



**FARMINGTON CITY
PLANNING COMMISSION**

May 07, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday May 07, 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 will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 PM on the day listed for meeting.

CONDITIONAL USE PERMIT APPLICATION – public hearing

1. JSA Properties & Management LLC / Extra Storage Space – Applicant is requesting a Conditional Use approval for the expansion of Extra Space Storage, located at 1318 N 1075 W. Extra Space Storage is looking to expand its self-service storage facility into existing space at 1335 N 1075 W immediately north and adjacent to their existing space.

SUBDIVISION APPLICATIONS – no public hearing

2. Joey Green/Cherokee Green LLC – Applicant is requesting Preliminary Plat and Final Planned Unit Development (PUD) Master Plan for the project Frodsham Acres/Farms, located at approximately at 230 E 1700 S. in the LR-F Zone.

SUMMARY ACTION AND OTHER BUSINESS

3. Applications and Approval of Minutes
 - a. Planning Commission Minutes April 16, 2026
4. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Reports from May 05, 2026
 - b. Attendance on May 21, 2026
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting. Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

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



Farmington City Planning Commission Staff Report April 30, 2026

Item 1: Conditional Use – Self-service storage facility

Public Hearing:	Yes
Application No.:	26-14
Property Address:	1318 North 1075 West
General Plan Designation:	Neighborhood Mixed Use (NMU)
Zoning Designation:	C (General Commercial)
Area:	5.28 ac
Property Owner:	JSA Properties & Management LLC
Applicant:	Mitchell Menlove

Request: *The applicants are seeking approval for a conditional use to extend an existing conditional use into a neighboring space in the General Commercial zone.*

Background Information

Farmington City code lists self-service storage facilities as conditional uses per 11-16-030. Extra Space Storage currently occupies an existing building, which has been used as self-storage since 2014, when the Planning Commission approved a conditional use for the site. Now the applicant would like to expand the use into the neighboring attached building, adding an office and more storage units. The expansion would add about 13,000 sf of rentable space. Conditions from the June 5, 2014 Planning Commission for the original conditional use were related to refurbishing the exterior of the building where needed, the maintenance of the parking lot (to be addressed to staff's satisfaction) and hours of operation (7 a.m. to 11 p.m.)

Standards for conditional uses are outlined in 11-8-050, which reads as follows:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:
 - 1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 - 3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

Suggested Motion

Move that the Planning Commission approve the conditional use for the expansion of the self-service storage facility at the subject location, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The project is located on a parcel of sufficient size to accommodate the use.
2. The proposal as shown complies with all requirements of Conditional Use standards (11-8-050).

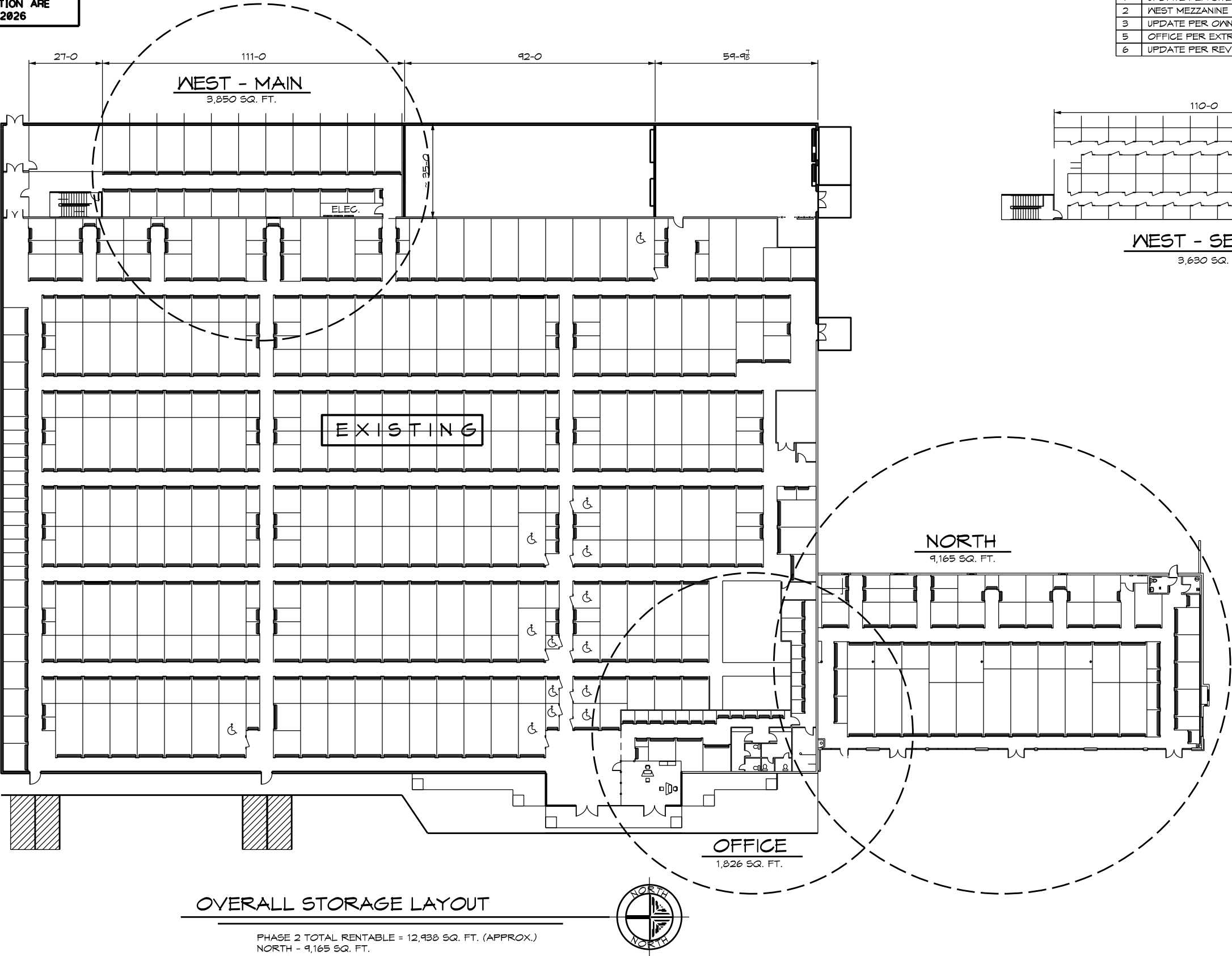
Supplemental Information

1. Vicinity Map
2. Plans



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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	UPDATE PER SITE VISIT	12/11/25	BARNETT	TMN
2	WEST MEZZANINE	12/11/25	BARNETT	TMN
3	UPDATE PER OWNER	1/8/26	BARNETT	TGN
5	OFFICE PER EXTRA SPACE	3/30/26	BARNETT	TMN
6	UPDATE PER REVIEW	04/08/26	BARNETT	TGN



OVERALL STORAGE LAYOUT

PHASE 2 TOTAL RENTABLE = 12,938 SQ. FT. (APPROX.)
NORTH - 9,165 SQ. FT.
OFFICE - 1,826 SQ. FT.
WEST MAIN - 3,850 SQ. FT.
WEST SECOND - 3,630 SQ. FT.
TOTAL - 18,471 SQ. FT.



