic rescues are funded through the EMS Enterprise Fund.
- Call Volume
 - 2025 (2573) Fire and EMS calls for service.
 - EMS calls for service 1883 (Appendix C)
 - 2025 Total EMS Transports 861

- Average Bill \$2690 +/-

EMS Emergency and Non-Emergency transports

- Cost to patients for transports
 - Bill is sent to patient's insurance or patient through a third-party billing company



- Private pay rate structure vs. Medicaid/Medicare coverage
 - Medicaid payments = \$125,801
 - Established Medicaid rates:
 - BLS transports = \$1,176.11
 - ALS transports = \$1,176.11
 - Mileage 11.05/mile
 - Medicare payments = \$63,205
 - Intermediate: 549
 - ALS: 302
 - PMA: 5
 - Intermediate non-emergent: 1
 - Total: 866
 - Farmington's miles per transport were 9.84 miles per transport.
 - Other Medical Insurance Coverage
 - Varies
 - HB 301 requires insurance providers to pay the base rate, mileage, and medications.

Farmington will perform Transport Services regardless of Ability to Pay

- All services rendered regardless of race, income, language, or ability to pay
- Vehicle utilization efficiency
 - Type I Ambulance cost average \$375,000 (new) \$260,000 (remounted box)
 - Type I Ambulances are F450 chassis
 - Type I Ambulances have a larger patient compartment and have more storage compartments
 - Stores specialty equipment
 - Room for Firefighting equipment, PPE, SCBAS
 - Deploys well in adverse weather

2. QUALITY

Focus: Clinical care, patient safety, and provider competency

911 EMS Providers

- Credentialing and training level of personnel (EMT, AEMT, Paramedic)
 - 17 Paramedic total all trained and currently licensed accordingly
 - 22 Advanced EMTs all trained and currently licensed accordingly
- Medical Director oversight and QA/QI programs
 - Dr Scott Fredrickson has been the medical director with Farmington Fire Department for over 13 years. Dr. Fredrickson is a Board-Certified Emergency Medicine Physician, currently working in Holy Cross Hospital and Syracuse Emergency Center in Davis County, Ogden Regional and Pleasant View Emergency Care in Weber County, and the Holy Cross Davis Weber Campus. In addition, Dr. Fredrickson is Medical Director for South Ogden Fire Department in Weber County.
 - All established State and Department EMS protocols are reviewed and approved by Dr. Fredrickson.
 - All Advanced Airway procedures are reviewed and sent to Medical Control for review.
- QA/QI program
 - QA/QI is performed by the departments Paramedic Specials
 - Program parameters include review of patient care reports, medication and equipment usage and protocol compliance
- Training
 - Paramedics and AEMTs comply with State and National training standards

- Response times to critical emergencies
 - NFPA 1710 response time compliance.
 - Standard is 5 min 20 sec. (80 second turnout time, 4 min drive time)
 - Our goal is to meet the benchmark standard of 90% for emergency responses
- Incident documentation and protocol compliance
 - Up to date protocols
 - Full NEMSIS compliance with our Records Management System (RMS) Image Trend
- Equipment quality and readiness
 - Comply with Bureau of EMS required equipment for BLS and ALS response apparatus

Medical Transports

- Proper licensure and scope of service: (BLS, ALS, transport)
- Safety record (accidents, patient incidents during transfer)
 - Farmington Fire has an excellent safety record.
 - All of our North Star Ambulances are designed and constructed in compliance with NFPA 1917 Standard for Ambulances
 - All of our Ambulances are equipped airbags for the driver and passenger
 - A four-point harnesses of side/rear-facing seats in the patient compartment
 - Seat restraints on the squad bench
 - The stretcher is secured within the patient compartment and provides 8 points of contact to secure the patient to the stretcher
- Communication capability with sending/receiving facilities
- Monitoring and medication administration capabilities
- Clinical skill sets tailored for transport services
- QA processes and adverse event tracking
 - Incidents are reviewed for accuracy, adherence to protocols/guidelines, and time benchmarks by shift paramedic specialists on a daily basis.
 - Incidents are also reviewed when asked by our hospital partners/physicians.
 - Sentinel events and calls of interest are reviewed by the Captain who oversee the EMS programs, then referred to the EMS Battalion Chief with recommendations, and then the Medical Director.

