



**FARMINGTON CITY  
PLANNING COMMISSION**

**February 05, 2026**



# FARMINGTON

MORE TIME FOR LIVING

## PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday February 05, 2026

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

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

### **SUBDIVISION APPLICATION – no public hearing**

1. Brock Johnston – Applicant is requesting to consider a Schematic Subdivision using alternative Lots Sizes and a Conditional Use for a Subordinate Single-Family Dwelling (SSF) Lot for the Miller Hollow Subdivision. The project consists of 8 Single Family Dwelling Lots, an SSF lot, and a large lot intended for use as a church. The project area is approximately 8.3 acres at 350 South 450 West.

### **SITE PLAN APPLICATION – no public hearing**

2. Logan Hammer on behalf of Lagoon Investment Company – Applicant is requesting a consideration Final Site Plan approval at the Lagoon Administrative Building. The project area is approximately 2.73 acres at 410 North 200 West.

### **SUMMARY ACTION AND OTHER BUSINESS**

3. Applications and Approval of Minutes
  - a. Planning Commission Minutes 01.22.2026
4. City Council Reports, Upcoming Items & Trainings.
  - a. City Council Report 02.05.2026
  - b. Other

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

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

**CERTIFICATE OF POSTING** I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on February 02, 2026. Carly Rowe, Planning Secretary.



## Farmington City Planning Commission Staff Report February 5, 2026

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### **Item 1: Consideration of a schematic subdivision using alternate standards for the Miller Hollow Subdivision and Conditional Use approval of an SSF lot.**

**Public Hearing:** No (Previously Held Jan 22, 2026)  
**Application No.:** 26-01  
**Property Address:** 350 South 450 West  
**General Plan Designation:** NR (Neighborhood Residential)  
**Current Zone:** AE (Agricultural Estates)  
**Area:** Approx. 8 Acres  
**Number of Lots:** 9 Lots + SSF  
**Property Owner/Applicant:** RRR Ranch LLC / Brock Johnston

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

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#### **Update:**

The Planning Commission closed the public hearing and tabled a decision on this item to allow the applicant to start working with neighboring property owners related to boundary concerns. The applicant has initiated conversations with the applicable parties and will be ready to provide an update at this Planning Commission meeting.

#### **Background Information**

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

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

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

While the yield plan is based off of ½ lots, once a base density is established the applicant may utilize the minimum lot width provided in 11-12-090 being 11,667 square feet. Each lot in the proposed project is 13,000 square feet (roughly 1/3 acre) or larger with a large SSF lot (2B) which would be accessed from 250 South Street being over 12,000 sq. ft.

The Commission is tasked with making a recommendation to the City Council as to whether or not the proposed SSF lot merits the use of the Alternate Lot size in this subdivision and the Planning Commission is the approval body for the SSF as a conditional use in the zone.

**Suggested Motion**

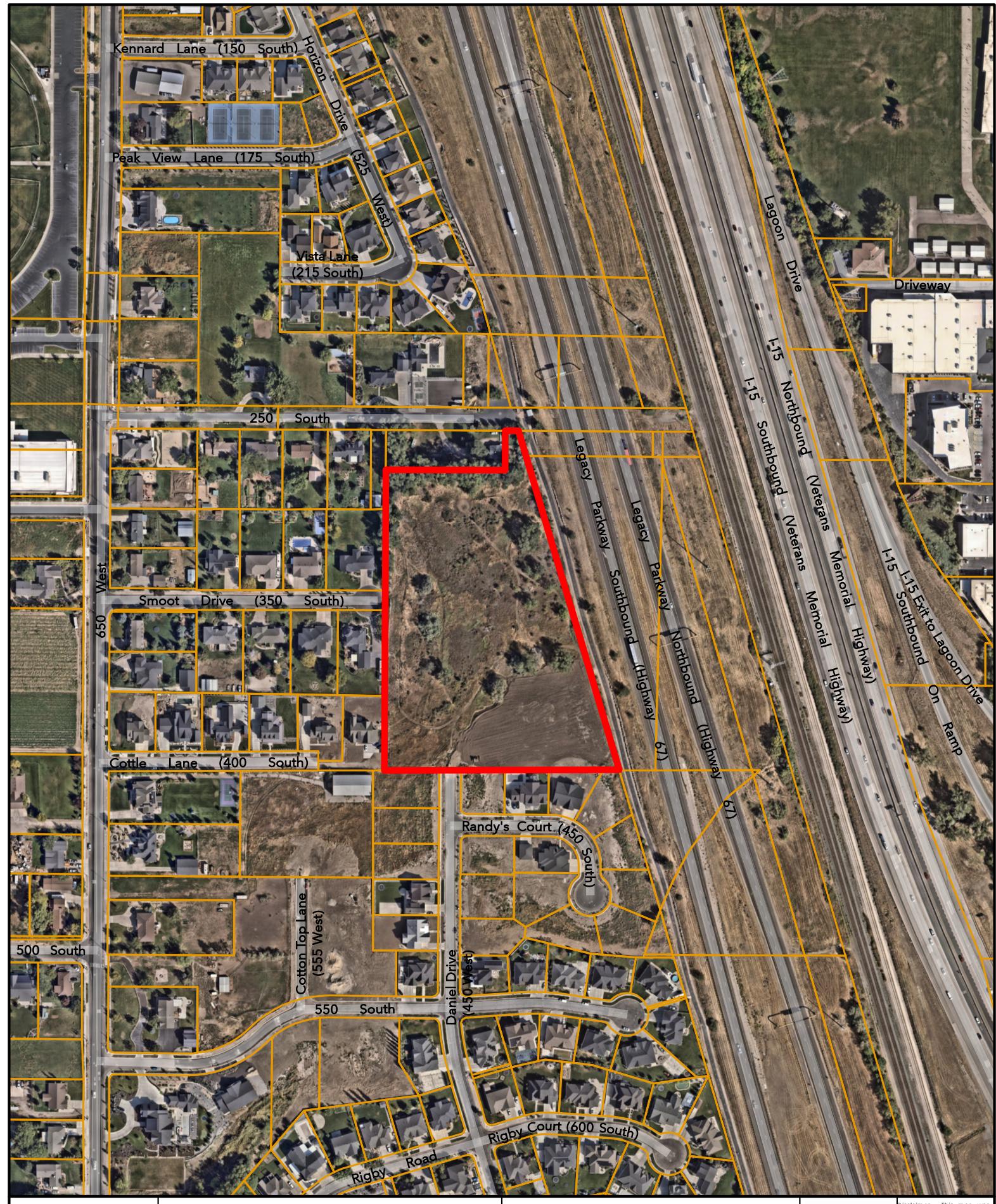
Move that the Planning Commission approve the proposed SSF lot and recommend approval of the use of the Alternate Lot Standards for the Miller Hollow Subdivision as proposed.

**Findings:**

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

**Supplemental Information**

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



## VICINITY MAP

Miller Hollow

0 150 300 450 600  
Feet

0 30 60 90 120  
Meters



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





**Upon recording return to:**

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

**DEED RESTRICTION**  
**Owner Occupancy**  
**Governing For-Sale Accessory Dwelling Unit**

This DEED RESTRICTION (this “Deed Restriction”) is granted as of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ having a mailing address of \_\_\_\_\_ (“Grantor”), for the benefit of FARMINGTON CITY, UTAH having a mailing address of 160 S. Main Street, Farmington, Utah 84025 (the “City”), as such Deed Restriction may be amended from time to time.

**WITNESSETH:**

A. Grantor holds legal title to approximately 8 acres of land located at 350 South 450 West known as the Miller Hollow Subdivision (the “Development”), and intends to construct a housing development, consisting of single-family homes.

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

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

D. The Development was approved pursuant to an Agreement under Section 10-9a-535(1) of the Utah Code, which requires the development of a certain number of moderate-income housing units as a condition of approval.

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

F. As a condition to the approval, Grantor has agreed that this Deed Restriction be imposed upon this SSF Lot, Lot 2B (the “Restricted Lot”) within the Development as a covenant running with the land and binding upon any successors to Grantor, as owner thereof. The legal description of the Restricted Lot is “All of Lot 2B of the Miller Hollow Subdivision, Farmington City, Davis County, Utah.” The property description and

identification of the Restricted Lot is attached as Exhibit A and incorporated by this reference.

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

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

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

1. **Recitals Incorporated by Reference.** The foregoing recitals are incorporated by reference herein and made a part hereof.
2. **Definitions.** The following terms are defined for purposes of this Deed Restriction:
  - (a) "City" shall mean Farmington City, a political subdivision of the State of Utah.
  - (b) "Household" means all related and unrelated individuals occupying a Unit.
  - (c) "HUD" means the United States Department of Housing and Urban Development.
  - (d) "Notice" means correspondence complying with the provisions of Section 10(b) of this Deed Restriction.
  - (e) "Restricted Lot" means the SSF Lot identified on the subdivision plat as Lot 2B and described in Section G of the recitals.
  - (f) "Tenant" means an occupant of the Restricted Lot other than an owner or operator.
3. **Affordable Unit.**
  - (a) The initial sale of the Restricted Lot and its associated dwelling unit shall be to a bona fide purchaser for owner-occupation. The City shall provide analysis of the price point at which the Restricted Lot is considered an Affordable Unit, as provided in section 5 of this Deed Restriction.
  - (b) This deed restriction shall be recorded against the Restricted Lot, at the time of plat recordation.

#### **4. Occupancy Requirement.**

(a) This Deed Restriction shall remain in effect from the date that occupancy was established for the dwelling on the Restricted Lot, and continuing for a period of **two (2) years** thereafter (the “Restricted Period”) unless earlier terminated in accordance with Section 10(h) hereof.

(b) Occupancy of the Restricted Lot shall be limited to owner-occupied uses during the Restricted Period. Renting, leasing or sub-leasing the home built on the Restricted Lot is prohibited except as provided in Farmington City Code.

(c) This Deed Restriction’s compliance with the requirements of this section shall be monitored and enforced by the City.

#### **5. Advertisement.**

During marketing to sell the Restricted Lot during the Restricted Period, all advertising shall indicate that the unit is subject to an owner-occupancy deed restriction.

#### **6. Enforcement.**

(a) The rights hereby granted shall include the right of the City to enforce this Deed Restriction independently by appropriate legal proceedings and to obtain injunctive and other appropriate relief against any violations, including without limitation legal action to void the property transfer accomplished in violation of this deed restriction. The property owner shall be responsible for reasonable attorney fees and costs associated with such litigation, and agrees that such costs will constitute a lien against the Restricted Lot until paid.

(b) Enforcement of the owner-occupancy requirement may include civil or criminal citations for zoning violations, in addition to legal proceedings seeking injunctive or specific performance. The property owner shall be responsible for the costs of investigation and prosecution of these violations, including reasonable attorney fees and costs. The costs shall constitute a lien against the Restricted Lot until paid.

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

#### **7. Covenants to Run with the Property.**

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

(b) At the expiration of the Restricted Period, either City, Grantor or a successor in interest, may record a notice of termination of this Deed Restriction without the other party's consent and acknowledgement.

(c) This Deed Restriction was a requirement for the Development of a certain number of moderate-income housing units as a condition of approval of a land use application, pursuant to a written agreement, as provided in Utah Code Ann. § 10-9a-535(1).

(d) Grantor acknowledges, declares and covenants on behalf of Grantor and Grantor's successors and assigns (i) that this Deed Restriction shall be and are covenants running with the land, encumbering the Property for 2 years from initial occupancy, and are binding upon Grantor's successors in title and assigns, (ii) are not merely personal covenants of Grantor, and (iii) shall bind Grantor, and Grantor's successors and assigns, and inure to the benefit of and be enforceable by the City and its successors and assigns, for the Restricted Period.

## **8. Miscellaneous Provisions.**

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

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

Grantor:

Attn: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After property has been sold to a subsequent owner, notice may be sent to the mailing address provided for the property owner on the records of the Davis County Recorder for the Restricted Lot.

City:

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

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

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

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

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

(g) Binding Successors. This Deed Restriction shall bind, and the benefits shall inure to, the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns; provided, that Grantor may not assign this Deed Restriction or any of its obligations hereunder without the prior written approval of City pursuant to the terms of this Deed Restriction. All future purchasers of this deed restricted lot accept the terms of this restriction by virtue of its appearance on the records of the Davis County Recorder and

(h) Termination. This Deed Restriction may be terminated by the written, mutual consent of both Grantor and the City of Farmington, which authorization must be rendered by the City Council. If this Deed Restriction is terminated as provided in this Section 10(h), the then-owner of the Property, or a portion thereof, or City may record a notice of such termination with the Davis County Recorder with the other party's consent and acknowledgement.

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

(j) Independent Counsel. Grantor acknowledges that he, she or they have read this document in its entirety and has had the opportunity to consult legal and financial advisors of his, her or their choosing regarding the execution, delivery and performance of the obligations hereunder.

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

GRANTOR:

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By: Brock Johnston

Title: Owner

STATE OF UTAH

ss:

COUNTY OF DAVIS

In \_\_\_\_\_ County on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before me personally appeared \_\_\_\_\_,  
the \_\_\_\_\_ of \_\_\_\_\_, to  
me known, and known by me to be the party executing the foregoing instrument and he/she  
acknowledged said instrument, by him/her executed to be his/her free act and deed, in said  
capacity, and the free act and deed of \_\_\_\_\_.

---

Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The terms of this Deed Restriction are acknowledged by:

CITY:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF UTAH

ss:

COUNTY OF DAVIS

In Davis County on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Brett Anderson , the Mayor of the Farmington City, to me known, and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, in said capacity, and the free act and deed of Farmington City.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

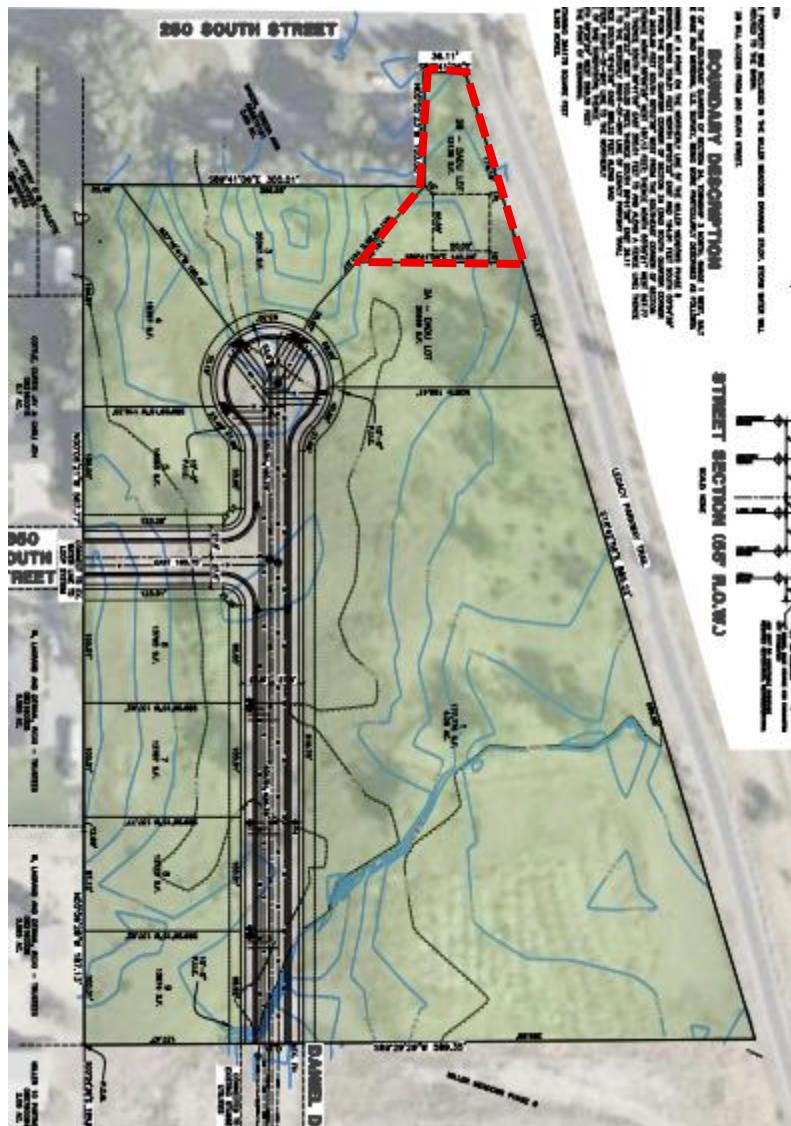
My Commission Expires: \_\_\_\_\_

## Exhibit A

### Property Description & Identification of Restricted Lot

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

Visual Exhibit:





## Farmington City Planning Commission Staff Report February 05, 2026

### Item 2: Lagoon Administration Building – Final Site Plan and Preliminary Subdivision Plat

Public Hearing:	No
Application No.:	25-01
Property Address:	410 North 200 West
General Plan Designation:	CR (Commercial Recreation) and LDR (Large Density Residential)
Zoning Designation:	B (Buffer) and C-R (Commercial Recreation)
Area:	app. 6 acres
Property Owner:	Lagoon Investment Company
Applicant:	Logan Hammer

**Request:** *The applicants are seeking approval of the final site plan and preliminary subdivision plat for the Lagoon Admin building.*

#### Final Site Plan Information

The subject property was recently rezoned to the C-R district and a conditional use and concept site plan was approved by the Planning Commission in August of 2025. Since that initial approval the Lagoon project team has been working to finalize engineering details and address the Development Review Committee's (DRC) technical review comments. Approval has previously been granted to allow preparation of the site and Lagoon is now ready to finalize the site plan to begin construction on the building.