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DO NOT SCALE DRAWING

EXTRA SPACE - PHASE II
1318 N. 1075 W.
FARMINGTON, UT. 84025

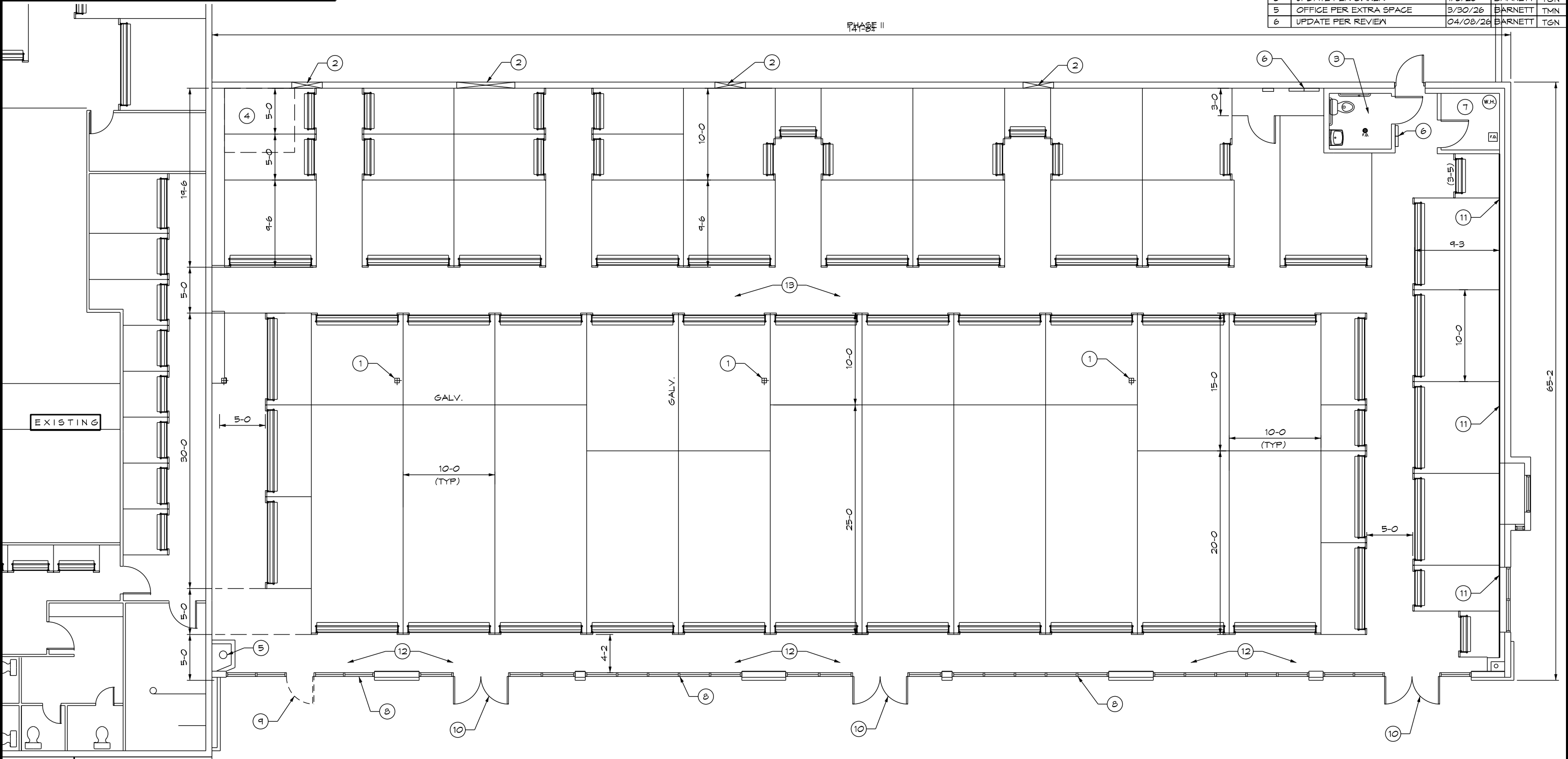
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OVERALL STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" = 20'	D	1 OF 1	2548	OSL	6

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- KEYED NOTES:
- 1 - FIELD VERIFY COLUMN LOCATIONS
 - 2 - REMOVE / BLOCK EXISTING SWING DOORS
 - 3 - EXISTING RESTROOM TO REMAIN
 - 4 - EXISTING RESTROOM TO BE REMOVED
 - 5 - EXISTING FIRE RISER
 - 6 - EXISTING ELECTRICAL PANELS TO REMAIN
 - 7 - EXISTING UTILITY ROOM W/ WATER HEATER
 - 8 - EXISTING WINDOWS TO REMAIN
 - 9 - EXISTING SWING DOOR TO BE REMOVED
 - 10 - EXISTING SWING DOORS TO BE REPLACED
 - 11 - 29 GA. LINER PANEL
 - 12 - LINE CEILING KICKERS (ABOVE) W/ 29 GA. LINER PANEL
 - 13 - SOFFIT SYSTEM TO MATCH EXISTING.

STORAGE LAYOUT

NORTH

TOTAL = 9,165 SQ. FT.
RENTABLE ~ 6,692 SQ. FT.