- Once a review has been completed and a course of action (if necessary) is determined, the affected crews/individuals will receive feedback from the medical director.
- Remediation (if necessary) will be completed as directed by the EMS Battalion Chief, assigned Captain(s), and the Fire Department Administration.
- If requested by a hospital/physician, Dr. Fredrickson prepares a written response to their inquiry.

3. ACCESS

Focus: Availability, equity, and timely response

911 EMS Providers

- Response time reliability
 - In compliance with NFPA 1710 response time standards.
 - Standard is 5 min 20 sec. (80 second turnout time, 4 min drive time)
 - We strive to meet the benchmark standard of 90% for 911 responses. Current compliance resides at 66%
- 24/7/365 availability
- Geographic coverage, including hard-to-reach areas
 - See attached EMS/Fire map (Appendix A)
 - Farmington City has identified a location on the west side of the EMS district to add an additional fire station. Project completion is scheduled for March 2027
- Adequate backup and surge capacity (multi-call incidents)
 - Auto/Mutual Aide Agreements with all Davis County departments for both Fire, EMS allow for multi-unit response to large scale incidents (See Appendix B).
- Service to All
 - We serve all of the population with no regard to the ability to pay, race, culture or nationality. We strive to provide 100% customer satisfaction to all of our patients and families.

Transports

- Availability of appropriate level of care units (e.g., ALS vs. BLS)
 - Farmington Fire can provide all levels of care. Advanced Life Support (ALS), Basic Life Support (BLS), and non-emergent care.

- Willingness and ability to transport to various hospitals or facilities, not just preferred ones
 - The patient has the right to request transport to the hospital of their choice, unless the criticality of the patient condition requires the closest, most appropriate hospital to ensure the proper care (cardiac, trauma, stroke, pediatric).
 - System for coordinating multiple transfers (especially in surge conditions)
 - Our Battalion Chiefs (Shift Commanders) and Officers have all been trained in the Incident Management System. If our hospitals will call us and let us know that they are experiencing a surge, we can divert to a hospital with patient access capability.
 - Capacity during off-hours (nights/weekends)
 - We don't scale back staffing on nights and weekends.
 - Minimum staffing stays the same on nights, weekends, holidays and every day in between.
-

Alignment Between SB 215 and “Cost, Quality, Access” Goals

SB 215 references: Provider Selection

- A formal RFP process to evaluate alternative providers (implies competitive cost assessment)
- Municipalities/counties must consider financial viability when reviewing provider proposals (e.g., pro forma budgets, letters of financial support)

Focus includes:

- Cost per call/transport
- Subsidy requirements
- Revenue recovery
- Cost-sharing models

Farmington City released a formal RFP in December of 2025. Farmington Fire responded to the RFP, meeting the service requirements outlined in the proposal document.

SB 215 references: Quality of Care

- Requirement for providers to meet minimum qualifications verified by the Bureau of EMS
- Bureau authority to investigate, discipline, and issue cease and desist orders
- Providers must comply with standards set by the Trauma System and EMS Committee

Matches with:

- Credentialing and training
- Clinical oversight and QA/QI programs
- Adherence to response time and care benchmarks
- Safety and incident review mechanisms

Farmington Fire meets the above quality of care standards. The department employs a medical director that provides program quality of care oversight. In addition, the department has trained specialist that perform daily quality of care assessments with regard to protocol compliance, documentation and customer service feedback. The department consistently provides outstanding care while evaluating opportunity to meet future industry and community needs.

SB 215 references:

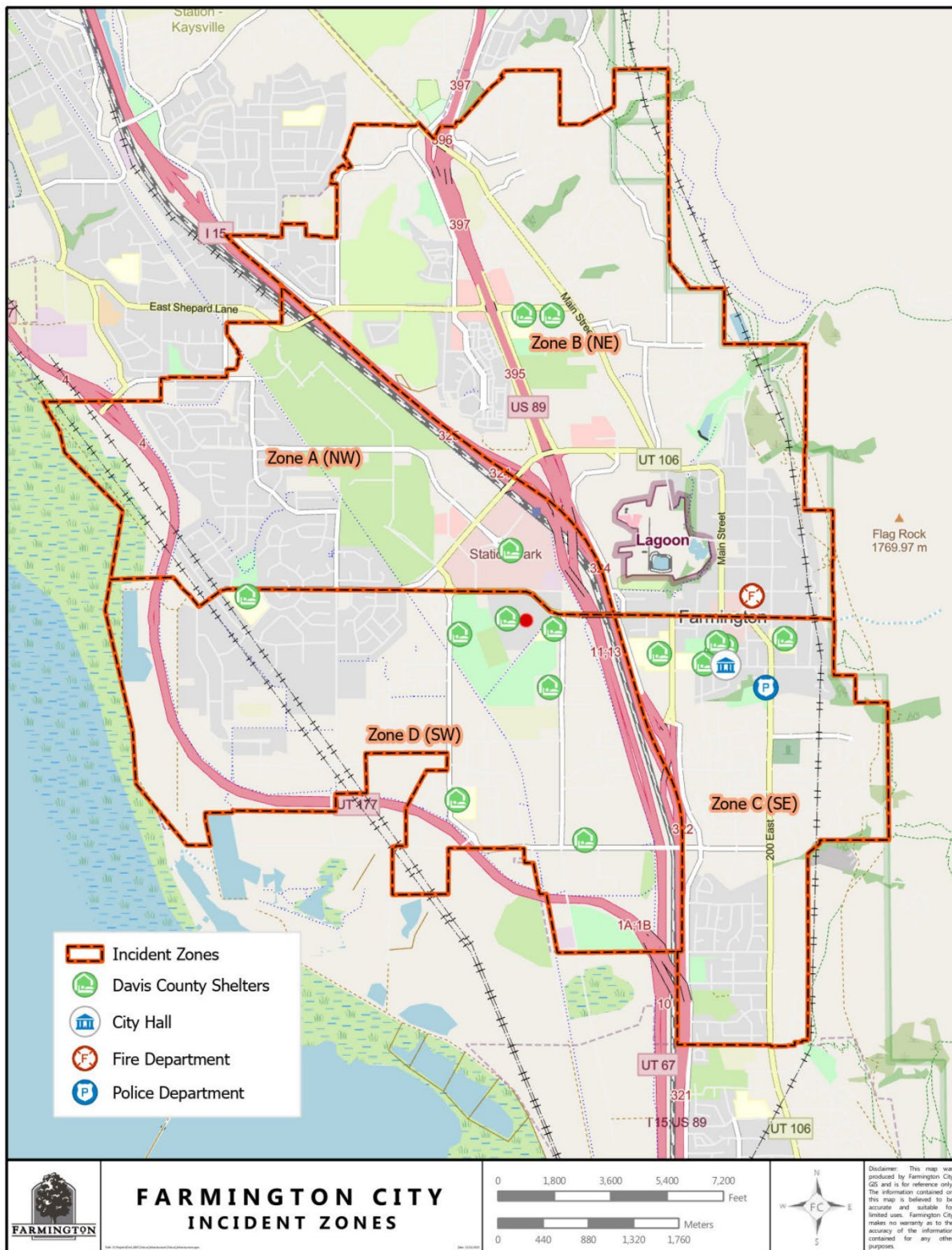
- Counties/municipalities must ensure transport availability
- Requirement to share interlocal backup agreements with dispatch and facilities
- Must conduct formal public reviews of both 911 and transport providers before license renewal

Matches with:

- 24/7 coverage and geographic service area
- Timely access to both emergency and non-emergency care
- Backup transport when primary provider unavailable
- Transparency and inclusivity via public meetings
- Farmington City is constructing a second station located in the west side of the EMS district. Station completion is scheduled for March of 2027.