The concept plan which was approved has been included with this report. In addition to addressing comments from the DRC the applicant has worked to satisfy the conditions of approval from the Planning Commission as indicated below:

- Vacation of 200 West Street after approval by the City Council (COMPLETE)
- Create a landscaping plan to serve as a buffer to residential areas to the east to mitigate the removal of vegetation required for construction of the office and parking. (COMPLETE)
- Lighting to be directed away from neighboring properties (COMPLETE)
- Have conversation with the DRC to prioritize a parking solution for the trailhead impacts (COMPLETE/ONGOING)
  - o Lagoon has contributed funds towards improving a new trail along the west side of their property at the request of the council. Conversations are ongoing for additional opportunities to help residents access the Farmington Creek trail.

After weeks of review of a design which matches the concept plan, the applicant has determined that they would prefer to further expand their parking area to be certain there is sufficient capacity for their needs. This would require the demolition of an existing triplex and rezone of that portion of the property. Staff is supportive of this concept pending the rezone of the applicable land which will need to occur through proper process with additional notice at a future date.

**Original project description:**

is located on a dead-end portion of 200 West. The property owner intends to use this property for an employee services facility which would house operational, security, employee and executive areas. As part of this proposal, the applicant is requesting the street vacation of 200 West, making that portion a private road dedicated to site circulation (street vacations are the purview of the City Council). The property is adjacent to the Lagoon Trail (Farmington Creek Trail) and would remove a small trail spur and trailhead, however, there is another trailhead on Lagoon Lane (300 North) approximately an eighth of a mile away. The Farmington Pond trailhead area is also located under a half mile way. Because of this, together with administrative and security use of the proposal, the Development Review Committee is ok with the removal of the trailhead located near this site.

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). The uses listed in that zone are limited, but reference that "any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone". The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The CRT zone establishes that unlisted conditional uses (such as business and professional offices), should be reviewed based on like uses elsewhere in the Zoning Ordinance (11-21-050). For the purpose of this site plan review, Staff has reviewed using the standards from the BP (Business Park) zone for business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, lighting, among others.

The site is over 5 acres, which requires site plan review from the Planning Commission (11-7-040 F). The applicant has also requested schematic subdivision recommendation to record parcel boundary adjustments as shown on the site plan, and to record any access or utility easements over 200 West to protect and preserve existing and potential infrastructure.

**Suggested Motion**

Move that the Planning Commission approve the final site plan including the expanded parking option and preliminary subdivision plan for the Lagoon Administrative Building. Subject to all applicable Farmington City development standards and ordinances and the following conditions:

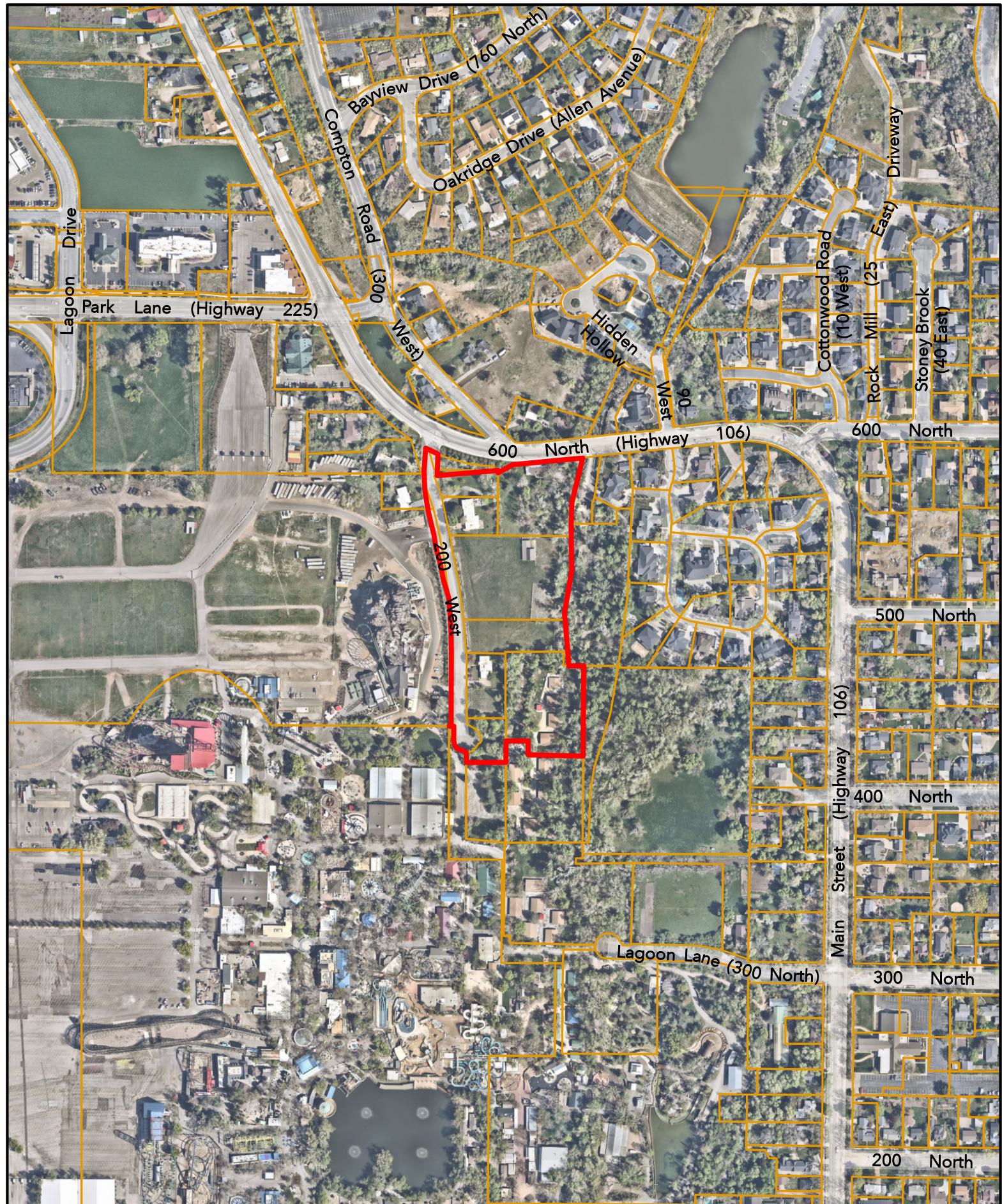
1. The expanded parking option is subject to approval of a rezone of the applicable property to the CRT zoning district after holding the required public hearing to receive a commendation by the Planning Commission and meeting with the City Council. Approval of this rezone is not guaranteed.
2. A note or details be included on the plat to allow a Public Utility Easement in the private drive or where determined necessary by the City Engineer.

**Findings:**

1. The site plan complies with the setbacks, height standards, minimum district size and uses for the Business Park (BP) zone, as required by the CRT zone (11-21-050)
2. The final site plan complies with 11-7-070 (Standards for Construction of...Commercial Recreation Uses...on an Undeveloped Site).
3. The conditions and requirements of the initial approval have been satisfied by the applicant

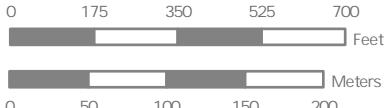
**Supplemental Information**

Vicinity Map, Concept Site Plan and Elevations, Final Site Plan, Expanded Parking Option, Plat

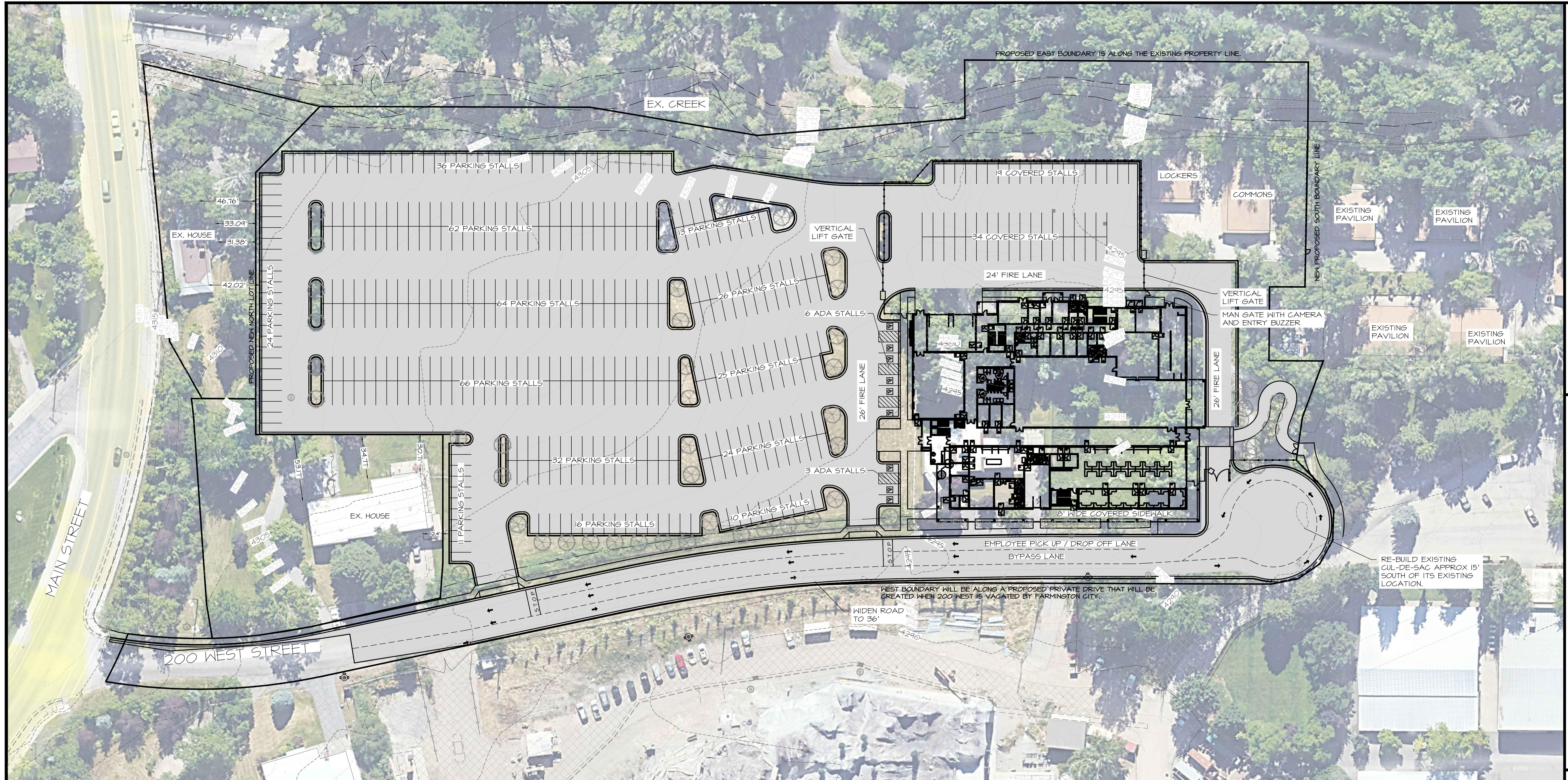


**VICINITY MAP**  
Lagoon Administration Building

Date 04/2020



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

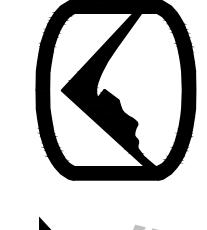


PRELIMINARY UTILITY CONNECTION NOTES :

- 1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
- 2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
- 3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
- 4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL.
- 5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING. A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
- 6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
- 7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.

LAGOON ADMIN BUILDING  
APPROX. 200 W. & MAIN ST.  
FARMINGTON, UTAH

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
www.silverpeakeng.com

**SILVERPEAK**   
ENGINEERING

STRUCTURAL CIVIL SURVEY

SEAL: \_\_\_\_\_  
DATE: 07/09/2025  
PROJECT: AW-071  
MANAGER: J.R.J.

REVISIONS

MARK DATE / DESC.

0 40 80 160

SITE PLAN



SITE PLAN

SHEET NUMBER:

C220

## ENERGY ANALYSIS

(PREScriptive METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

FENESTRATION REQUIREMENTS

ELEVATION TOTAL SF GLAZING SF GLAZING%(MAX 30%)

U-FACTOR  
FIXED  
OPERABLE  
ENTRANCE DOORS

SHGC (PF-0.2)  
FIXED  
OPERABLE

UPDATE

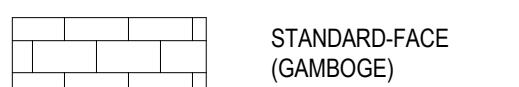


NORTH ELEVATION

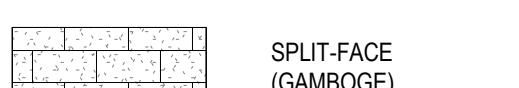
3/32" = 1'-0"

1  
A201

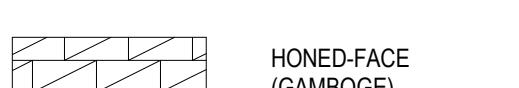
## EXTERIOR FINISH LEGEND



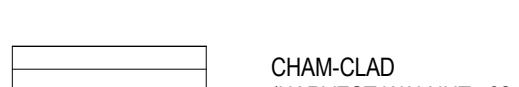
STANDARD-FACE  
(GAMBoge)



SPLIT-FACE  
(GAMBoge)



HONED-FACE  
(GAMBoge)



CHAM-CLAD  
(HARVEST WALNUT 7027)



WEST ELEVATION

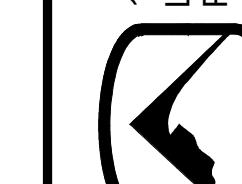
3/32" = 1'-0"

2  
A201

## LAGOON EMPLOYEE BUILDING

Project Address

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054



SILVERPEAK  
ENGINEERING

CIVIL

STRUCTURAL

SURVEY

SEAL:

NOT FOR  
CONSTRUCTION

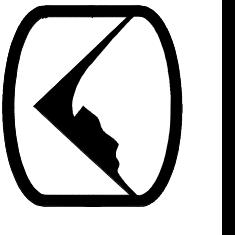
DATE: 06/10/25  
PROJECT: AW-071  
MANAGER:

REVISIONS  
# | DATE | DESCRIPTION

EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A201



**LAGOON EMPLOYEE BUILDING**

Project Address

SEAL:  
**NOT FOR CONSTRUCTION**

DATE: 06/10/25  
PROJECT: AW-071  
MANAGER: ZH

REVISIONS  
# | DATE | DESCRIPTION

EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A202**

**ENERGY ANALYSIS**  
(PREScriptive METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

fenESTRATION REQUIREMENTS

ELEVATION TOTAL SF GLAZING SF GLAZING%(MAX 30%)

U-FACTOR  
FIXED  
OPERABLE  
ENTRANCE DOORS

SHGC (PF-0.2)  
FIXED  
OPERABLE

**UPDATE**

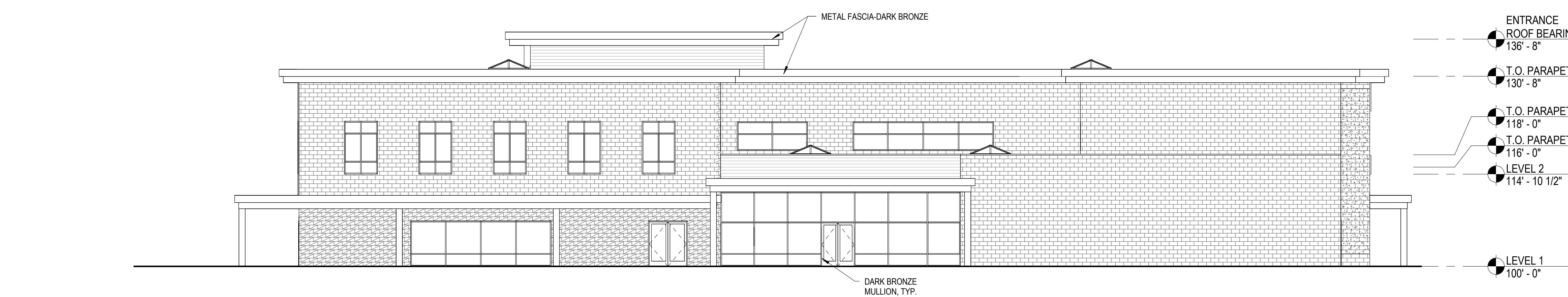
**EXTERIOR FINISH LEGEND**

	STANDARD-FACE (GAMBOGE)
	SPLIT-FACE (GAMBOGE)
	HONED-FACE (GAMBOGE)
	CHAM-CLAD (HARVEST WALNUT 7027)