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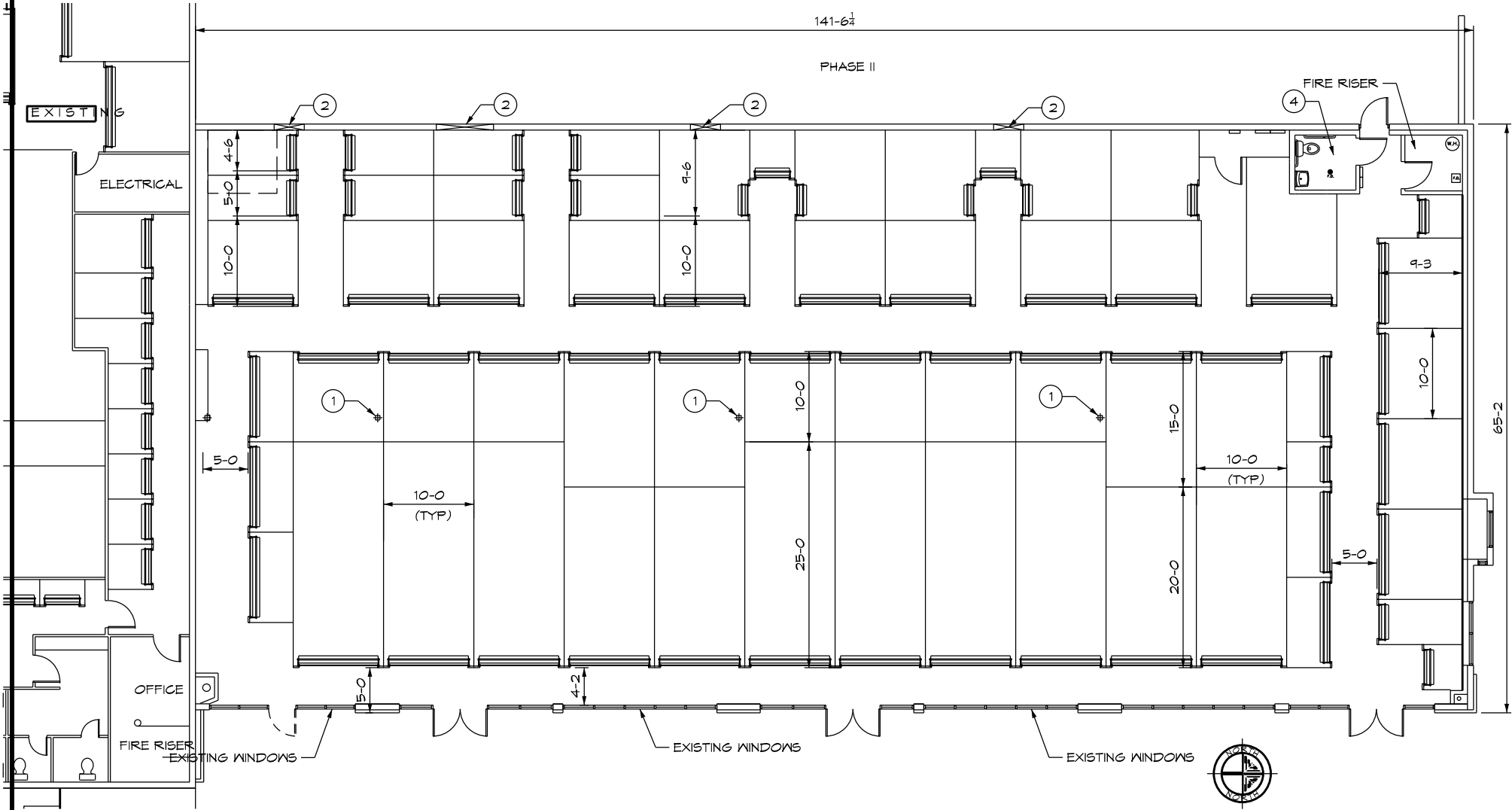
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STORAGE LAYOUT - NORTH

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
3/16" = 1'	D	1 OF 3	2548	SLN	6

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DOOR PLAN
NORTH

31								
30								
29	20	3"X3"	4'-0"	()	DIAMOND	BARNETT	DIAMOND PLATED CORNERS	
28	5	3"X3"	10'-0"	()	GLS. W.	BARNETT	INSIDE CORNER	
27	20	4"X4"	10'-0"	()	GLS. W.	BARNETT	OUTSIDE CORNER	
26	54	2"	10'-0"	()	GLS. W.	BARNETT	TRIM LINE TOP CHANNEL	
25	38	16"	10'-0"	()	GLS. W.	BARNETT	16" TRIM LINE ROLL-UP FRAME W/ BASE CHAN	
24	53	8"	10'-0"	()	GLS. W.	BARNETT	8" TRIM LINE ROLL-UP FRAME W/ BASE CHANN	
23	42	8'-8"	20"	()	GLS. W.	BARNETT	HALLWAY FILLER PANEL	
22	18	3'-8"	20"	()	GLS. W.	BARNETT	HALLWAY FILLER PANEL	
21	1	3'-6"	20"	()	GLS. W.	BARNETT	HALLWAY FILLER PANEL	
20	10	3'-2"	20"	()	GLS. W.	BARNETT	HALLWAY FILLER PANEL	
19								
18								
17								
16								
15								
14								
13								
12								
11								
10								
9								
8	42	8'-8"	7'-4"	()	GLS. W.	BARNETT	ROLL-UP DOOR (STEEL MTG.) HALL WAY	
7	10	3'-8"	7'-4"	()	GLS. W.	BARNETT	ROLL-UP DOOR (STEEL MTG.) HALL WAY	
6	1	3'-6"	7'-4"	()	GLS. W.	BARNETT	ROLL-UP DOOR (STEEL MTG.) HALL WAY	
5	10	3'-2"	7'-4"	()	GLS. W.	BARNETT	ROLL-UP DOOR (STEEL MTG.) HALL WAY	
4								
3								
2								
1								
ITEM NO.	NUMBER REQ	WIDTH	HEIGHT	BLDG. TAG	COLOR	SUPPLIER	DESCRIPTION	

LIST OF MATERIALS



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DRAWN BYTATE NIELSEN

CHECKEDTAD NIELSEN

ENGINEERLYNN BARNETT

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NORTH DOOR PLAN

SCALE1/8" = 1'