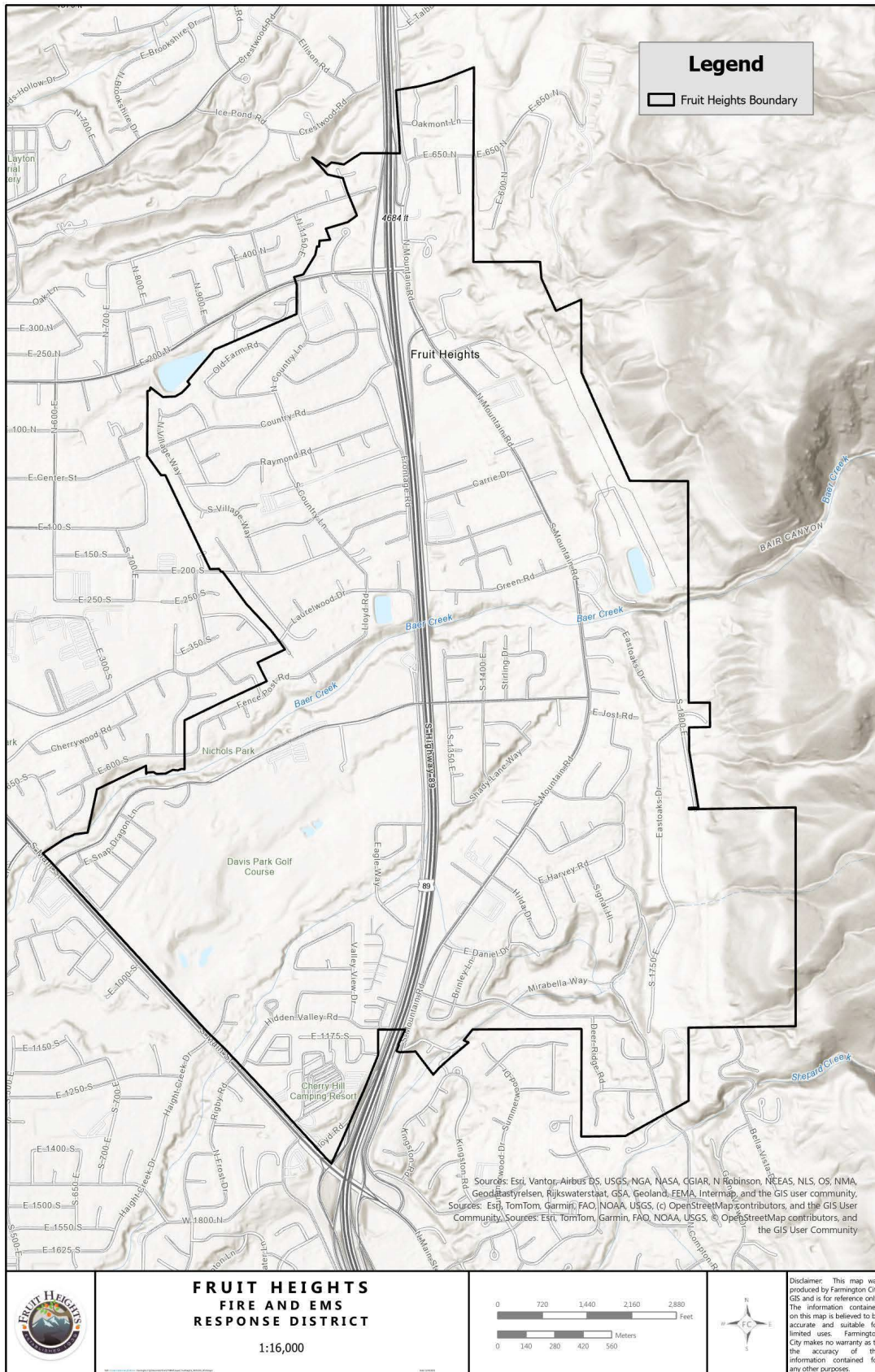
Farmington Fire completed the RFP process in December of 2025, with council review and public selection on January 6, 2026.

Appendix A EMS/Fire District Map



The Farmington Fire Response District

Beginning at 40° 57' 09" N / 111° 52' 48" W bearing west along the Farmington municipal boundary and Lund Lane, then continuing west along the "Dike" road. Follow north along the Great Salt Lake Shoreline Trail, meeting the Farmington municipal boundary at Baer Creek. Continue northeast along the Farmington municipal Boundary to a point at 41° 1' N / 111° 53' 32" W. Entering the Wasatch National Forest, the boundary then parallels the Wolverine trail, intersects the trail then leaving the trail to a point just north of the Francis Peak Radar Station at 41° 2' 4" / 111° 50' 15" at the Davis County and Morgan County coincidental boundary. Continue south along the county boundary to Gold Ridge Peak, then continue west along the county boundary to Bountiful Peak. Continue North on the Steed Creek trail, then west along the Steed Creek trail to Hornet Creek. Then, on a bearing of 300°, traverse to the Centennial Trail. Continue along the Centennial Trail to the Flag Rock Trail intersection, then head due west to the Farmington municipal boundary. Continue south along the Farmington municipal boundary terminating at 40° 57' 09" N / 111° 52' 48" W.