**SOUTH ELEVATION**

3/32" = 1'-0"

1  
A202



**EAST ELEVATION**

3/32" = 1'-0"

2  
A202



ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

9/12/2025

UT25000

\*\* THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON  
CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON  
09/12/25



PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

811  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC  
1-800-662-4111  
www.bluestakes.org

0' 15' 30' 60' 120'  
GRAPHIC SCALE: 1" = 30'

# LAGOON ADMIN BUILDING

## APPROX. 200W. & MAIN STREET

### FARMINGTON, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LOGAN HAMMER  
801-499-5054

LANDSCAPE ARCHITECT / PLANNER

PKJ  
DESIGN GROUP  
Landscape Architecture Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 995-2217  
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA  
DRAWN: ACP  
CHECKED: KBA  
PLOT DATE: 9/12/2025



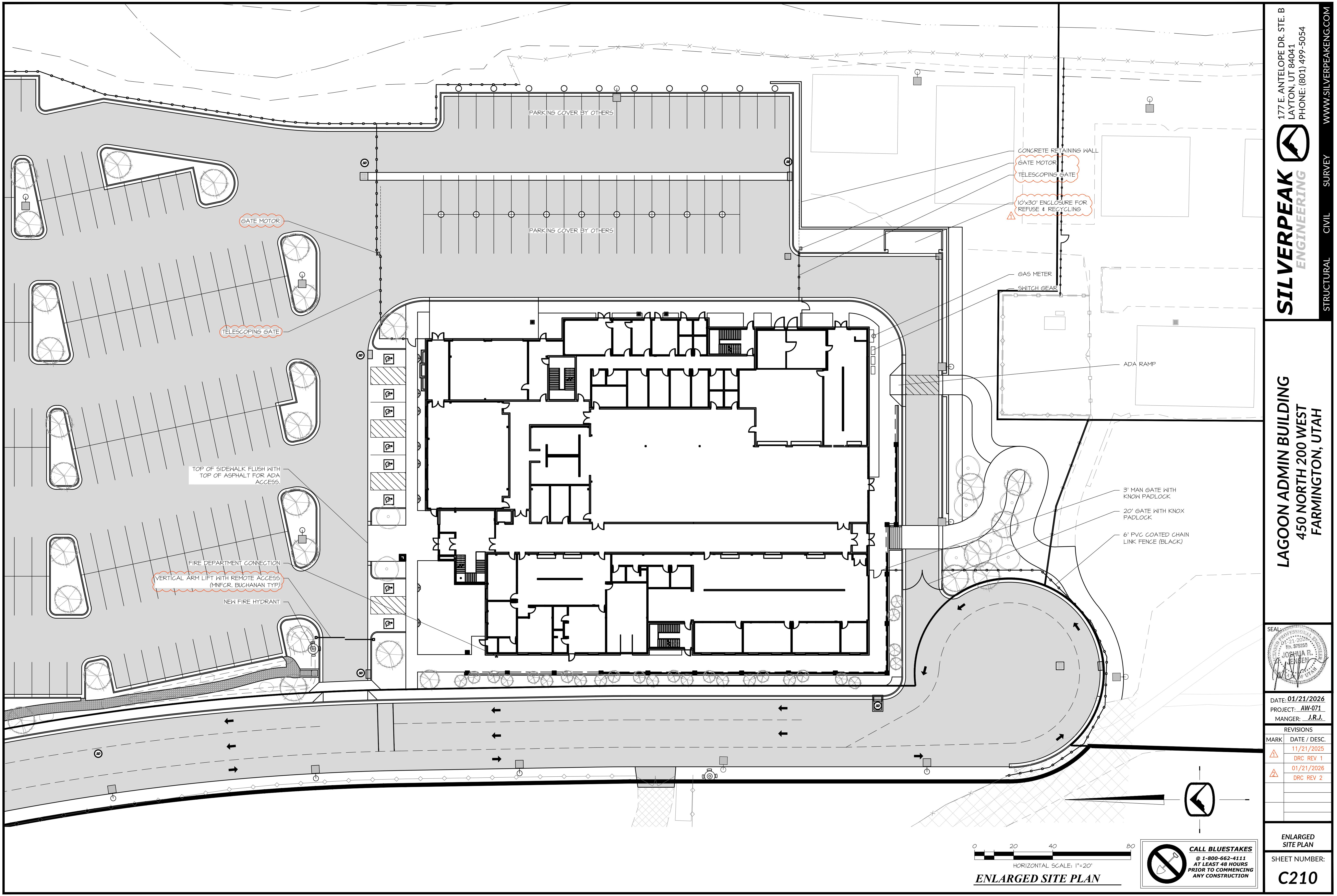
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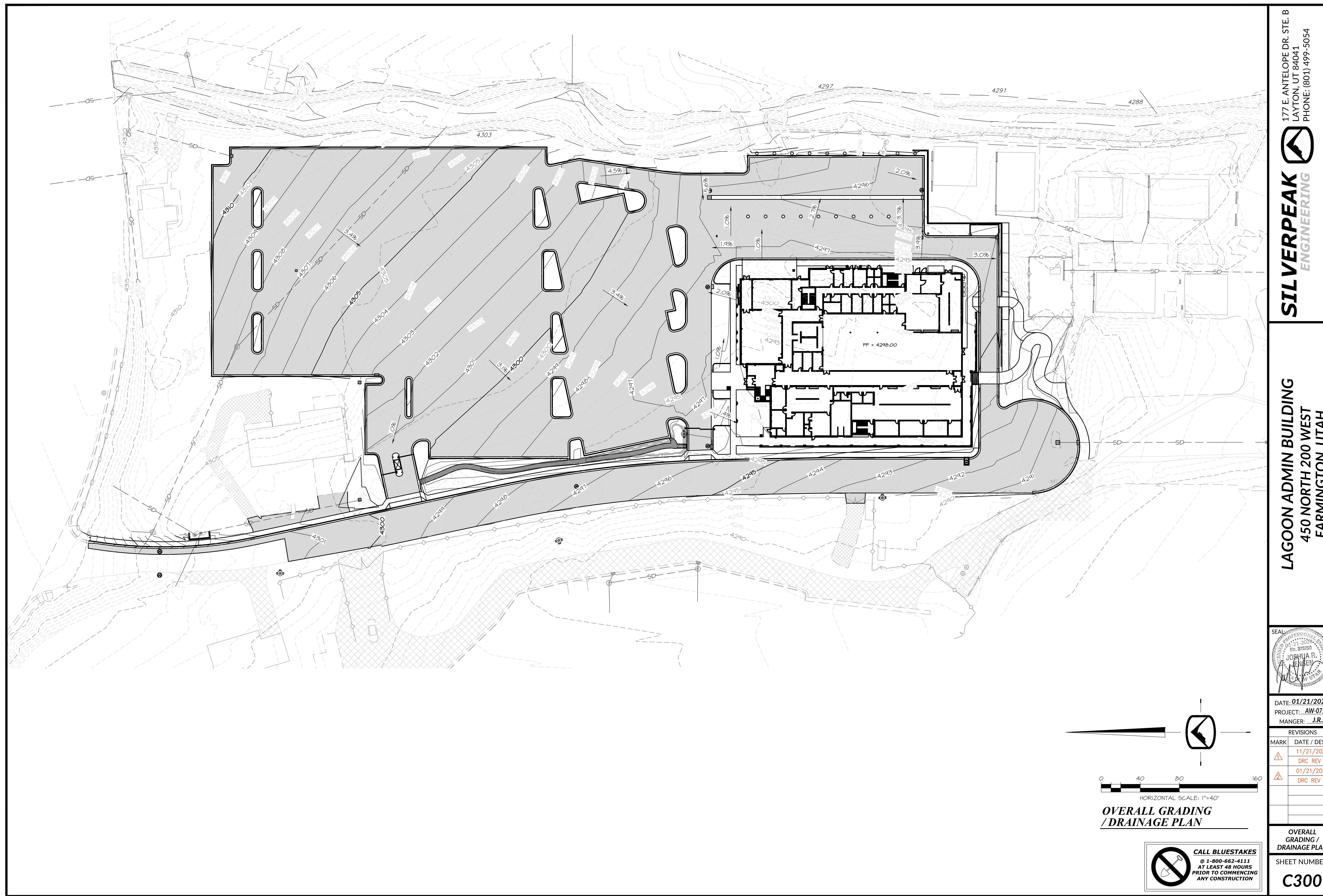
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THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS  
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**SILVERPEAK**  
ENGINEERING

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054

**LAGOON ADMIN BUILDING  
450 NORTH 200 WEST  
FARMINGTON, UTAH**

A circular professional license seal. The outer ring contains the text "PROFESSIONAL LICENSE" at the top and "STATE OF UTAH" at the bottom. The center of the seal features a wavy line graphic. Overlaid on the center is the name "JOSHUA R. JENSEN" and the license number "No. 375250". Above the name is the issuance date "01-21-2026".

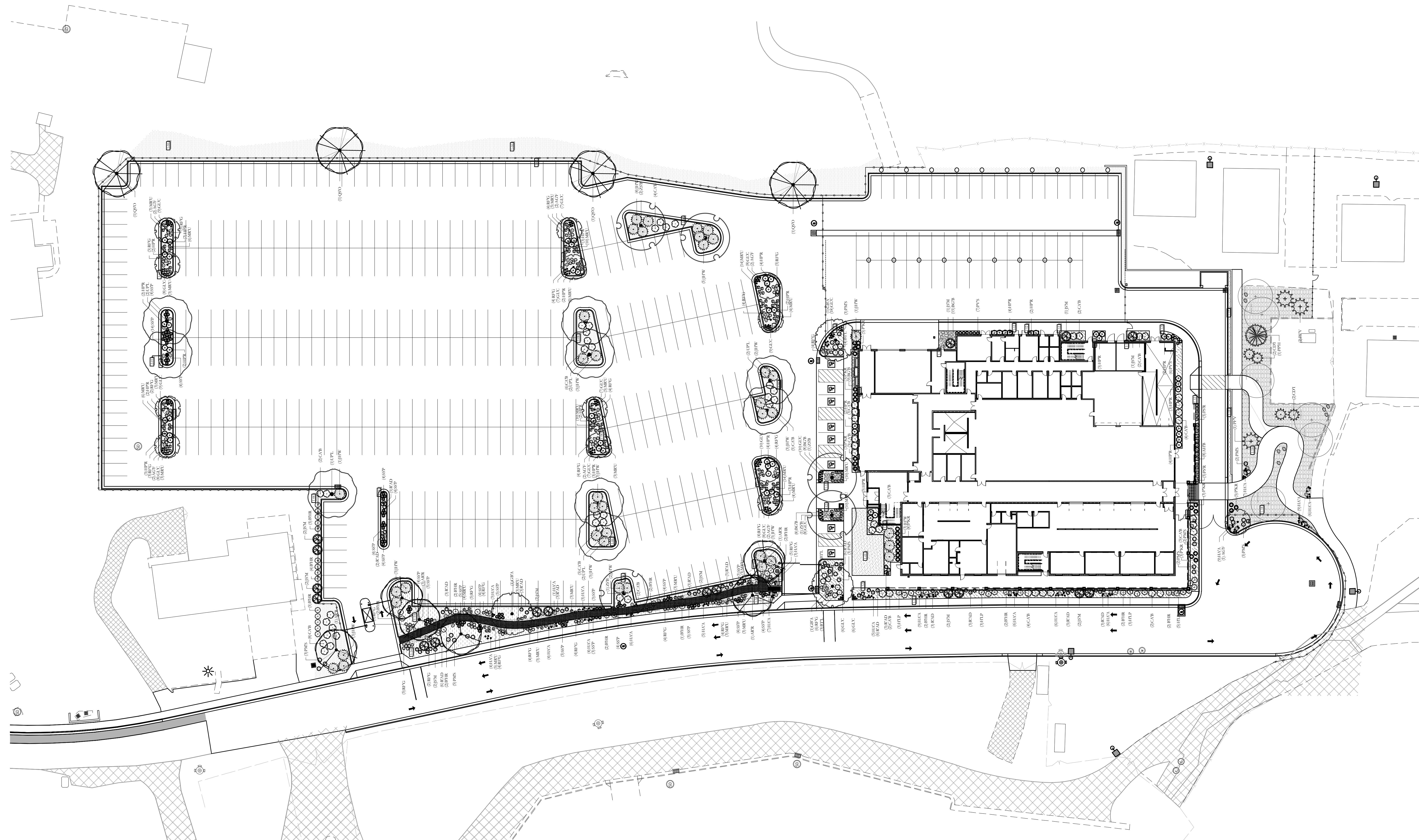
DATE:	01/21/2026
PROJECT:	AW-071
MANAGER:	J.R.J.
REVISIONS	
WK	DATE / DESC.
	11/21/2025
▲	DRC REV 1
▼	01/21/2026
▼	DRC REV 2

OVERALL  
GRADING /  
DRAINAGE PLAN

HEET NUMBER:  
**C300**

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.





ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/20/2025	UT25148	<p>** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25</p> <p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</p> <p>0' 15' 30' 60' 120'</p> <p>GRAPHIC SCALE: 1" = 30'</p>	<p>LOGAN HAMMER 801-499-5054</p> <p>NORTH</p>	<p>LAGOON ADMIN BUILDING APPROX. 200W. &amp; MAIN STREET FARMINGTON, UTAH</p> <p>COPYRIGHT: PKJ DESIGN GROUP</p> <p>Landscape Architecture Planning &amp; Visualization 3450 N. TRUMPHBLVD SUITE 102 LEHI, UTAH 84043 (801)995-217</p>	<p>LANDSCAPE OVERALL PLAN</p> <p>CTY PERMIT SET</p> <p>LP-100</p>	<p>PERMIT NO: JAA DRAWN: ACP CHECKED: KBA PLAT DATE: 1/20/2025</p>	
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
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# LANDSCAPE PLAN SPECIFICATIONS

**PART 1 - GENERAL**

**1.1 SUMMARY**  
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

**1.2 SITE CONDITIONS**  
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE, AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

**1.3 PERMITS**  
A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

**1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY**  
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

**1.5 FINAL INSPECTION**  
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

**1.6 LANDSCAPE SUBSTANTIAL COMPLETION**  
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO DESIGNATED AREAS OF A PROJECT.

**1.7 MAINTENANCE**  
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY, PROPER CONDITION FOR 30 DAYS FOLLOWING A LANDSCAPE SUBSTANTIAL COMPLETION, DURING WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE: MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-CUTTING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

**1.8 GUARANTEE**  
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

**PART II - PRODUCTS**

# LANDSCAPE PLAN SPECIFICATIONS

**GRADING AND DRAINAGE REQUIREMENTS**

• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".

• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.

• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.

• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR REPAIRS TO EXCAVATOR DROPS, DIPS, AND SWALEs.

• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BURNS, OR GRADS.

• DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHEREVER DISTANCE IS GREATER.

**GENERAL LANDSCAPE NOTES**

• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE-STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.

• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.

• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REGRAD TO SOIL TEST, THEN MATCHING EXISTING SOIL IF A MATCHING SOIL IS LOCATED. ADD SOD TO EXISTING SOIL, MIXED PRIOR TO SPREADING. 150# ORGANIC MULCH CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCRAPE TOP 6" OF EXISTING SOIL, AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWNS AND PLANTER AREAS. ANY TREES LOCATED IN LAWNS MUST HAVE A 4'-6" TREE RING OF THE SAME EDGING.

**LAWN/GRASS AREA**

• SOD: O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE, PROPOSED SOD TEST, PROVIDE 100% HEAD TO HEAD ON PLANTER AREAS TO RECEIVE A FULL Drip SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE Drip OR IN-LINE Drip TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

• O PROGANICS: BIOTIC & SOIL MEDIA, WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC & SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 500LB/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LB/ACRE) COMBINED WITH TACKIFIER(50-100 LBS/ACRE).

• O ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED, USUALLY 1-2 YEARS AFTER HYDROSEEDING.