SIZED

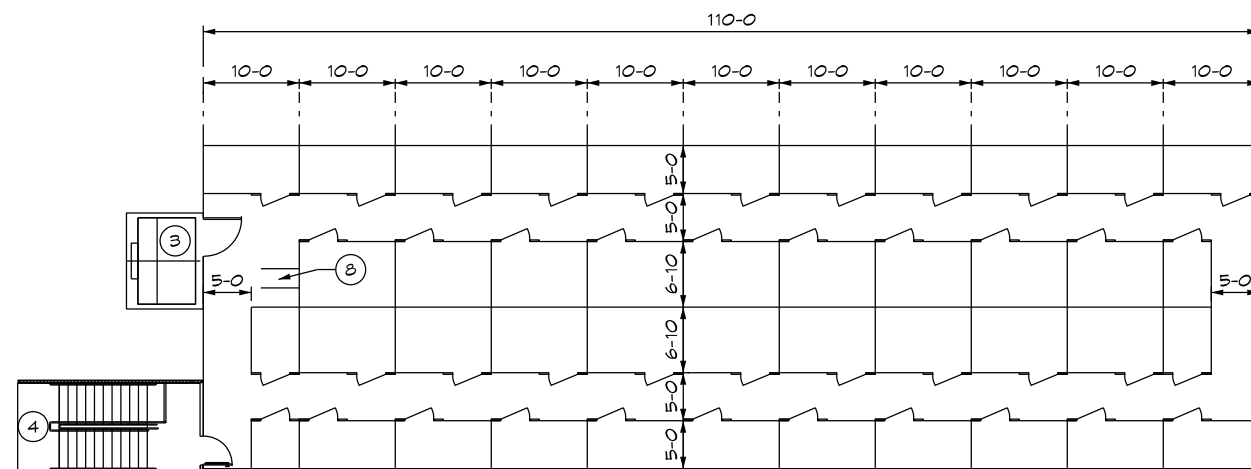
SHEET1 OF 1

PROJECT #2548

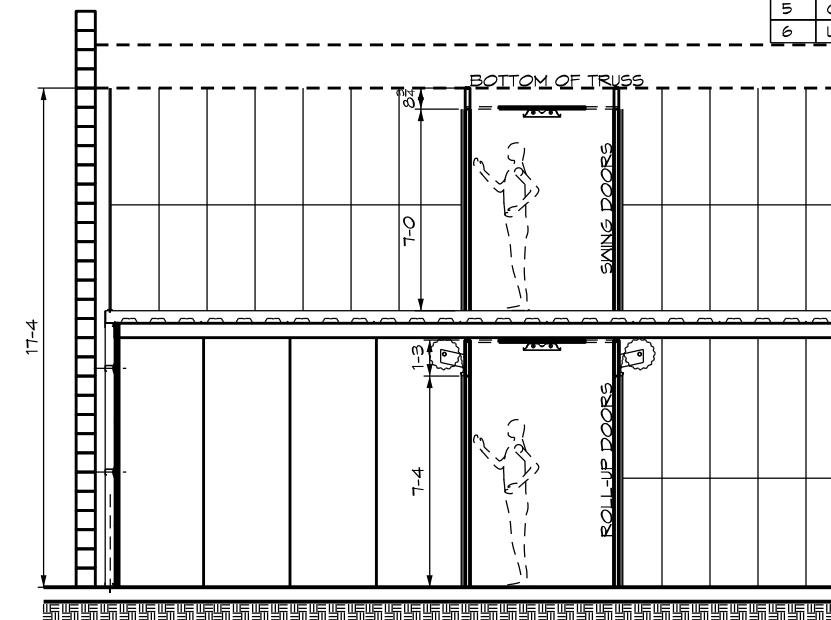
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REV.6

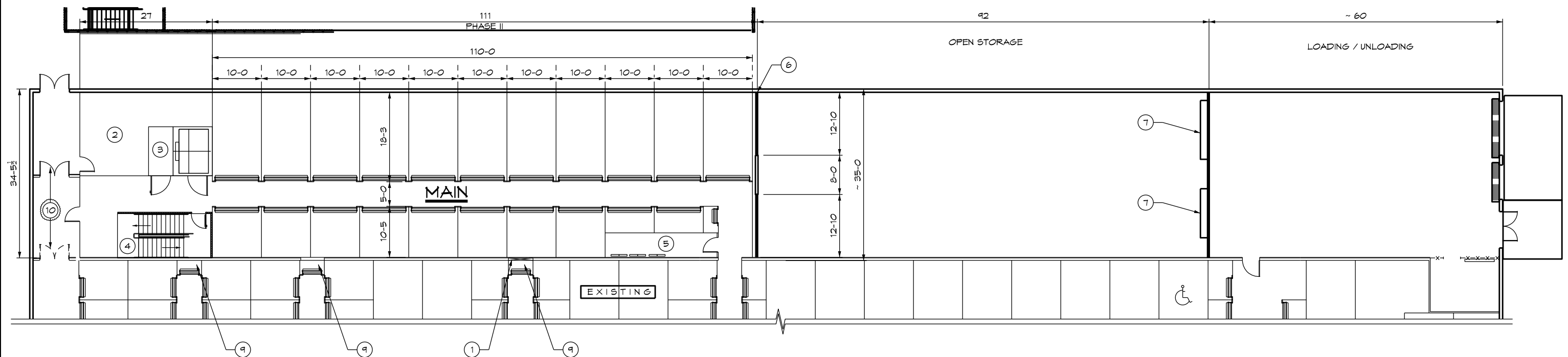
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SECOND



CROSS SECTION



- MAIN TOTAL = 3,850 SQ. FT.
- MAIN RENTABLE ~ 2,964 SQ. FT.
- SECOND TOTAL = 3,630 SQ. FT.
- SECOND RENTABLE ~ 2,407 SQ. FT.
- TOTAL = 7,480 SQ. FT.
- TOTAL RENTABLE ~ 5,371 SQ. FT.



- KEYED NOTES:
- 1 - REMOVE EXISTING SWING DOOR
 - 2 - EXISTING COMPUTER / SERVER ROOM TO REMAIN
 - 3 - FREIGHT LIFT
 - 4 - STEEL STAIRS
 - 5 - EXISTING ELECTRICAL ROOM TO REMAIN
 - 6 - EXISTING DIVISING WALL TO REMAIN
 - 7 - EXISTING OVERHEAD DOORS TO REMAIN
 - 8 - CART STORAGE
 - 9 - UNIT TO BE ADDED
 - 10 - RELOCATE SECURITY DOORS