Farmington City Fire and EMS is contractually to provide Fire and EMS emergency and non-emergency services to the City of Fruit Heights. The Fruit Heights municipal boundary includes south of Webb Canyon, east of the Davis County-Morgan County boundary, and north of the Wolverine Creek trail.

APPENDIX B
DAVIS COUNTY AUTO/Mutual AGREEMENT

(Hard copies available on request)

- Inter-local agreement with all Davis County Fire Departments for auto/mutual aid on both 911 incidents and inter-facility transports.
- Inter-local agreement between all Davis County agencies for compensation for Paramedic transport.

APPENDIX C
EMS INCIDENTS BY COMPLAINT (2025)

A	B	C	D
Complaint	Alpha / Bravo	Charlie / Delta / Echo	Total Incidents
Falls	210	46	256
Sick Person	129	112	241
Chest Pain / Heart Problems	9	135	144
Unconscious/Fainting/Near-Fainting	23	106	129
Altered Mental Status / Behavioral Health	87	21	108
Blood Draw	107	0	107
Breathing Problem	1	101	102
Seizure	31	53	84
Lift Assist	78	1	79
Traumatic Injury	38	16	54
Stroke/CVA	0	51	51
Overdose/Poisoning/Ingestion	14	37	51
Hemorrhage/Laceration	21	13	34
Abdominal Pain/Problems	12	18	30
Cardiac Arrest/Death	3	25	28
Diabetic Problem	10	17	27
Allergic Reaction/Stings	3	21	24
Medical Alarm	15	0	15
Unknown Problem/Person Down	9	5	14
Assault	14	0	14
Choking	3	5	8
Back Pain (Non-Traumatic)	1	5	6
Stab/Gunshot Wound/Penetrating Trauma	0	5	5
Heat/Cold Exposure	2	3	5
Headache	1	2	3
Animal Bite	3	0	3
Standby	2	0	2
Pregnancy/Childbirth/Miscarriage	0	2	2
No Other Appropriate Choice	2	0	2
Carbon Monoxide Exposure	2	0	2
Burns/Explosion	1	0	1
Wellness Check	1	0	1



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

January 26, 2026

To: Mayor Bret Anderson

Council Member Roger Child

Council Member Scott Isaacson

Council Member Melissa Layton

Council Member Kristen Sherlock

Council Member Any Shumway

Brigham Mellor —City Manager

Re: Renewal of EMS License

In response to Utah State Senate Bill 215 (2025), the Farmington Fire Department has undertaken a thorough internal review of our Emergency Medical Services (EMS) program. This briefing packet represents the outcome of that review and is submitted in support of the formal performance evaluation process required by state law.

Farmington Fire Department is committed to transparency, professional EMS service, excellent patient care, and continual improvement. As such, this document outlines our system's performance using the framework established by SB 215: **Cost, Quality, and Access**. Included are operational data from 2024, financial details, visual dashboards, and supporting documentation for inter-facility transport, mutual aid, and hospital agreements.

Farmington Fire has a proud legacy of community-based service, regional partnership, and fiscal stewardship. We are confident the information contained herein demonstrates our readiness to meet or exceed the expectations established in this statewide initiative.

Thank you for your time and thoughtful review.

Sincerely,

Shelby Willis
Fire Chief
Farmington Fire Department



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

After considerable review, the Farmington City Council has approved the information in the Farmington Fire Department's Cost, Quality and Access package. Farmington City Council fully supports the Farmington Fire Department as service providers for emergency and non-emergency medical services.

Mayor Bret Anderson

Date



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

City Council Staff Report

TO: Mayor and City Council

From: Larry Famuliner

Date: January 29, 2026

Subject: Award Five-year Garbage Collection Extension

RECOMMENDATION

Staff recommends that the City Council approve a five-year contract extension with Robinson Waste Services to continue garbage collection services and add a green waste component.