**2.1 LANDSCAPE MATERIALS**

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH / ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT'S 1 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT COMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL, AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE, ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

- a. PH: 5.5-7.5
- b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MHMS PER CENTIMETER
- c. SAR (SODIUM ABSORPTION RATION): >1.0
- d. % OXYGENIC ORGANIC MATTER: >1%
- e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70% CLAY < 30% SILT < 70% STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL
- b. PORTLAND CEMENT SEE CONCRETE SPEC. BELOW FOR TYPE
- c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

**PART III - EXECUTION**

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE, WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURFACE SUB-SOIL AND TOPSOIL TO A DEPTH OF 12 INCHES.

C. COMPACTION: COMPACTION UNDERR HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL, ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL, AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY Voids THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COARSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

M. TURF - SOD: LAYING SOD

N. FINE WOOD MULCH:

O. 1" MINUS TAN CRUSHED ROCK

P. 2" TAN CRUSHED ROCK

Q. BOULDERS- DECORATIVE

R. 6" CONCRETE MOW CURB

# SITE MATERIALS

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

## 1 LANDSCAPE

1-01	SODDED LAWN AREA	874 sf
1-06	DESERT GREEN SODDED LAWN AREA.	16,865 sf
1-12	FINE WOOD MULCH.	5,467 sf
1-14	1" MINUS TAN CRUSHED ROCK	4,618 sf
1-18	2" TAN CRUSHED ROCK.	7,732 sf

## 2 HARSCAPE

2-01	BOULDERS- DECORATIVE	91
2-04	6" CONCRETE MOW CURB	60 lf

## GRASSES

BG'B	40	1 gal	Bouteloua gracilis 'Blonde Ambition'
MR'U	144	1 gal	Blonde Ambition Blue Grama
PKR	28	1 gal	Muhlenbergia reverchonii 'PUND01S' TM
PV'S	13	1 gal	Undulated Ruby Muhly
SSP	96	1 gal	Penisetaria orientale 'Karley Rose'

## PERENNIALS

AH'B	8	1 gal	Bouteloua gracilis 'Blonde Ambition'
GL'C	145	1 gal	Buttercup Arkansas Bluestar
HA'A	105	1 gal	Gaura lindheimeri 'Crimson Butterflies'
PS'R	10	1 gal	Hymenoxys acutis arizonicana 'Sol Dancer'
RFG	100	1 gal	Penstemon strictus

## ROSES

R'AD	53	5 gal	Rosa x 'Meinirrote'
PM'S	25	5 gal	Apricot Drift® Rose

# PLANT MATERIALS

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

## 1 CONIFERS

CD'I	4	B & B	6'
JS'M	17	B & B	6'
PF'V	3	B & B	5'-6'
PP'H	1	B & B	7'-9'

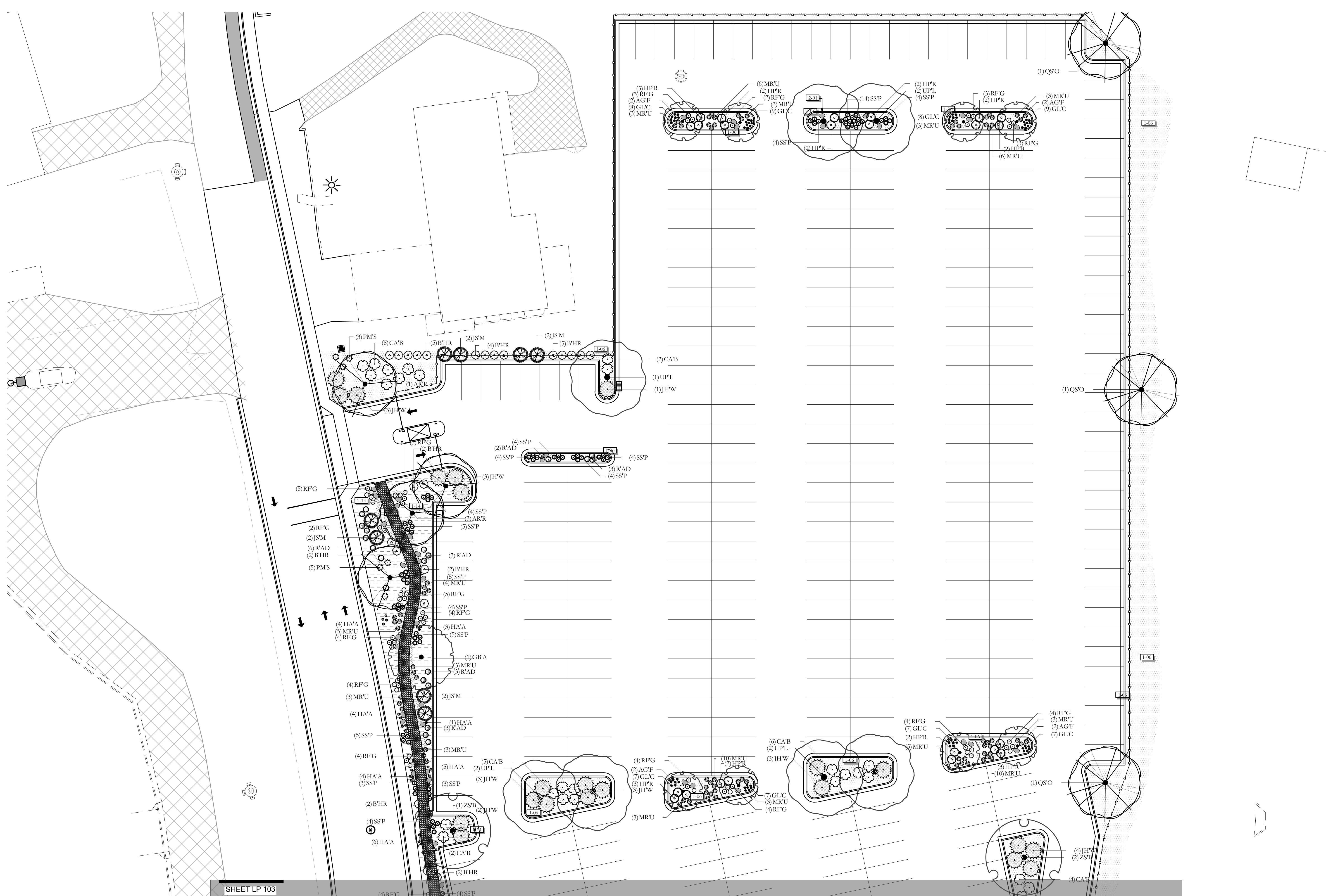
## 2 DECIDUOUS TREES

AG'F	13	B & B	2"Cal
------	----	-------	-------

AR'R	6	B & B	2"Cal
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GB'A	3	B & B	2"Cal
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QSO	4	B & B
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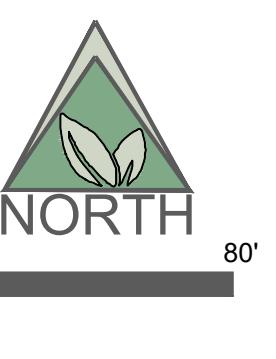
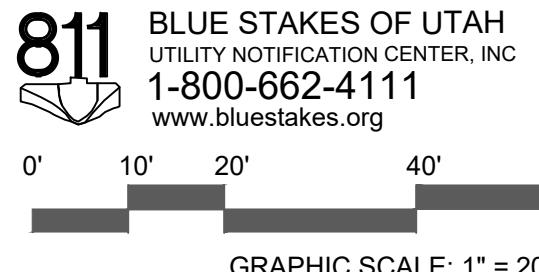
ISSUE DATE PROJECT NUMBER PLAN INFORMATION

11/20/2025

UT25148

\*\* THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON  
CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON  
09/12/25

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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GRAPHIC SCALE: 1" = 20'

# LAGOON ADMIN BUILDING

## APPROX. 200W. & MAIN STREET

### FARMINGTON, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LOGAN HAMMER  
801-499-5054

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DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: KBA

PLOT DATE: 11/20/2025

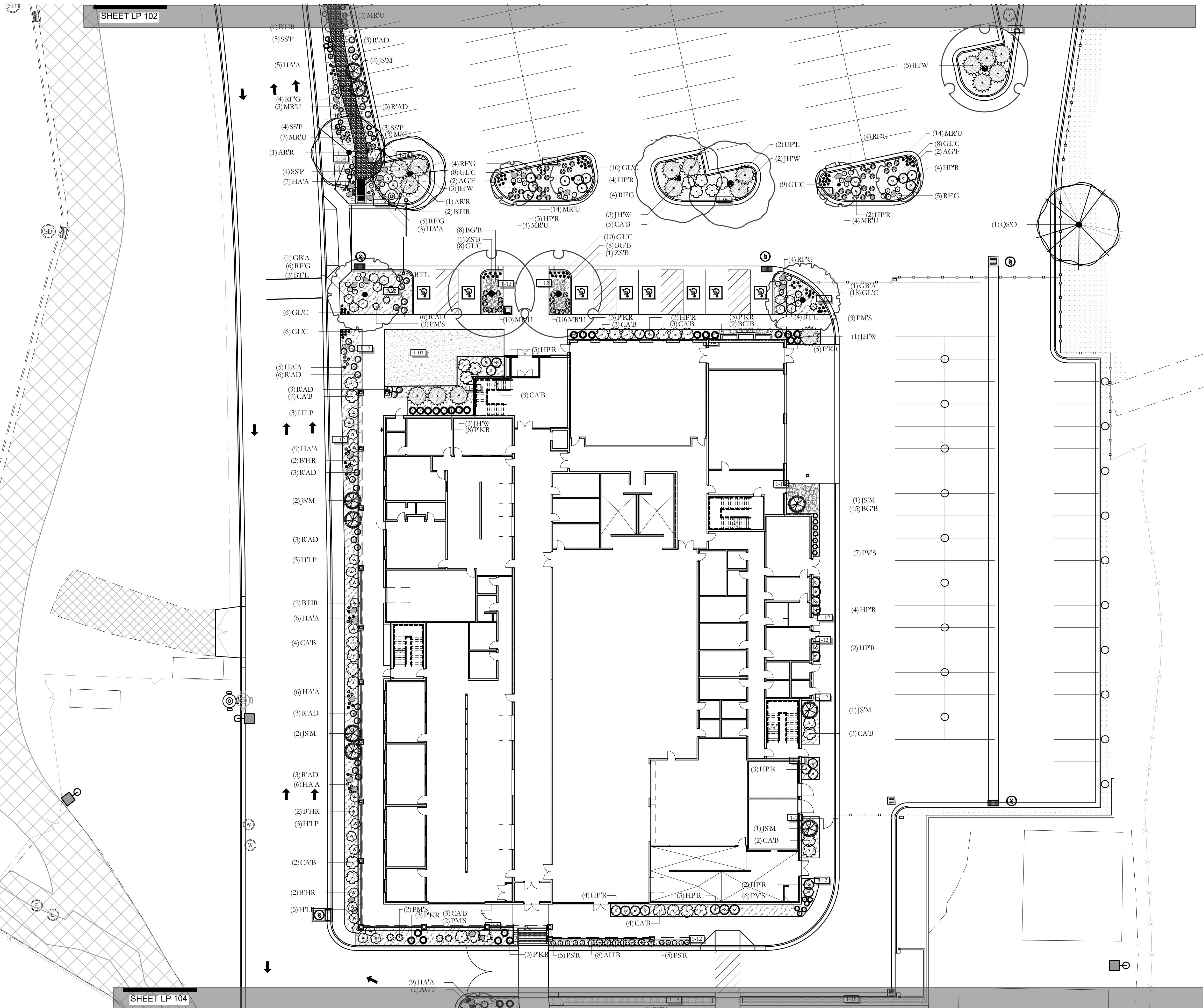


SITE / PLANT MATERIALS

CITY PERMIT SET

LP-102

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ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

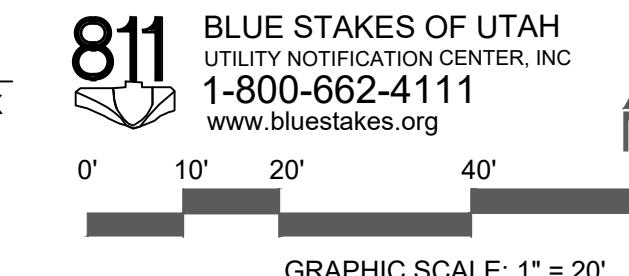
DRAWING INFO

11/20/2025

UT25148

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CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON  
09/12/25

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		



811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org



NORTH

80'

0' 10' 20' 40'

GRAPHIC SCALE: 1" = 20'

# LAGOON ADMIN BUILDING

## APPROX. 200W. & MAIN STREET

### FARMINGTON, UTAH

LOGAN HAMMER  
801-499-5054

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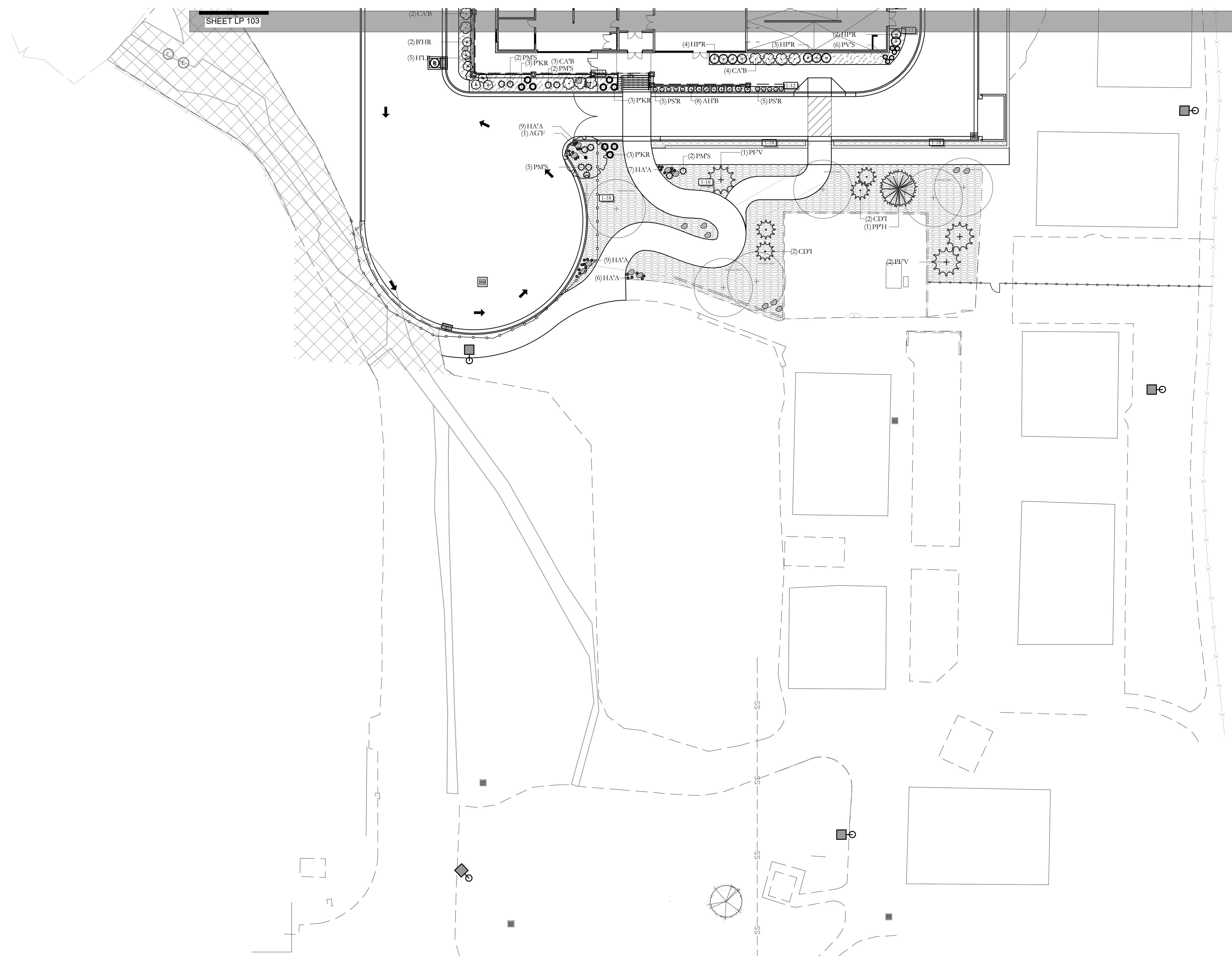


SITE / PLANT MATERIALS

CITY PERMIT SET

LP-103

PM: JTA  
DRAWN: ACP  
CHECKED: KBA  
PLOT DATE: 11/20/2025



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
11/20/2025	UT25148	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON 09/12/25	
			 <b>811</b> BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 <a href="http://www.bluestakes.org">www.bluestakes.org</a>