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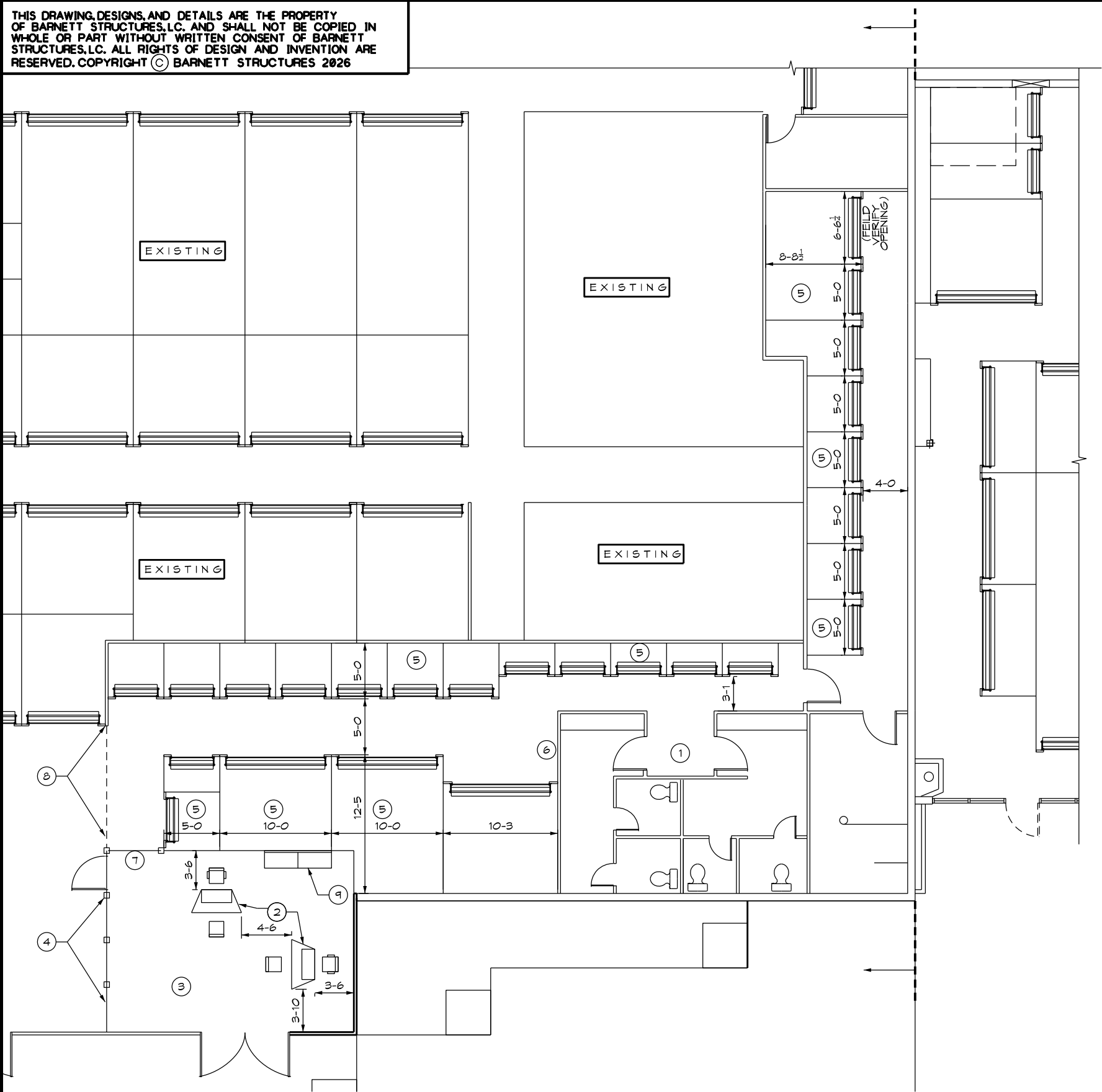
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STORAGE LAYOUT - WEST

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" : 10'	D	1 OF 1	2548	SLW	6

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STORAGE LAYOUT
OFFICE

TOTAL = 1,826 SQ. FT.
RENTABLE ~ 804 SQ. FT.



- KEYED NOTES:
- ① - EXISTING RESTROOMS TO REMAIN
 - ② - PODIUM DESK
 - ③ - ENTRANCE / OFFICE AREA
 - ④ - EXISTING GLASS WALL & ENTRANCE TO REMAIN
 - ⑤ - NEW PROPOSED STORAGE
 - ⑥ - EXISTING ALARM SYSTEM
 - ⑦ - GLASS WALL TO BE ADDED
 - ⑧ - GLASS WALL TO BE REMOVED
 - ⑨ - MECH. WALL BY MAPLELEAF CABS.



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STORAGE LAYOUT - OFFICE

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3/16" : 1'	D	3 OF 3	2548	SLO	6



Farmington City Planning Commission Staff Report May 7, 2026

Item 3: Consideration of a preliminary plat and Final PUD Master Plan for Frodsham Acres (Farms) Planned Unit Development

Public Hearing:	No
Application No.:	S-17-24
Property Address:	1674 S Tuscany Cove Dr
General Plan Designation:	NR (Neighborhood Residential)
Existing Zone:	LR-F (Large Residential Foothill)
Area:	2.6 Acres
Number of Lots:	8 +1 subordinate single-family
Property Owner/Applicant:	FRODSHAM/ Joey Green

The subject property is just north of the Farmington/Centerville border. There site formally housed 1 house and at the bend on Tuscany Cove Drive were large buildings for pens or animal stables and vehicle storage. These building have since been demolished in preparation for to redevelop the site based on the direction previously seen by the Planning Commission and City Council. The development proposal makes use of the LR district with creating single family homes on a new cul-de-sac with 1 home fronting, but not accessed via, 200 East street.

The property was rezoned by the City Council from A-F to LR-F on June 17, 2025. At that same meeting, the Council approved the Planned Unit Development/Development Agreement aspect of the subdivision to allow additional flexibility or deviations from typical standards, such as setbacks and road widths.

After receiving the initial approval for the project, additional design work and engineering has been performed and reviewed and the Development Review Committee is now ready to recommend approval of the Preliminary Plat and Final PUD Master Plan.

The Council and Planning Commission also approved a deed restriction for Lot 9, the subordinate single-family lot to Lot 1. Plat language and a specific Deed Restriction have previously been approved by the city council.

d) Developer further agrees to place the following note on the Final Plat: "A development agreement executed by the City and Developer on June 17, 2025 places certain restrictions on Lots 1 and 9. Lot 9 is considered a Primary Single-Family Dwelling lot to the associated Lot 9 which is a single-family dwellings located on Subordinate Single-Family Dwelling Unit ("SSF") lot. No building permits for dwellings on the Primary lot may be issued by the City unless it is accompanied or preceded by a building permit application for a dwelling on the SSF lot associated with the Primary lot. Additionally, no certificate of occupancy, whether temporary or final, may be issued for a dwelling on the Primary lot until a certificate of occupancy has been issued on the associated SSF lot."