BACKGROUND

Robinson Waste Services is the City of Farmington's current provider for garbage and recycling collection. Staff has evaluated Robinson's performance and pricing under the existing contract and finds the rates competitive and the level of customer service exceptional. The proposed contract extension maintains the current pricing structure, with the addition of separate pricing for green waste services.

Supplemental Information

1. Robinson Waste Services Contract

Respectfully submitted,

Larry Famuliner
Public Works Director

Review and concur,

Brigham Mellor
City Manager

AMENDMENT TO SOLID WASTE COLLECTION AGREEMENT

THIS AMENDMENT is entered into by and between Farmington City ("City"), a Utah municipal corporation, and Robinson Waste ("Contractor"), on the date affixed below, related to the Solid Waste Collection Agreement (the "Agreement"), entered between the parties in July 2021.

The City and Contractor agree to amend the following Sections:

2. Definitions

- f. Nonprocessable Waste. Goods and materials which are not residential and/or are prohibited by the disposal facility which includes the following:
 - i. Hazardous waste of any kind
 - ii. Explosives, including propane tanks and batteries, especially automotive and lithium batteries.
 - iii. Medical or pathological waste, including needles, sharps or other biohazardous or infectious waste.
 - iv. Animal remains.
 - v. Any materials the majority of which are liquids including motor oil, antifreeze, paint and other fluids
 - vi. Bulky Items including tires, appliances, (including items containing Freon), mattresses and furniture.
 - vii. Bulky Waste (See definition below)
 - viii. Construction debris, that will not easily fit into the approved waste and recyclable containers or make up the majority of the waste. Concrete or dirt are not allowed.
 - ix. Large metal objects of any kind.
 - x. Large, sealed containers of any kind.
 - xi. Motor vehicles or related parts.
 - xii. Any item exceeding two feet by two feet by four feet in dimensions or that will not easily fit into the approved waste or recyclable containers.
 - xiii. Wood with a cross section exceeding two inches or four feet in length.

4. Term. The term of the agreement for automated residential collections shall be extended for a five-year period commencing on July 1, 2026. Upon expiration of the five-year term of the Agreement, the City at its sole option, do any of the following:

- a. Request competitive proposals from contractors:
- b. Extend this Agreement in writing for an additional five years upon terms mutually satisfactory to the City and the Contractor; or
- c. Make other arrangements satisfactory to the City.

5. Minimum Service. The contractor shall make, at all residences within the City of a schedule and route mutually agreed to by the City and the Contractor:

- a. At least weekly trash collection.
- b. Every-other-week recyclable collection; and
- c. Weekly green waste collection, (beginning the first full week of April through the last full week of November).

16. Charges, Rates, Etc. Beginning April 1, 2026, the City shall add green waste collection services to the rate schedule, green waste will be collected April through November but billed monthly year-round, as the can will be used for garbage December through March. The roll out will be an opt out process.

First Can Green Waste:	\$4.03
Additional Can Green Waste:	\$4.03

The following rates will be adjusted on July 1, 2026, based on the Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services (CPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics, (West Urban) for the prior calendar year pending an annual review with the City.

First Can Trash:	\$5.75
Additional Can Trash:	\$2.86
First Can Recycle:	\$3.09
Additional Can Recycle:	\$3.09

At the beginning of the second year, July 1, 2027 and subsequent years for the agreement, all of the rates set forth in this Paragraph 16 shall be adjusted annually on the anniversary date of the agreement to reflect changes in the cost of doing business, as measured by fluctuations in the Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services (CPI) as published by the U.S. Department of Labor, Bureau of Labor Statistics, (West Urban) for the prior calendar year pending an annual review with the City. Any percent change in the

CPI shall equal the percentage change in the collection rate, with a floor no lower than zero percent (0%) per year.

43. Effective Date This Amendment shall become effective upon execution and the contractor shall begin automated collection of the green waste material on April 6th of 2026.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment this 3rd day of February, 2026.

FARMINGTON CITY
A Utah municipal Corporation

ROBINSON WASTE SERVICES, LLC
a Utah Corporation

Brett Anderson, Mayor

C. Lance Allen – General Manager

ATTEST:

DeAnn Carlile, City Recorder