NO. **REVISION** DATE **XX-XX-XX**

1 XXXX 0' 10' 20' 40' 80'

2

3

4

GRAPHIC SCALE: 1" = 20"

**NORTH**

## LAGOON ADMIN BUILDING

### APPROX. 200W. & MAIN STREET

### FARMINGTON, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT  
**LOGAN HAMMER**  
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 LEHI, UTAH 84043 (801) 995-2217  
[www.pkjdesigngroup.com](http://www.pkjdesigngroup.com)



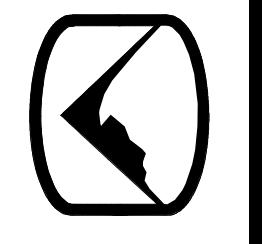
**SITE / PLANT MATERIALS**

**CITY PERMIT SET**

**LP-104**

PM: **JTA**  
 DRAWN: **ACP**  
 CHECKED: **KBA**  
 PLOT DATE: **11/20/2025**

**11/20/2025**



**LAGOON ADMIN BUILDING**  
APPROX. 200 W. & MAIN ST.  
FARMINGTON, UTAH

SEAL:  
NOT FOR  
CONSTRUCTION

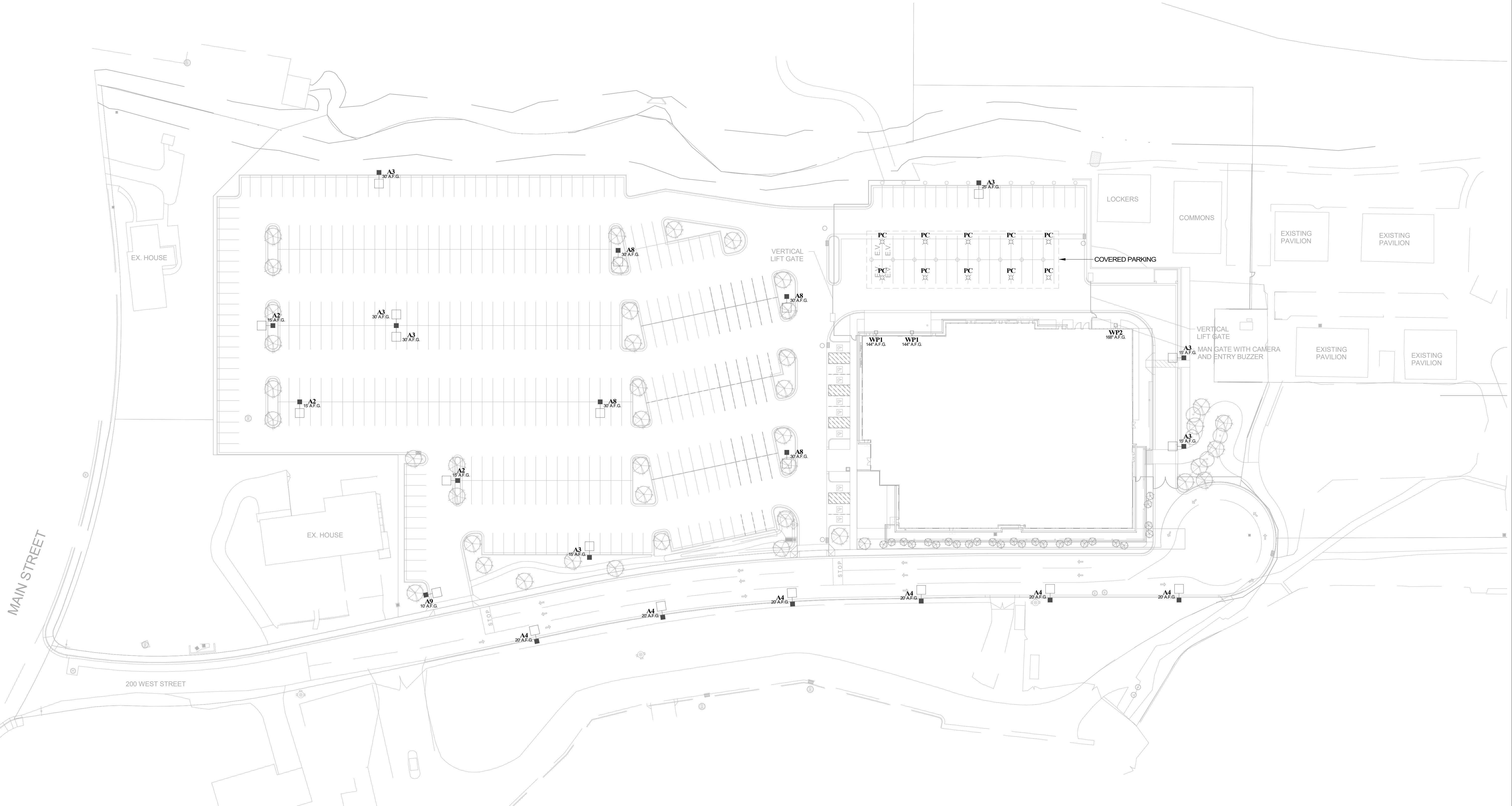
DATE: 09.04.2025  
PROJECT: PVE 25104.01  
MANAGER: \_\_\_\_\_

REVISIONS  
# | DATE | DESCRIPTION

ELECTRICAL SITE  
PLAN

SHEET NUMBER:

**E101**

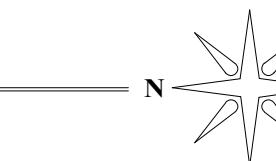


1 ELECTRICAL SITE PLAN

E101

SCALE: 1" = 40'-0"

0' 20' 40' 80' 160'



**LAGOON ADMIN BUILDING**  
APPROX. 200 W. & MAIN ST.  
FARMINGTON, UTAH

PHOTOMETRIC SITE PLAN  
SHEET NUMBER:  
**E102**

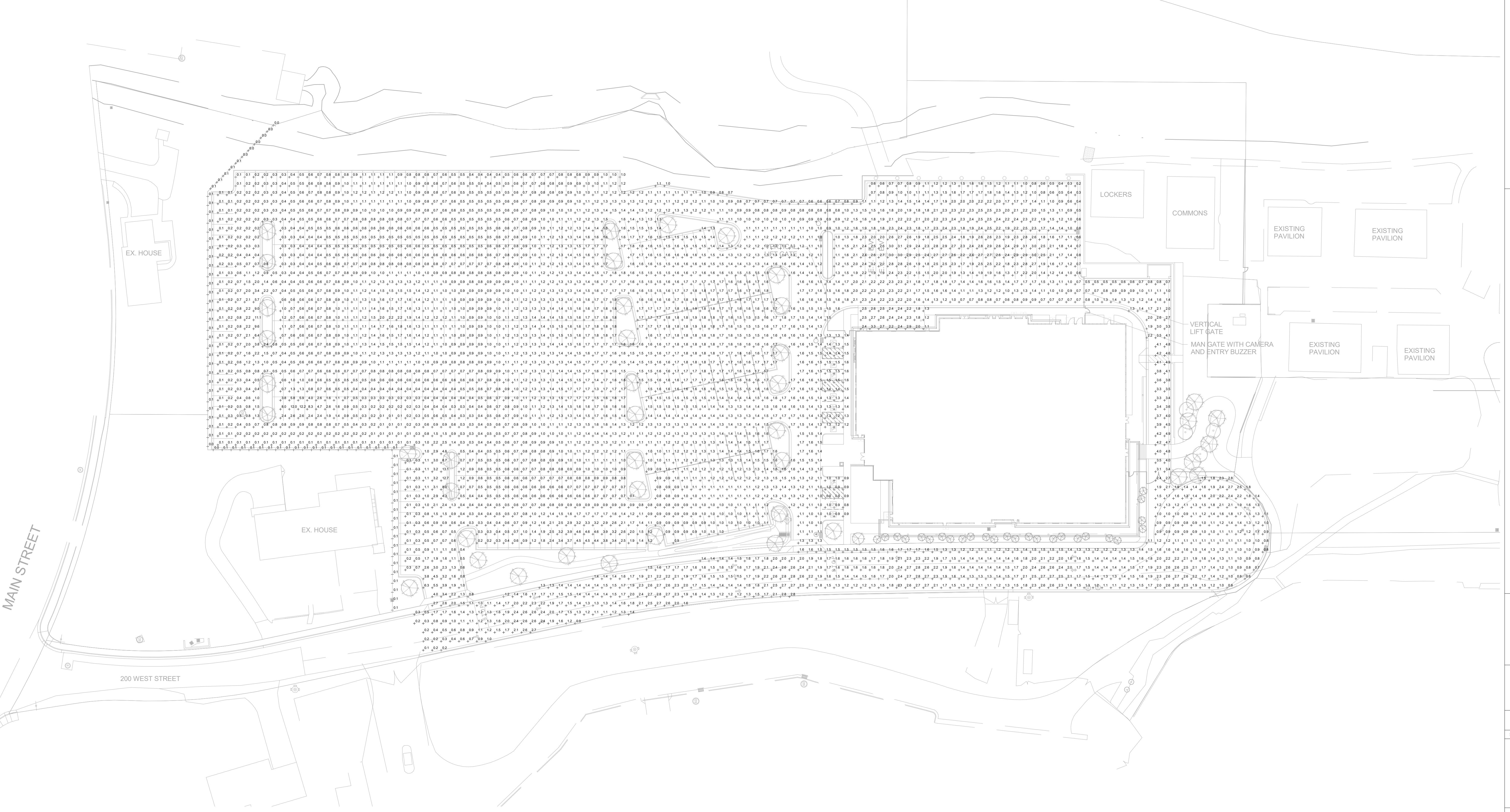
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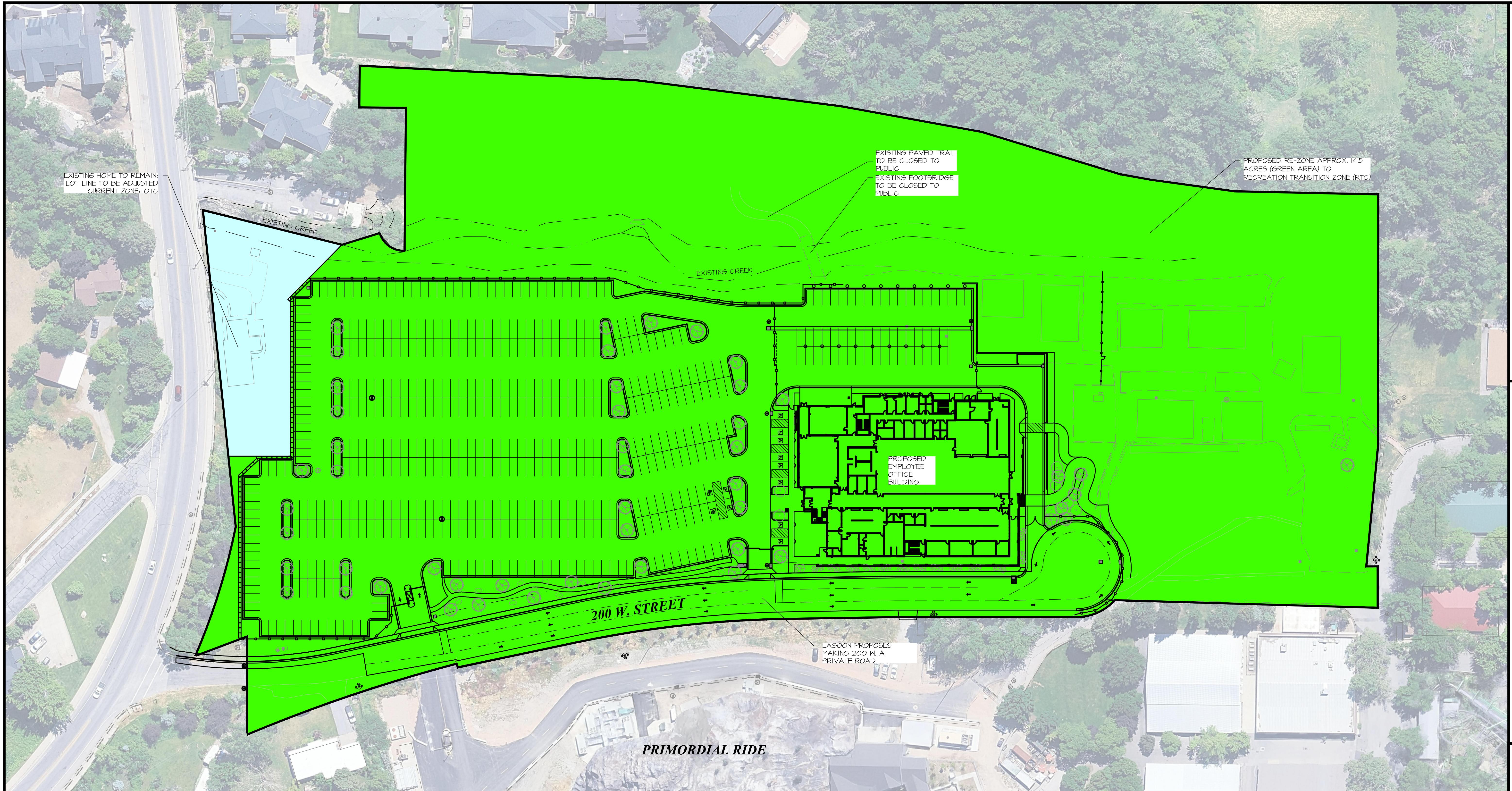
NOT FOR  
CONSTRUCTION

DATE: 09.04.2025  
PROJECT: PVE251041  
MANAGER:

REVISIONS

# | DATE | DESCRIPTION





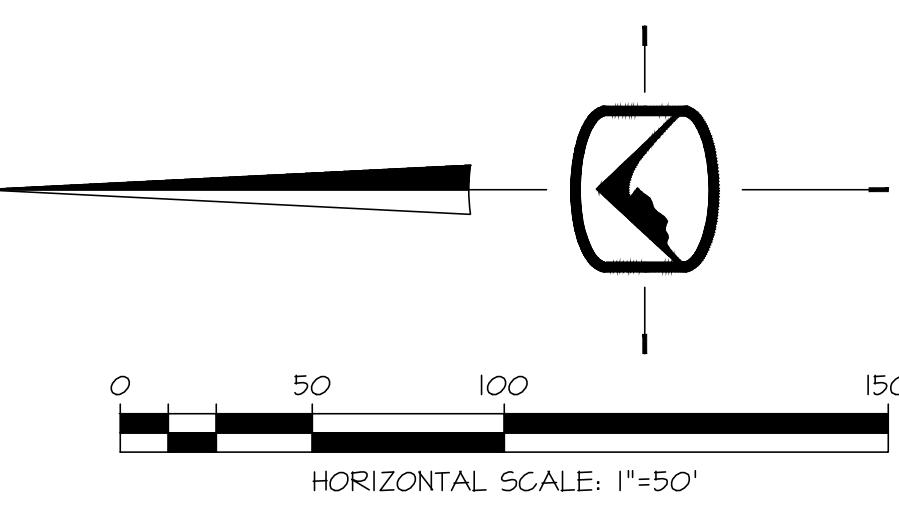
VICINITY MAP



PROPOSED EXTERIOR

REZONE APPROX. 14.5 ACRES TO CRT

EXISTING HOME TO HAVE NEW LOT SIZE, BUT WILL REMAIN IN RESIDENTIAL ZONE

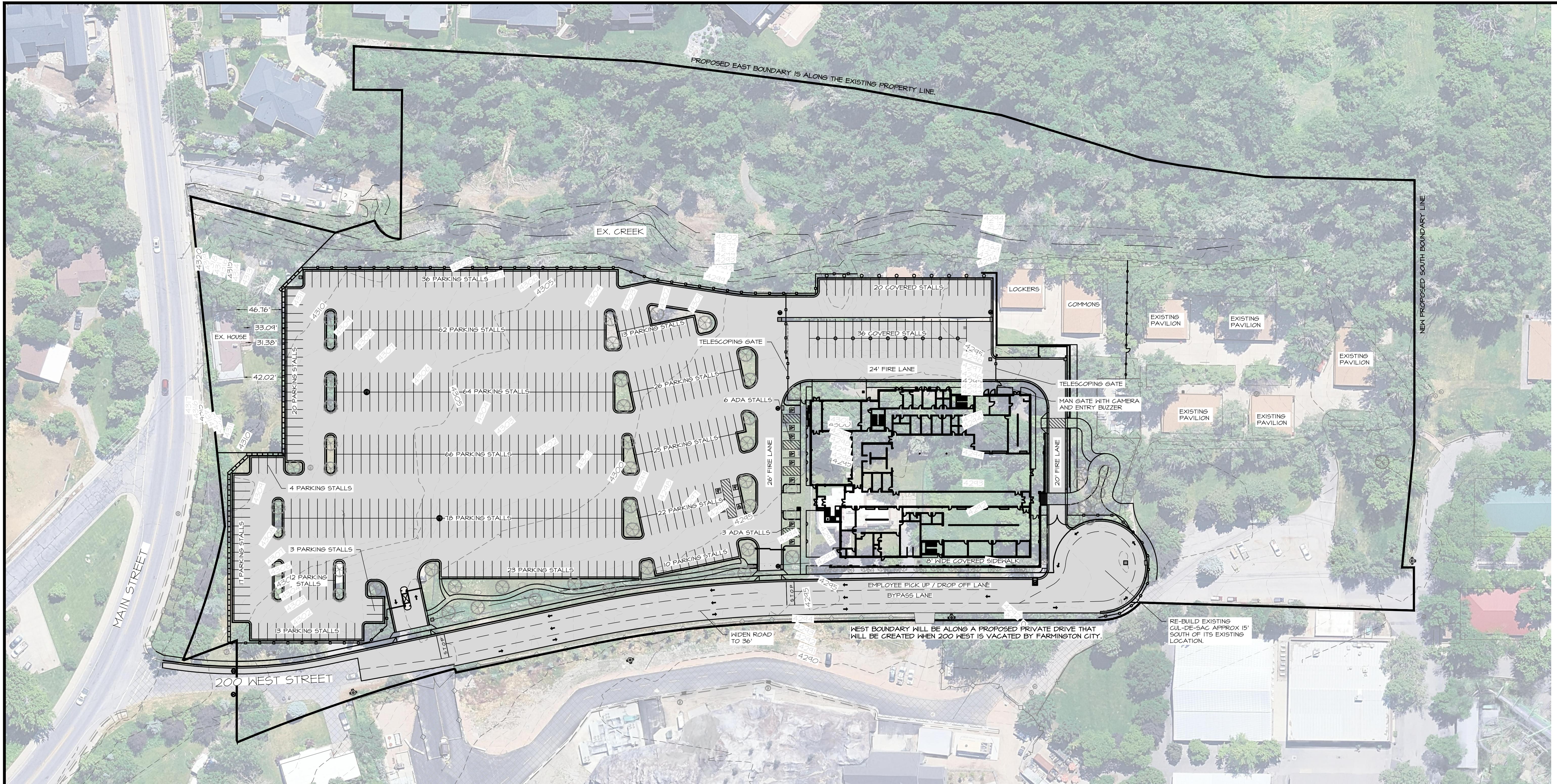


RE-ZONE PLAN



SITE PLAN

SHEET NUMBER:  
C211



#### UTILITY CONNECTION NOTES :

- 1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
- 2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
- 3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
- 4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL
- 5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING, A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
- 6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
- 7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.

DATE: 01/26/2026  
PROJECT: AW-071  
MANAGER: J.R.J.

## REVISIONS

MARK DATE / DESC.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Table 1. Summary of the main characteristics of the four groups of patients.

## **SITE PLAN**

10 of 10 pages

SHEET NUMBER:

## C220

100% of the time.

HORIZONTAL SCALE: 1'=50'



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**AT LEAST 48 HOURS**  
**PRIOR TO COMMENCING**  
**ANY CONSTRUCTION**

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



**FARMINGTON CITY  
PLANNING COMMISSION**

January 22, 2026

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

The Planning Commission discussed Agenda Item #1, Falk Family rezone of 40 acres from Agriculture-Foothill (A-F) to Large Residential-Foothill (LR-F) and Schematic Subdivision for The Farmington Reserve – The Garden. Community Development Director **Lyle Gibson** said since the last time this item was on the agenda, new mailers have been sent to the neighbors. **Gibson** said he had to follow up on two things including the neighbors needing to talk to each other about property issues, and there have been discussions. The issue to the south has been worked out to resolution. The developer said he will give the neighbor (**Webster**) the ground, since he has been using it as a driveway forever. On the north end, things are still being worked on. Similarly, the developer said he would give the neighbor (**Jardine**) the land where his fence is. However, if it will require work such as a retaining wall in order to make the new road functional, the neighbor may need to help participate in that cost. They are still working out that issue even though the neighbor is not happy with the location of the proposed road. Staff said the road can't be steeper than a 10% grade. The applicant owns a historic home that has recently been preserved.

There is no development agreement for this. The schematic subdivision is the initial concept, and it almost meets everything exactly except the distance of the roads for a dead-end. The Fire Department and Public Works have approved the road length. The Fire Marshall has final discretion. They have done a partial fault rupture study, so they know about soil, faults, and liquefaction, but there is more to be done. If they go through to the next Preliminary Plat process, that is where they do geotechnical, slope stability, and hydrology studies. The Development Review Committee (DRC) said it isn't worth the impact to the hillside that a secondary access would require. According to direction from the City Attorney, the boundary issues are civil matters to be worked out separately from this rezone and schematic subdivision recommendations.

Regarding Agenda Item #3 Miller Hollow, **Gibson** said the consensus is the number of homes and the layout in general is fine and fits the area. The lots are large and include room for a church. The issues are on the west side of the development where the existing 650 South road has a temporary turn around built into it. The right of way doesn't include the whole cul-de-sac, and plans always included making that area a through street eventually. The owner on the north wants to know how that will affect the functionality of his driveway. The developer will be responsible for correcting all of that including curb, gutter, sidewalk, and landscaping. State law is that after 20 years, a fence line becomes the property line. There are civil disputes, even with a home crossing a property line.

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

Chair **Tyler Turner** opened the meeting at 7:02 PM.

**REZONE AND SUBDIVISION APPLICATION – public hearing x3**

**Item #1: Falk Family Office – Applicant is requesting consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to LR-F (Large Residential-Foothill) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve – The Garden project from approximately 1100 South to approximately 1500 South, East of 200 East Street.** \*This item was previously tabled on January 8, 2026.

Community Development Director **Lyle Gibson** presented this item, which was also heard at the Commission's last meeting. This is reconsideration of a rezone (from A-F to LR-F) and a schematic conceptual plan for development in the southeast part of town east of 200 East. After hearing from the applicant and the general public at the January 8 meeting, the Planning Commission tabled this item in light of boundary disputes on both the north and south end of the development, as well as questions about access to the property. Roads should not be too steep so they are both safe and accessible to traffic. The road is currently proposed at 10% grade, which is the maximum grade allowed by City Code. The further south it goes, the grade will increase up to as much as 14%.

Original report: The applicant controls a large area east of 200 East Street, about 36 acres of which is in Farmington with additional properties beyond that that are currently part of unincorporated Davis County. Currently, the property has a limited amount of LR zoning near 200 East, but is largely zoned A (Agriculture), which has a standard lot size of 2 acres with an alternate lot size of 1 acre that can be achieved by providing certain public benefits. The A zoning district is generally left in place as a holding zone until the City is ready to grant rights for something else which it feels is appropriate for the property. Rezoning a property is a legislative decision, so the City has a lot of discretion as to whether or not to approve a rezone request. Little to nothing is required in an application for a rezone. One theory is that the City should grant the zone assuming whatever it permits makes sense for the property. Often in Farmington, zoning is considered in connection with a specific project to help demonstrate what is most likely to happen if a change is granted. This is a case of considering zoning with a project. The Planning Commission may consider the zoning on its

own merits or in connection with the project as they look to make a recommendation to the City Council as to which action to take.

The subject property is adjacent to LR zoning to the north and on properties east of 200 East Street. There is more LR zoning and S (Suburban) zoning to the south. Across 200 East Street, some areas are designated R zone, R-2, and R-4 multifamily zoning districts. Recently the applicant proposed a project under the R zone using the Planned Unit Development (PUD) process. This prior concept and zoning request was not approved, so the applicant has returned requesting a different zone for a different development concept shown in the schematic plans for the Farmington Reserve / The Garden project. The LR zone, which is primarily used in development east of Main Street / 200 East, allows for standard lot sizes of 20,000 square feet with at least 85 feet of frontage. The applicant has proposed a project that works under the standard LR minimums without seeking additional density, flexibility in lot size or setbacks, or even the use of the alternate lot development option allowed by the zone for 10,000 square foot lots (See FMC 11-11-050).

The current subdivision proposal does not show any development above a known elevation where there is not sufficient pressure for culinary water service. The data and plans provided show roads which meet slope requirements accessing lots with buildable areas that are large and flat enough to meet the requirements of the foothill overlay zone. The Development Review Committee (DRC) has looked over the plans provided and is comfortable recommending approval of a rezone of the property in the Farmington Reserve / The Garden for 21 lots as depicted. Additional details and engineering would be looked over before further approvals may be granted for development, but initial indications are favorable for the ability to service the development as proposed.

One condition remains to garner the full support of the DRC for the subdivision: assurance of an adequate alternate access or acceptance by the City Council of a temporary dead-end road which exceeds 1,000 linear feet of length. The applicant has provided alternate options for a secondary access to remedy this concern, which would be further vetted if the zoning is approved and if the extra dead-end road length is not approved. A standard dead-end street in Farmington is 1,000 linear feet in length or less serving no more than 21 lots. As proposed, the longest distance from a single access point on 200 East is approximately 1,560 linear feet with 17 properties being accessed from this access point. The City has permitted streets to exceed the standard dead-end limit before in both permanent and "temporary" circumstances, each based on site-specific considerations. If the zoning is appropriate, all other components of the subdivision are standard and would be for Staff-level approval. The Planning Commission should make a recommendation related to the rezone as to whether or not the LR district is appropriate for the property, including a recommendation as to whether or not the dead-end street length exception should be approved. As part of the items submitted, the applicant has indicated where there are possible fault lines. A detailed geotechnical and fault study would be required during the Preliminary Plat process should this project move forward.

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

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

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

Applicant **Mike Falk** indicated that the recent changes are a lot more satisfactory than what he initially presented. He has since had discussions with the neighbor to the north and south. He has proposed to give the land to them at no cost, except that they pay surveying and closing costs. One party agrees and that is being drafted. The other party wanted the road moved, so he has given them full access to the plans that show it was a grade issue. If they want further drawings from the civil engineer, they will have to pay for that. He feels he has done his part to be a good neighbor. International Fire Code limits roads to only 1,000 feet, and his proposed road is an extra 200 feet beyond that. However, local fire representatives say they would rather go the extra 200 feet than go through a crash gate.

Chair **Tyler Turner** opened the public hearing 7:11 PM. **\*emails received will be included\***

**Spencer Walker** said he also sent an email to the Commission earlier today. There is nothing stopping this property owner from developing with the current A-F zone, as he can put houses and orchards on it. There is value in the land as well as the land behind it. He moved to Farmington nine years ago because of the City's "farm" character. The east side was orchards for a long time in the past. There is no reason to change the zone and put a bunch of homes there. For the public good, the Commission should not approve the rezone.

**Joseph Jardine** said he is the property owner to the north where the road will be. He agrees with **Walker**'s comments that the City shouldn't feel forced to rezone the land. He appreciates the recent conversations with **Falk**, and is awaiting a response to a recent GRAMA request. His goal and intention is to have the road moved so it is not so close to his existing house, which may need to be turned into a nonconforming use to make way for the proposed road. At a minimum, he wants 20 feet from his structure to the edge of the proposed road. He would like more time to clearly figure out why the road can't be moved 10 to 15 feet to the south.

**Bradley Fry** lives just north of the proposed development at 276 Lucky Star Way. The Commission left two weeks ago asking for a resolution. While there has been a correspondence, there has not been a resolution. Therefore, a decision should not be made tonight. He also agrees with **Walker** that the rights are as it is currently zoned. A rezone is a legislative process that considers the City's needs, the population, and the General Plan. The public is generally opposed to these plans on an undeveloped hillside. It can be developed as-is in the zone that it currently has. The rezone doesn't seem to meet the City's General Plan.

**Paul Bredthauer** lives west of 200 East and indicated that the issue with this property and others nearby is water. There is not adequate drainage on 200 East to handle even a large rainstorm. There are only two drains on the west side of the street, and they are on either side of his yard. During large rainstorms, they both get plugged up and water comes right into his yard. He didn't have that problem until 1050 was developed. Now he will have to live with this problem that will be exacerbated if this land develops as proposed. Developers seem to have more rights than the citizens who have lived there for years, which disappoints him.

**Shauna Lund** previously lived next to **Bredthauer** at 167 E. 1190 S. and has lived in Farmington for almost 40 years. She is not here to bash anyone, but to share her concerns. She now lives off Gloves Lane and often travels this area to get to Centerville. She noted there is constant water in the area that destroys **Bredthauer**'s property since the 1050 North development. She is concerned with the direction the City is going to maintain the value of Farmington as well as the heavily used trail north of this proposed subdivision.

**Mike Plaizier** wanted to thank the Commission for making this a public hearing once more. He opposes the zone change. He indicated that the purpose of the foothill overlay is to slow things down on hillside areas, and make sure the City knows the risk, access, slopes, fire risk, water drainage, and infrastructure. Right now those questions have not been answered. The foothill overlay requires that several reports (slope, soils, topography, infrastructure feasibility, etc.) be provided, and this information has not been provided. The foothill overlay mentions that the view of and from the foothills should be considered. The purpose is also to preserve open space and access to trails and natural habitat, which the developer has not proposed. Usable pads as presented are in the 30% slope, which isn't permissible.

**Dave Webster** lives at 230 East in the new subdivision. He appreciates mitigation of issues that will affect him, and what the developer is offering to make it work. He built his first home on the frontage road in 1984 and lived there for 22 years. He left Farmington for 12 years. He hasn't liked seeing the City grow as it has.

**Lori Rammell** said that the developer has a right to develop the property under the current agricultural zone, as well as the right to petition the Commission for a change in zone. **Falk** has likely spent a lot of time and money preparing plat maps etc. However, the Commission is not obligated to grant the change. The Commission should be obligated to the residents who live next to the proposed development who want to see open space and an undeveloped hillside. When she bought her home three years ago, she asked what this property was zoned, as it was a big factor in her decision to invest in her current home. **Falk** is the only person who benefits from this rezone.

Chair **Tyler Turner** closed the public hearing 7:39 PM. Whether approved or denied, the next step for this project is with the City Council. Therefore, the public can further address their elected officials with their concerns.

Alternate Commissioner **Kevin Sanders** voiced that he wants to be sensitive to the concerns expressed, but he wants to recognize that most of the homes that are currently in the area would not be there if the previous owner wouldn't have rezoned their property as well. Future residents would also benefit, not just the developer. Commissioner **Randy Hopkins** noted that he has been listening to every comment and reading every email, and he has mixed feelings about this. He's lived here for 43 years and understands the want for no neighbors. His property borders Forest Service property at the top of State Street, so he assumes there would never be homes behind him. If the Forest Service allowed development, he would fight it. The Forest Service line zig zags up and down and is not a straight line. He loves the mountains and loves to hike. However, after living here for quite some time, he knows what can happen. The west side used to be all farmland, and now it is all developed. He respects private property rights, but ideally, he would like to see the City preserve the foothills.

**Hopkins** asked the applicant if he would be the builder for this property, or if he intended to just sell the lots. **Falk** said the answer is irrelevant when considering a rezone, but he will not be building homes. Commissioner **Scott Behunin** has concerns with seismic, soils, and drainage. He knows that information is being gathered, but those questions need

to be answered regardless of zoning. Commissioner **Joey Hansen** questioned drainage and fire hazard implications. **Gibson** said new developments are required to mimic the current functionality of drainage and fire mitigation in the area. Proposed detention basins are planned to manage the new water this project will generate. Sometimes the new civil engineering improves historic functionality for existing neighborhoods. New homes higher on the mountain may be more at risk for fires than older homes lower below them. **Gibson** said he was not aware of the drainage issues brought up tonight, but he is willing to look at it. **Hansen** said this is just a rezone, and questions will be answered in a future Development Agreement. He believes **Falk** has listened to input given since his first proposal. He trusts the Staff's recommendations. At one point, the rezone and development of his own home was controversial, but he thinks the end result was worth it.

Commissioner **George "Tony" Kalakis** indicated that he went dirt biking on these properties when he was a child. He has lived here for 46 years and is aware of the drainage issues, particularly during the floods of 1983. He lived below the cemetery and watched the whole hillside get developed. His older brother lives in the foothills and has a sump pump in his driveway to prevent storm water from flooding his garage. Farmington has changed as the City is now growing exponentially, but it is a fact of life. He feels both sides of this. Development plans may change in the future, but rezoning is the first baby step and starting point. It will likely come before the Commission again. In his opinion this development is appropriate for the area, even though he doesn't personally like it. Commissioner **Tyler Turner** indicated he lives west of this development. He would like **Bredthauer**'s issues to be addressed. Earthquakes, water, and grading are concerns. The DRC is comprised of professionals from many different fields including public safety, utility providers, public works, engineering, civil engineers, storm water, City Councilmembers, water companies, and sewer district. The DRC evaluates development proposals and has answered some questions. Personally, he doesn't like the proposal but appreciates the applicant's efforts to lower the density and make the project area smaller. There are too many questions for his taste. However, he is open to recommendations.