Suggested Motions

Move that the Planning Commission approve the Preliminary Plat and Final PUD Master Plan for Frodsham Acres PUD subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant shall continue to address comments with the Development Review Committee (DRC) to satisfy any technical findings or requirements required prior to construction.
2. Before recording the final plat, a note shall be added consistent with Section 8d of the approved development agreement.

Findings:

1. The preliminary plat is not significantly different than the approved schematic plan and is in accordance with the approved Development Agreement for the project.
2. The applicant has been able to satisfy the required design criteria and standard with the DRC with only minor cleanup items to be completed prior to construction, final plat approval, and recordation.

Supplemental Information

1. Vicinity Map
2. Schematic plan
3. Preliminary plat



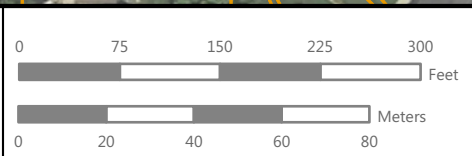
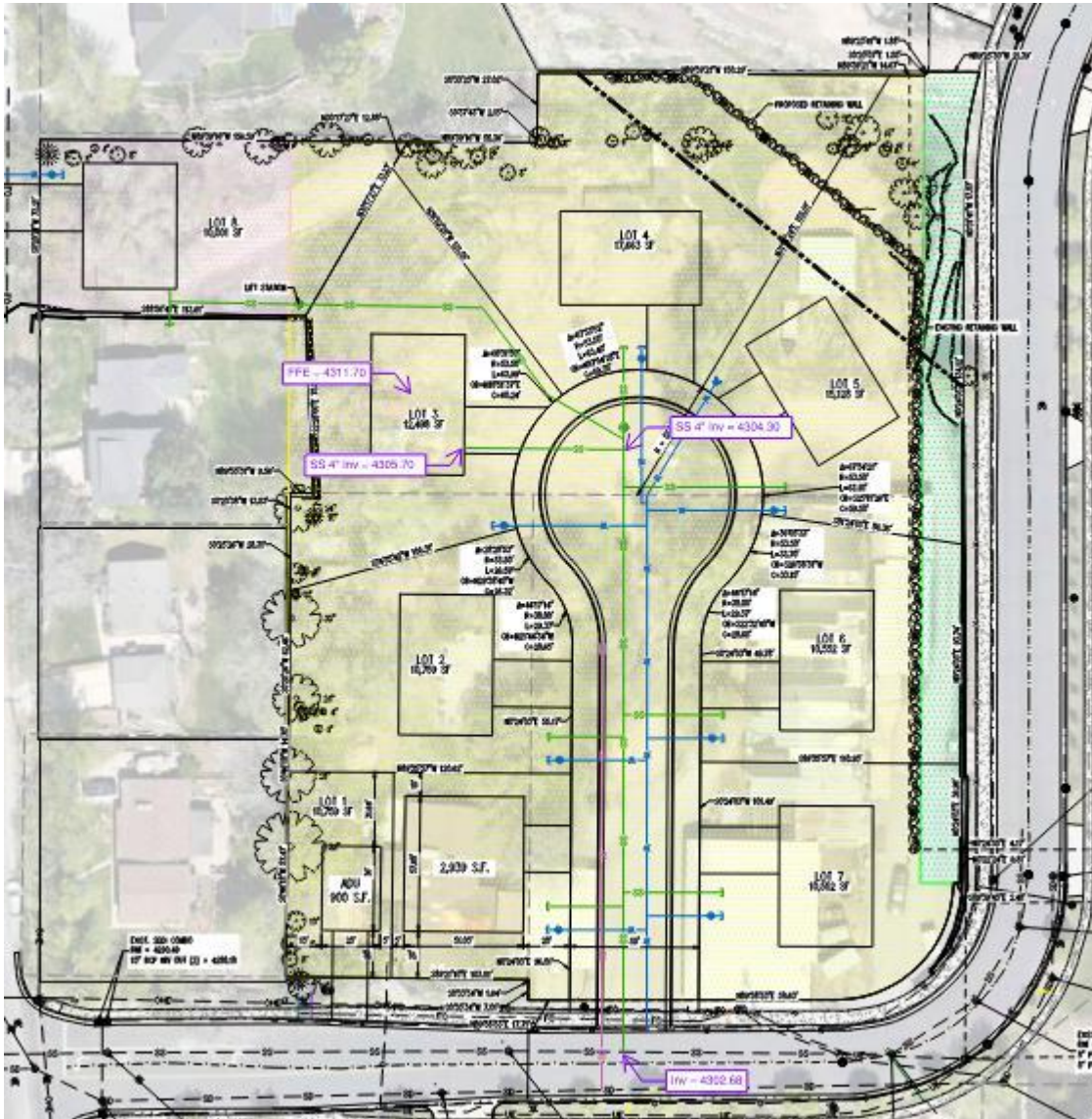
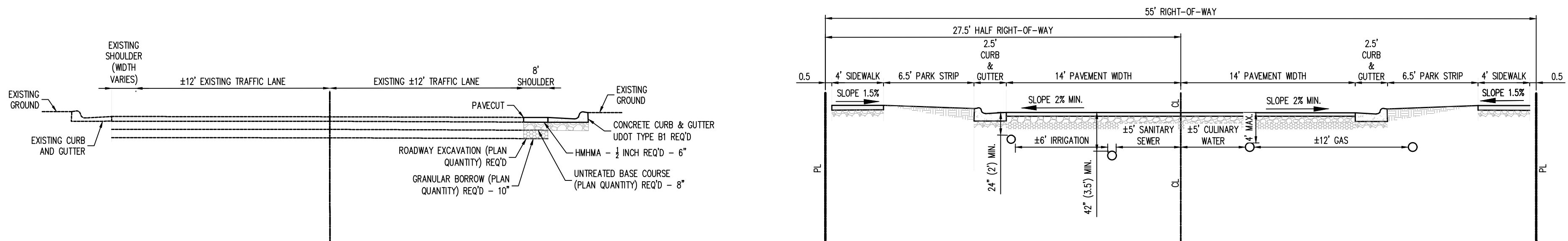
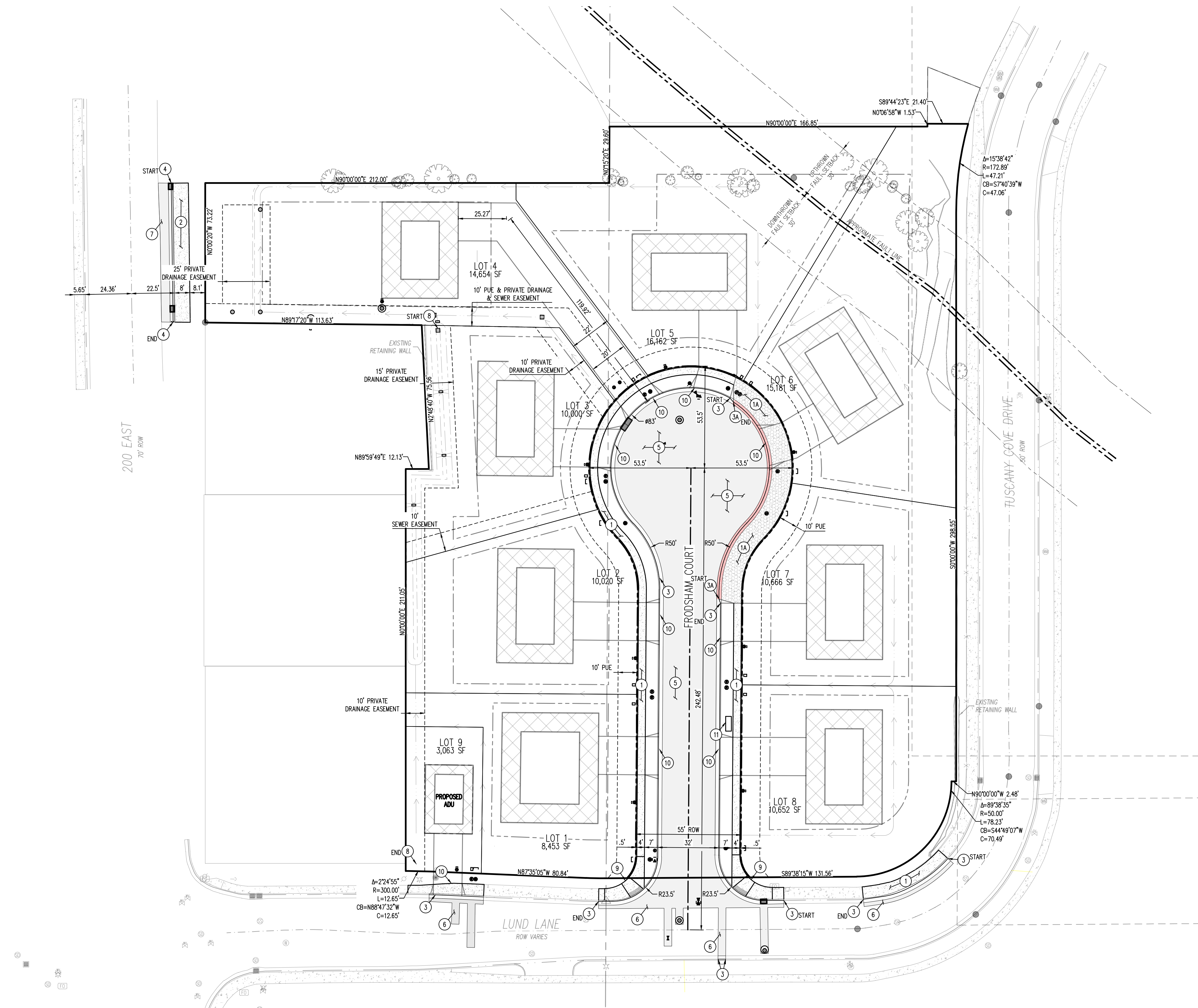
	VICINITY MAP Frodsham Acres			Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained in this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other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