**Gibson** said the agenda includes both a rezone and schematic subdivision plan, which is the first of three potential development steps. The applicant has provided a concept accompanying the rezone request to help the Commission understand the big picture. The Commission can forward commentary along with their recommendations to the City Council. Per code, a whole lot of data is not required at the first development step. Staff feels they received the appropriate level of detail as called for in the foothill overlay. He asked the Commission to address the length of the dead-end road. Preliminary is where much more information will be provided, etc. If this item is tabled, depending on the rationale, it would be put on a future Commission meeting agenda. When it does advance to the City Council, there will be an opportunity for public input. Staff feels it is ready now to move forward. **Sanders** said that the applicant cannot get the financing needed for the studies requested unless they get the property rezoned first. A positive recommendation doesn't result in immediate building. It means the applicant can proceed in financing the needed studies. Open space is public land like that owned by the Forest Service. Private property is not open space, even though open space is nice to have.

**MOTION:**

**Scott Behunin** made a motion that the Planning Commission **recommend** approval of the requested rezone placing the 20.173 acres of property identified in the schematic subdivision plan in the LR-F zoning district.

**Finding 1:**

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

**Supplemental Information 1-2:**

1. Vicinity Map
2. Schematic Subdivision Plan

**George Tony Kalakis** seconded the motion, which was unanimous.

Chair Tyler Turner	<input type="checkbox"/> Aye <input checked="" type="checkbox"/> Nay
Vice Chair Joey Hansen	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Randy Hopkins	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Tony Kalakis	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Kevin Sanders	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay

\*5-1 recommendation for approval. This item will move on to the City Council at a later date.

**Hopkins** said he would like to keep the open space and access to the foothills. However, this really is a zoning change. The schematic may not be the final product approved. His "aye" vote honors the landowner's property rights. **Turner**, who cast the only nay vote, said it just doesn't make sense to him because there are too many questions at this point.

**Item #2: E & H Land – Applicant is requesting Request to consider a Schematic Subdivision, Project Master Plan (PMP), and Development Agreement (DA) for the Evans Townhomes development. This proposal consists of 163 townhome units on approximately 14.5 acres of property at 321 and 410 North Innovator Drive for Tri Pointe Homes.**

City Planner **Shannon Hansell** presented this item. This project is located in the Farmington Station II PMP/DA area as defined in 2020. It is located just north of the Everly Apartments. 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 (exceeding the requirement), and aims to fulfill the affordable housing requirement by providing 2.8 acres of open space connected to North Cottonwood Commons park. This would expand the wetlands complex for public viewing and potentially expand the boardwalks as well. Additionally, they are providing for the completions of a section of the greenway from the park to Maker Way. Another public benefit, probably the biggest 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 square foot land swap adjacent to the future fire station site to clean up the property borders for the sake of better planning. The PMP and DA 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, 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 zones (approximately 670 feet of building/1320 feet of frontage)
- Minimum lot width is 25 feet, townhomes are approximately 20 feet
- No exception required for building height (three stories is maximum height in RMU, unless otherwise approved as part of this application)
- Pedestrian walkways between buildings must be 6 feet in width (Staff recommends that these should be widened if necessary to comply.)
- Residential use in the OMU and OS zones

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

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

Applicant **Colton Chronister**, representing Tri Pointe Homes, lives in Kaysville. This has been a year-long collaborative process with the Staff. This is a unique, complex entitlement including the moderate-income housing element. Deed restricting for-sale units becomes difficult, but they wanted to create an opportunity for moderate-income housing in the City. The idea came up to deed restrict the land to the City. The parcel to the east does contain a lot of wetlands, but they wanted the City to use fee in lieu dollars to have buildable areas for affordable housing. Wetlands will be mitigated and these will be buildable pads for the City to use. They recognize the importance of this park, which is an unbelievable amenity in the City. Extending the boardwalk through this area will help the whole area. On the other side of Innovator Drive, they want to extend the boardwalk to the park and Rail Trail. He is willing to incorporate this into the DA.

**Hopkins** asked about the size and price point of the townhomes. **Chronister** said there are two plans including 1,400 to 2,100 square feet units. The end cap units are strategic to hit an attainable, targeted price point. They are being diligent in understanding the buyer profile in Farmington as well as the broader South Davis County. The Sego development to the north has larger units at about 3,000 square feet. **Hopkins** asked for a definition of affordable housing. **Hansell** answered that it's 80% of the Area Median Income (AMI). This translates to \$450,000 for a single-family home.

**Chronister** said that moderate-income requirement will be satisfied by deeding the land for 15 units to the City at no cost to the City, including the wetlands mitigation and engineering. While developers may not have the cash in hand to pay a fee in lieu, they have the ability to deed land next to the City park to the City. The livable, smaller square footages leads to "attainable" rather than "affordable" housing. **Gibson** noted that the City Council is aware of this project and they are supportive of this approach instead of cash for the fee in lieu. **Kalakis** asked about the little slices for the fire department. **Chronister** said the land will be swapped to maximize the development's frontage on Innovator while allowing the Fire Department to have more room behind for storage.

Chair **Tyler Turner** opened the public hearing at 8:29 PM. No comments were received; therefore, the public hearing was closed.

**Hansell** asked for a recommendation regarding the elevations, between 1 and 2 as found in the packet. **Chronister** noted that they have a development right now at the old Cottonwood Mall in Holladay with both elevations. They take architecture and site design very seriously and prefer the input and feedback. Commissioners preferred Option 2.

**MOTION:**

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

**Findings 1-4:**

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

**Supplemental Information 1-3:**

1. Vicinity Map
2. PMP including DA
3. Phasing Exhibit

**Joey Hansen** seconded the motion, which was unanimous.

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

**Item #3: Brock Johnston – Applicant is requesting to consider a Schematic Subdivision using alternative Lots Sizes and a Conditional Use for a Subordinate Single-Family Dwelling (SSF) Lot for the Miller Hollow Subdivision. The project consists of eight Single Family Dwelling Lots, an SSF lot, and a large lot intended for use as a church. The project area is approximately 8.3 acres at 350 S. 450 W.**

**Gibson** presented this item. This is west of Interstate 15 (I-15). On the far north end, 450 West Street stubs into the property while 350 South stubs into it on the west. The subject property is zoned the same as the surrounding neighborhoods, and the applicant is seeking approval to develop the 8-acre site in a similar manner to homes in the area. In fact, the applicant is the developer of the Miller Hollows project to the south. The Agricultural Estates (AE) zone has a conventional lot size of 1 acre or larger. However, development generally takes advantage of an alternate lot size option as provided in the ordinance by providing open space, moderate income housing, or some other public benefit. In order to qualify for the number of lots being proposed, the applicant is proposing the inclusion of an SSF lot, which requires a deed restriction wherein the home built on the SSF lot must be owner-occupied for a time.

Farmington currently allows Detached Accessory Dwelling Units (DADUs) on any lot over 10,000 square feet in the City. The opportunity to own DADUs would allow residents to build equity. An SSF lot is a way to address moderate-income housing or provide housing options in the community. While the deed won't mention a specific value, it will mention owner-occupancy. Also, the size itself would make it more affordable.

The yield plan provided by the applicant shows a scenario where 14 lots could be developed under an alternate lot size scenario. The applicant is only seeking nine lots plus an SSF lot with a large lot anticipated for a future church building. While the yield plan is based off of half-acre lots, once a base density is established, the applicant may utilize the minimum lot width provided in 11-12-090 being 11,667 square feet. Each lot in the proposed project is 13,000 square feet (roughly 1/3 acre) or larger with a large (over 12,000 square feet) SSF lot (2B) that would be accessed from 250 South Street. The Commission is tasked with making a recommendation to the City Council as to whether or not the proposed SSF lot merits the use of the Alternate Lot size in this subdivision. The Planning Commission is the approval body for the SSF as a conditional use in the zone.

Currently 350 South has a temporary cul-de-sac on it. There has been some feedback and concerns voiced by the neighbors. It was always contemplated to be made into a straight road continuing through with curb, gutter, and sidewalk. The design including drainage is still pending, but the applicant will have to design it to make it work. Engineers will have to show elevations and slopes, storm water mitigation, etc. The SSF is on the northeast portion of the property, and design of access will be shown in the future. Staff recommends approval as proposed. Applicant **Brock Johnston**, representing RRR Ranch LLC, addressed the Commission. A lifelong resident of Syracuse, he has been developing in Farmington for 22 years. He is interested in Farmington's innovation with SSF lots compared to just taking cash. This is to keep children who grow up in the area living in the area instead of leaving for more affordable options. The Church of Jesus Christ of Latter-day Saints approached the landowner with desires to locate a chapel here. The homes on these lots will be large, beautiful, and valuable.

**Turner** asked if the developer would be making any improvements to the cul-de-sac on 350 South. **Johnston** said they plan to remove asphalt, as well as put in curb, gutter, and sidewalk. They do like to work with the residents. However, he cannot commit detail-for-detail until they get into the civil drawings etc. **Behunin** asked if it could go straight through, leaving the bulb as-is in order to mitigate any needed changes in slope. **Gibson** said the City Council would have to accept that as an exception. Code requires sidewalks and leaving the bulb would create snow removal challenges. The developer is willing to look at all possibilities. **Johnston** said he has been involved in a lot of development on Farmington's west side, and there have been a lot of survey errors made in the development from Miller Meadows to this property. Boundary line agreements have to be made to correct survey errors. This is the first meeting, and discussions with the property owners will take place afterward in order to establish boundary lines.

Chair **Tyler Turner** opened the public hearing at 8:56 PM

**Jim Checketts** has lived the third house down from the cul-de-sac for 27 years. He emailed the Commission earlier. There is swampland with drainage that comes down from the big circle. He is concerned with the SSF land surrounding the Mason property. The previous landowner lost a lot of property with I-15 and the trail. The proposed driveway to the SSF would be going through an existing home.

**Retta Johnson** lives in the home **Checketts** referenced. The great grandmother of her 66-year-old mother lived in this home. No one has spoken to the family about development plans. The family fears there may be an effort to move their home or put a driveway to the SSF through the middle of their home.

**Paulette Hewitt** lives the house down from **Johnson**. She is worried about drainage. In the spring, water comes from 200 East. Mountain View's drainage wasn't done properly and there is flooding in homes east of Legacy. In the 32 years she has lived there, the fence has been in the same place. The Utah Department of Transportation (UDOT) bought property in the area. She is also afraid of parking issues by the trail head. There are other ways to access the SSF lot that won't harass the **Johnson** family. She likes the proposed lot sizes as well as the chance to have a church.

**Robert Stratman** lives at 553 W. 350 S. in the cul-de-sac. He decided to live here because it was a cul-de-sac that offered safety for his deaf son. He said Cottle Lane is a better alternative to go straight through to Daniel Lane. He has been a builder for 45 years and respects private property rights. The church will attract traffic and pedestrians.

**Lagrand Dewaal** lives at 533 W. 350 S. on the south side of the development. He doesn't want a lot of traffic going through his street. He is concerned with the fence line on the east side of his property that was put in during 1997. He asked if he will be responsible for fixing it and the landscaping that will be disturbed by new infrastructure if the road ends up going straight through.

**Curtis Cottle** lives across the street from **Dewaal**. He emailed his concerns, but also wanted to talk about the boundary disputes that weigh heavily on him. The way the fence lines up doesn't feel right. His biggest concern right now is his children being able to play safely outside. He is concerned about drainage and his driveway slope. There is a Weber Water line running parallel with the property that has an easement that can't be built on.

**Randy Rigby** has lived in Farmington for 72 years. When the property was purchased from UDOT, it was presented as-is and they had no knowledge of any property line disputes. The intention is not to take anybody's home from them. They would like to sit down and discuss the issues. As for the cul-de-sac, he wants to have agreements with the fence lines to keep everything as-is. He said he looks forward to working with the surrounding owners.

Chair **Tyler Turner** opened the public hearing at 9:26 PM

**Sanders** and **Gibson** clarified that boundary lines are a civil concern and from the sounds of it, they plan to work it out. **Gibson** noted that the SSF area and design will likely change after their civil discussion. If not, it would be a matter for civil court to resolve, not the Planning Commission. The City entertained Cottle Lane pushing through to feed into this property. However, there had been plans made and utilities already stubbed years earlier. Cottle is planned to extend to the south to Cotton Top Lane. **Hopkins** thanked the **Rigby's** for their willingness to work with the property owners. He doesn't feel comfortable voting on this agenda item until there has been more resolution of the boundary discrepancies. **Behunin** said the boundary disputes will be resolved before the project gets going. **Gibson** stated that typically right of way improvements are supposed to be paid for by the developer, but items such as landscaping and driveways are still being determined. The cul-de-sac was designed to be removed and has been expected for many years. Once the Planning Commission recommends approval, the item will come before the City Council next. Engineering, drainage, soil, and surveys would take place after that during the preliminary stage. **Hansen** notes that having a developer who wants to work with current residents is a blessing. **Behunin** noted that the motion has a lot to do with the SSF and asked if the parcel is still large enough to accommodate this. **Gibson** noted that the SSF is a detached accessory structure that has to follow all the regulations as if it was the same property. There are options where it is placed, even though there is no minimum lot size. The height is regulated differently, limited to 15 feet in height (essentially one story). They are notably smaller, which means they would be more affordable. It will be occupied by the lot owner.

**Kalakis** noted that there is quite a bit to still be worked out. He doesn't like the SSF in that little thumbnail that needs a driveway from the other side. **Turner** likes the comments from both the applicant and residents. **Turner** is okay moving forward as-is knowing that the Council will see this and that the Commission will also see it again. He wants to see the cul-de-sac get fixed and the water drainage get mitigated. **Gibson** said he understood at the last meeting that the Commission just wanted to initiate discussions, not have them fully resolved. Some Commissioners suggested moving this forward by removing the SSF lot out of the proposal and moving forward only with the alternative lot sizes with the idea that the boundary issues would be resolved.

**MOTION:**

**Randy Hopkins** made a motion that the Planning Commission **table** the decision to approve or deny the proposed SSF lot and approval of the Alternate Lot Standards for the Miller Hollow Subdivision. The applicant/developers and the residents need to get with the residents to resolve the property boundary issues.

**Joey Hansen** seconded the motion, which was unanimous.

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

\*4-2 recommendation for a table for further discussion and communication. The item does not need to have a legally binding contract as stated beforehand, but the Commission would like to see the progress of the item. **Gibson** said the item cannot go on to the City Council without a recommendation from the Commission. The applicant asked for some clarity and direction since the Church is anxious to proceed, and the boundary issues do not affect their portion. It is expected to be on the Commission's next agenda.

**SUMMARY ACTION AND OTHER BUSINESS**

**Item #4: Applications and Approval of Minutes**

a. **Planning Commission Minutes from January 8, 2026**

- i. **Joey Hansen** made a motion to approve the summary action items listed.
- ii. **Scott Behunin** seconded the motion, which was unanimous.

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

**Item #5: City Council Reports, Upcoming Items & Trainings.**

a. **City Council Report from January 20, 2026**

- i. Gibson said it was a short meeting without a lot of planning issues.

b. **Other**

- i. Training will be provided by City Manager **Brigham Mellor** at the next meeting Feb. 5.

- ii. **Gibson** clarified that a "100-year storm" is a technical engineering term; however, a resident felt that his earlier comment was misleading.

## ADJOURNMENT

**Behunin** motioned to adjourn at 9:54 PM.

Chair Tyler Turner  
Vice Chair Joey Hansen  
Commissioner Randy Hopkins  
Commissioner Tony Kalakis  
Commissioner Scott Behunin  
Commissioner Kevin Sanders

**X** Aye \_\_\_\_ Nay  
**X** Aye \_\_\_\_ Nay

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**Tyler Turner, Chair**

## Opposition to Proposed Zoning Change – Property Located Between 1100 South and 1500 South east of 200 East

From Mike Plaizier <mikeplaizier@yahoo.com>  
Date Wed 1/21/2026 1:00 PM  
To Carly Rowe <crowe@farmington.utah.gov>

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

Dear Chair and Members of the Planning Commission,

This letter is submitted in **formal opposition** to the proposed zoning change affecting property located **between 1100 South and 1500 South and east of 200 East**, an area subject to the **Farmington City Foothill Overlay** under **Title 11, Chapter 30 of the City Code**. Approval of a zoning change for this property at this time would be **premature, contrary to the intent of the Foothill Overlay, and inconsistent with both Title 11 and Title 12 of the Farmington City Code**.

### Failure to Comply with Foothill Overlay Review Requirements

The Foothill Overlay exists expressly to ensure that hillside development is evaluated for **slope stability, hazard exposure, access constraints, fire risk, and infrastructure feasibility prior to land-use approval**. **Section 11-30-010** clearly states that the purpose of Chapter 30 is to minimize environmental and safety hazards, including fire and access limitations, in designated foothill areas .

Despite this clear directive, the applicant has **not provided the reports and technical analyses required for meaningful evaluation** under **Section 11-30-050**, including slope district mapping, hazard identification, soils analysis, and infrastructure feasibility documentation. A zoning change cannot be responsibly approved without this information. Doing so would invert the Foothill Overlay process and deprive the Planning Commission of the factual basis required to determine whether the proposed zoning can be safely supported.

The Code does not contemplate zoning approval first and hazard evaluation later. Approval without preliminary-level documentation would directly undermine the purpose and structure of Chapter 30.

### Subdivision Access Deficiencies and Dead-End Street Length

Equally concerning is the **apparent dead-end street configuration** serving the site. **Title 12 of the City Code explicitly prohibits subdivision layouts that result in lots or access conditions that are impractical due to terrain, access limitations, or public safety concerns** under **Section 12-5-030(A)**.

Additionally, **Section 12-5-040(B)** authorizes the City to require additional study where unique conditions related to access, topography, or street layout may affect safety or functionality of the street system <sup>7</sup>. Extended dead-end streets in foothill terrain materially impair emergency response and evacuation capability and trigger these heightened review standards.

The absence of a demonstrated **secondary emergency access** is a fundamental deficiency. This issue must be resolved at the zoning and preliminary planning stage. Approving a zoning change without addressing this condition would knowingly introduce a land-use pattern that is incompatible with subdivision standards and public safety requirements.

### Fire Access and Wildland-Urban Interface Risk

The subject property exhibits characteristics consistent with **wildland-urban interface (WUI) conditions**, where vegetation, slope, and limited access substantially increase wildfire risk. Farmington City's Fire Department reviews projects for compliance with the **International Fire Code (IFC)** and related WUI standards, which emphasize **redundant access, adequate apparatus road lengths, and safe evacuation routes** in hillside environments .

However, the Planning Commission must not abdicate its land-use responsibilities by deferring fundamental access feasibility to future fire code review. **Fire Department review is not a substitute for zoning and subdivision compliance.** Chapter 30 requires early identification and resolution of fire and access hazards so that unsafe development patterns are not approved in reliance on operational discretion at a later stage .

## Improper Reliance on Fire Department Approval

It is imperative that the Planning Commission **not condition zoning approval on future Fire Department sign-off**. Doing so improperly shifts a land-use determination into an operational review process and places an unreasonable burden on emergency services to mitigate risks created by an inadequate site layout. The City Code assigns responsibility for access feasibility and hazard mitigation to the **Planning Commission at the zoning and preliminary planning stage**, not at building permit issuance.

## Conclusion – Zoning Change Should Not Be Approved

For the reasons stated above, approval of the proposed zoning change would be **inconsistent with the Farmington City Code** and would expose the City to avoidable safety, access, and wildfire risks. Until the applicant:

1. Submits **all Foothill Overlay reports required under Section 11-30-050**;
2. Demonstrates **adequate secondary emergency access** consistent with **Title 12 subdivision standards**; and
3. Establishes that the property can be safely served without reliance on discretionary Fire Department relief;

the proposed zoning change should be **denied or, at a minimum, formally tabled**.

Approval in the absence of this information would be contrary to the City's adopted hillside development framework and would undermine the purpose of the Foothill Overlay.

Respectfully submitted,

Mike Plaizier  
212 East Lucky Star Way  
Farmington, Utah

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## Public Comment – Continued Hearing - Farmington Reserve / The Garden – Request to Maintain A-F Zoning

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**From** Spencer Walker <spenjordwalk@gmail.com>

**Date** Thu 1/22/2026 5:37 PM

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

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

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

Dear Farmington City Planning Commissioners and Staff,

My name is Spencer Walker, and I live with my family at 227 Lucky Star Way, just north of the proposed Farmington Reserve / The Garden project. I am writing on behalf of myself and several neighbors who share these concerns, and we respectfully ask that this message be included in the public record for the continued public hearing on Application S-11-24.

First, we appreciate the time the Planning Commission and Staff have taken to study this proposal and to table the item after the January 8 meeting in order to gather more information on boundary issues, access location, and safety concerns.

I've listened and read the comments and reports and respectfully share the following:

### **1) The property is already zoned appropriately for the area**

The primary concern is that this land is already zoned correctly for its location and sensitivity: A-F (Agriculture–Foothill). This zone exists for a reason as it reflects that this is foothill land where grading, erosion, geology, drainage, vegetation, and slope stability must be treated with caution and restraint.

Importantly, A-F is not "no use" land. The applicant can already pursue meaningful and valuable uses under the current zoning. The property can be used for agriculture, orchards, livestock, and can support residential use, just not at the increased density the applicant is seeking through rezoning.

### **2) "They have a right to build" does not mean the City must rezone**

A few comments in prior meetings suggested that the City "doesn't really have a choice" and must allow the owner to develop his land. I respectfully disagree with that framing.

No one forced the applicant to purchase these many properties, and I assume there was no promise, explicit or implied, that the City would grant additional zoning rights beyond what is already in place. The prior owners also understood they held land zoned Agriculture–Foothill.

A rezone is a legislative decision and the City has broad discretion to determine whether granting additional development rights is necessary, appropriate, and in the public interest. Farmington is doing an amazing job, for its size, to address a regional housing shortage. In this case, the rezone is not being requested because the property is unusable. It is being requested primarily to increase the number of lots and homes.

### **3) This is a rare opportunity to protect the foothills before entitlement is granted**

One of the Planning Commissioners, I believe it was one of the two new members, said something at the last meeting that stuck with me: that he wished he could go back in time and find a way to better protect the foothills of Farmington.

With respect, this is that moment.

Once a rezone is granted, it becomes far harder to reverse course. This is a once-in-a-generation decision point where the City can intentionally preserve foothill character, open space, and long-term stability before those rights are granted away.

### **4) This is not a minor request, it's a major, permanent change for the community**

I believe this application should be viewed differently than small, everyday requests that residents commonly bring forward, like a curb cut, an RV pad, or even an accessory dwelling unit. Those are incremental changes requested by residents who already live here.

This request is a major zoning change driven by a developer with an undemonstrated track record, unknown ties to the Farmington community, and is requesting a permanent increase in development entitlement for a sensitive foothill area.

#### **Request:**

For these reasons, I respectfully request the Planning Commission recommend denial of the rezone request as presented, and recommend that the property remain zoned A-F (Agriculture–Foothill).

I support property rights. We also support thoughtful growth. But in this case, we believe Farmington's long-term public interest is best served by maintaining the existing zoning and protecting the foothills while valuable open land still exists.

Thank you for your time and for your service to Farmington.

Sincerely,  
Spencer Walker  
227 Lucky Star Way  
Farmington, UT 84025

Date: 1/21/2026

To: Farmington City Planning Commission

Re: Plans for Miller Hollow Subdivision and SSF Lot

Dear Commission:

First off, let me thank you for your dedication and efforts to ensure the future development of Farmington. Your time and efforts are deeply appreciated, and much appreciation also goes for allowing citizen input into the process.

I live 3 houses west of the development on 350 South, and have (only) lived here 27 years. I've known that the empty acreage east of us would be developed soon, so this is no surprise.

I'm writing for only two concerns, as I'm overall pretty pleased with the plans presented online.

- 1) I am fairly concerned about any drainage issues from groundwater, as this area has been very soggy and often has ducks in it (north end), plus how the drainage will work as the water works thru the sewer and gutters after the cul-de-sac is revised into a through-street. I realize this affects the Cottle and DeWaal residences (where the existing cul-de-sac is) mostly.
- 2) I am VERY concerned about how this new SSF lot (2B) affects the property lines surrounding the Mason property; how this cut-out puts a driveway access to the SSF lot right against the Mason house. This is unconscionable, and I'm hoping that this can be addressed properly.

Although I barely even know one of the residents, I am appalled that this could even happen. I'm aware that this is one of the original houses in West Farmington, and this property was much larger (to the east) – and cut back numerous times from a) I-15 development in the 1970s, b) I-15 expansions, c) Development of the Legacy highway and Trail. Each time this happened, it cut down the lot size to what it is now.

Part of the lot size is also debatable, as there are numerous fences on the property. I see that there is currently an old fence about 15 ft east of her house (going north-south), which is in the middle of this so-called 37 ft access for a driveway from the SSF to 250 South.

There is also a legal reason to question the location and duration of fence lines, as Utah recognizes a legal concept called "boundary by acquiescence." If a fence has been in place as a visible boundary for at least 20 years, and both neighbors have acted like that boundary is correct (even through silence), a court may treat that fence line as the legal property boundary – even if it differs from the deed. These fences have been in place for 30-60 years.

Key requirements (case law):

- A clear visible boundary (fence, wall, hedge, etc.)
- Use & occupation to the fence line so neighbors reasonably know where it is
- Mutual acceptance of the line (no objections)
- At least 20 years of consistent use

I am not an attorney, but it sure seems to me that a case may be made for this as unfair treatment of a long-time property owner. It may be legal, but it isn't honest, and it certainly isn't right. I am also aware that one of the RRR Ranch LLC partners has verbally threatened to take the land, as the bedroom (east side of her house) was on his property. This was not well received.

There is a simple remedy to this: build the driveway access to the SSF on the 2A property (perhaps a widened, shared driveway). This may cut into the usable space, but it's a huge lot, and the SSF is for the benefit of relatives anyway, right? I realize this may cut down a bit on the profit to the RRR Ranch LLC and maybe the developer, but it's certainly the right thing to do.

I have nothing to gain or lose by this decision; I am wholly concerned about a wrong being done to a long-time resident. It seems like retribution for the owner not wanting to sell their property.

Thank you for your consideration.

Jim Checketts

576 W 350 S

Farmington, UT 84025

**Question:** If the building code requires that a house cannot be built within 10 ft (or so) from the property line, how can a property line be placed right against an existing house – and somehow allow a driveway to be put in against this house?

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## Comments and Questions – Miller Hollow Subdivision (Farmington Planning Commission Meeting, Jan. 21, 2026)

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**From** curtis cottle <curtiscottle3@yahoo.com>

**Date** Wed 1/21/2026 7:01 PM

**To** Lyle Gibson <lgibson@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>; Carly Rowe <crowe@farmington.utah.gov>; DeAnn Carlile <dcarlile@farmington.utah.gov>

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

Dear Planning Commission and City Staff,

My name is Curtis Cottle. I am a property owner at 536 West 350 South (Smoot Drive), Farmington, Utah (Lot 4, Smoot Ranch Estates Subdivision), directly adjacent to the proposed Miller Hollow Subdivision. I appreciate the opportunity to provide comments and questions ahead of the upcoming meeting.

I am generally supportive of responsible development; however, I have several concerns related to roadway access, drainage, grading, existing wet areas, long-standing boundary fencing, frontage and landscaping impacts, and utility easements that I respectfully ask the City and applicant to address before any approvals are granted.

My property currently fronts the existing cul-de-sac on 350 South. The roadway and circle presently slope west and provide good drainage away from my driveway and front yard. I understand the proposal may remove the existing bulb and extend Smoot Drive straight through as part of this development. If the road profile is changed in this way, my driveway would likely need to be extended south and tied into a newly graded roadway.

My concern is that altering the street profile could create a new low point or sag location at or near my driveway, which would direct stormwater toward my property and potentially cause ponding, icing in winter, or water entering my driveway or garage. This would likely require my driveway to be re-graded or reconstructed. I respectfully request clarification on how the street profile will be designed and how existing driveway grades and drainage will be preserved so that no adverse drainage or access impacts occur to my property.

I also have concerns regarding potential street improvements associated with the extension of 350 South, including new curb and gutter, sidewalks, park strip landscaping, street trees, lighting, and utility work. Any extension of the roadway may require removal or relocation of existing landscaping, grading within the park strip, and changes to sidewalk alignment adjacent to my property.

I am concerned about how these improvements may affect my driveway access, sight distance, yard grading, existing landscaping, irrigation, and the overall appearance and function of my frontage. I respectfully request clarification on what street improvements are proposed in front of and near my property, whether sidewalks and park strips will be realigned or reconstructed, and how landscaping and frontage will be restored. I further request that any landscaping, hardscape, irrigation, fencing, or frontage improvements disturbed by construction be fully restored or replaced by the developer to equal or better condition, and that no changes be made to my frontage or access without prior coordination and approval.

In addition, I want to raise a concern regarding an existing low, wet area near the north end of the proposed road alignment near the existing cul-de-sac. This area frequently collects standing water and can be marsh-like at times, indicating a natural low point and potential groundwater or drainage issue.

I am concerned about how this area will be graded and drained as part of the subdivision. If this natural collection area is filled or redirected without proper stormwater facilities, it could significantly alter drainage patterns and send additional runoff toward existing homes, including my property. I respectfully request clarification on how this existing wet area will be addressed, whether a formal drainage and groundwater evaluation will be performed, and what permanent stormwater facilities are proposed to manage groundwater and surface runoff in this location.

I also have concerns regarding existing boundary fencing along the east and southeast side of my property and the adjacent properties across the cul-de-sac. This fencing was originally installed by the developer during the Smoot Ranch Estates phase in approximately 1997–1998 and has remained in its current alignment continuously since that time.

Portions of this fencing near the cul-de-sac do not follow a straight line and have functioned as the accepted boundary between properties for nearly thirty years. This fence has been relied upon by the adjoining property owners as the practical boundary since its installation.

Because grading, roadway construction, or access improvements may require work along this area, I am concerned about the removal, relocation, or alteration of this long-standing boundary fencing, which could create boundary disputes or negatively impact existing homeowners. I respectfully request that the City require the developer to verify property boundaries in this area, coordinate directly with affected adjacent homeowners, and ensure that any existing boundary fencing disturbed by construction is replaced in its current long-standing location unless otherwise agreed to in writing by the affected property owners. No boundary fencing should be removed or relocated without prior coordination and written agreement from the adjoining homeowners.

I would also like to note that a Weber Basin Water irrigation line runs along the east side of my property and that this facility is subject to an established utility easement, which I understand to be approximately 30 feet on either side of the line. This easement is critical for access, maintenance, and long-term operation of the irrigation system.

I respectfully request confirmation that all subdivision design, including lots, roadways, driveways, utilities, fencing, and any future accessory structures, will fully respect this existing Weber Basin Water irrigation easement. No permanent structures should be placed within the easement area, and any improvements proposed within or adjacent to the easement should be reviewed and approved by Weber Basin Water prior to final subdivision approval. I further request that any approvals include conditions requiring verification of the irrigation easement location and coordination with Weber Basin Water to ensure that access, maintenance, and easement rights are preserved and that future revisions to the subdivision do not encroach into the easement area.

Specifically, I would appreciate clarification on the following:

- Has a final street profile been designed for the proposed extension of 350 South, and where will the low points and drainage paths be located relative to my driveway?
- How will existing drainage patterns be maintained so that no additional runoff is directed toward my property?
- If roadway construction requires my driveway to be re-graded, extended, or reconstructed in order to maintain proper drainage and access, will the developer be responsible for that work and associated costs?
- What street improvements are proposed in front of and near my property, including sidewalks, park strips, curb and gutter, lighting, landscaping, and utilities, and how will my frontage be restored?
- Will a formal drainage, grading, and groundwater study be completed to ensure there is no adverse impact to existing homes adjacent to the project?
- How will the existing wet area near the cul-de-sac be permanently stabilized and drained?
- What is the plan for existing boundary fencing between the subdivision and adjacent homes, and will the developer be

required to repair or replace fencing impacted by grading, access, or construction activities?

- How has the Weber Basin Water irrigation easement been incorporated into the subdivision design, and how will future encroachments be prevented?

I respectfully request that any approval include conditions requiring that existing drainage patterns and driveway grades for adjacent properties be preserved, that no new low points be created near existing driveways, that the existing wet area be permanently stabilized and drained, that frontage and landscaping be restored to equal or better condition, that long-standing boundary fencing be protected unless otherwise agreed to by affected homeowners, and that the developer be responsible for correcting any impacts to drainage, access, fencing, landscaping, or utility easements caused by the roadway extension or subdivision grading.

Thank you for your time and consideration. I appreciate the opportunity to work cooperatively with the City and the applicant to ensure this project proceeds without negatively impacting existing homeowners.

Sincerely,

Curtis Cottle  
536 West 350 South (Smoot Drive)  
Farmington, Utah



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

## CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, 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](http://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](mailto: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

#### **SUMMARY ACTION:**

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

#### **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](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).*

*DeAnn Carlile Posted on January 29th, 2026*