FINAL PUD MASTER PLAN & ASSOCIATED DOCUMENTS



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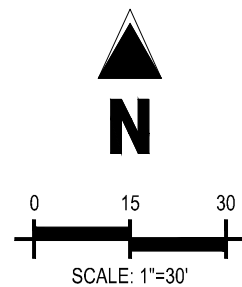


UDOT TYPICAL SECTION 2 (SR-106 - 200 EAST)
SEE PAVEMENT SECTION DETAIL 1 ON SHEET CS502

CUL-DE-SAC ROADWAY SECTION
SEE PAVEMENT SECTION DETAIL 1 ON SHEET CS503

SITE KEYNOTES

- CONSTRUCT CONCRETE SIDEWALK PER FARMINGTON CITY STANDARDS. SEE DETAIL 231 SP ON SHEET CS501.
- CONSTRUCT HEAVY CONCRETE SIDEWALK. SEE DETAIL 1 ON SHEET CS502.
- CONSTRUCT CONCRETE SIDEWALK PER UDOT STANDARDS. SEE UDOT DETAIL PA 1 & PA 3 ON SHEET CS502.
- CONSTRUCT CURB AND GUTTER PER FARMINGTON CITY STANDARDS. MATCH EXISTING AT CONNECTIONS. SEE DETAIL 205 SP ON SHEET CS500.
- CONSTRUCT MOUNTABLE CURB AND GUTTER PER APWA. SEE DETAIL 205.3 ON SHEET CS500.
- CONSTRUCT TYPE B CURB AND GUTTER PER UDOT STANDARDS. SEE UDOT DETAIL CW-28 ON SHEET CS502.
- CONSTRUCT ASPHALT PAVING PER FARMINGTON CITY STANDARDS. SEE PAVEMENT DETAIL 1 ON SHEET CS502.
- SAWCUT, REMOVE, AND REPLACE ASPHALT AS NEEDED TO CONSTRUCT CURB & GUTTER. SEE DETAIL 255 SP ON SHEET CS501.
- CONSTRUCT ASPHALT TO PROPOSED CURB AND GUTTER PER UDOT REQUIREMENTS. MATCH EXISTING. SEE PAVEMENT SECTION DETAIL 1 ON SHEET CS502.
- PRIVATE INFILTRATION TRENCH. SEE GRADING PLAN FOR DETAILS.
- CONSTRUCT CURB RAMP. SEE DETAIL 235 SP ON SHEET CS501.
- CONSTRUCT FLARED DRIVEWAY. SEE DETAIL 221 ON SHEET CS500.
- CONSTRUCT MAILBOX.



SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- CROWN OF ROAD
- CENTER LINE OF ROAD
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING FAULT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED SWALE FLOW LINE
- EXISTING TREE
- PROPOSED STANDARD TYPE A CURB AND GUTTER
- PROPOSED REVERSE PAN TYPE A CURB AND GUTTER
- PROPOSED APWA TYPE H MOUNTABLE CURB
- PROPOSED UDOT TYPE M1 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

PAVING & LANDSCAPE LEGEND

- ASPHALT PAVING
- CONCRETE PAVING

SITE DATA TABLE		
PROPOSED REZONE DISTRICT: LR - LARGE RESIDENTIAL		
ITEM	AREA	% OF GROSS SITE
GROSS SITE AREA	116,982 SF / 2.69 AC	100%
ROW - DRIVES/WALKS	18,119 SF / 0.42 AC	15.7%
LOT	AREA	% OF GROSS SITE
LOT 1	11,516 SF / 0.26 AC	9.8%
LOT 2	10,020 SF / 0.23 AC	8.6%
LOT 3	10,000 SF / 0.23 AC	8.6%
LOT 4	14,654 SF / 0.34 AC	12.7%
LOT 5	16,164 SF / 0.37 AC	13.8%
LOT 6	15,181 SF / 0.35 AC	13.0%
LOT 7	10,666 SF / 0.24 AC	8.9%
LOT 8	10,652 SF / 0.24 AC	8.9%
SETBACKS		
LOT 1 SETBACKS	TO BUILDING	TO GARAGE
EAST (FRONT)	15'	20'
SOUTH (CORNER SIDE YARD)	20'	-
NORTH (SIDE YARD)	5'	-
WEST (REAR)	5'	-
ADU LOT 9 SETBACKS	TO BUILDING	TO GARAGE
SOUTH (FRONT)	20'	-
EAST	5'	-
WEST	10'	-
NORTH (REAR)	20'	-
LOTS 2,3,5,6,7	TO BUILDING	TO GARAGE
FRONT	15'	20'
SIDE	5'	-
REAR	25'	-
LOT 4	TO BUILDING	TO GARAGE
FRONT	25'	-
SIDE	10'	-
REAR	30'	-
LOT 7	TO BUILDING	TO GARAGE
WEST (FRONT)	15'	20'
NORTH (SIDE)	5'	-
SOUTH (SIDE CORNER YARD)	25'	-
EAST (REAR)	25'	-

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Galloway

172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____
20____, BY THE FARMINGTON CITY ENGINEER

FARMINGTON CITY ENGINEER

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FRODSHAM ACRES
RESIDENTIAL DEVELOPMENT

OWNER OF RECORD: JOEY GREEN

230 EAST 1700 SOUTH
FARMINGTON, UTAH

#	Date	Issue / Description	Init.
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Project No: JYG000001
Drawn By: ES
Checked By: DL
Date: APRIL 15, 2028

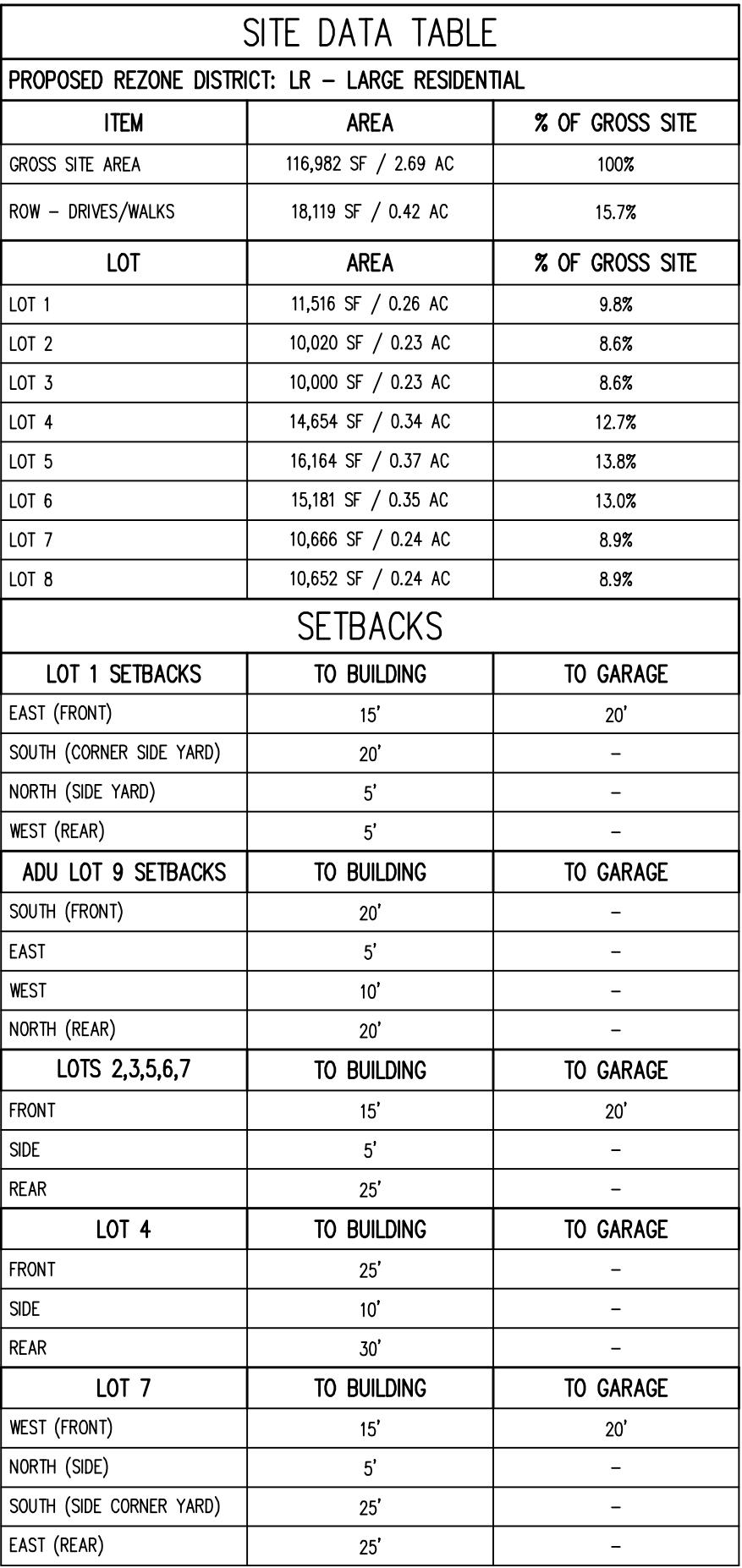
SITE PLAN

CS100



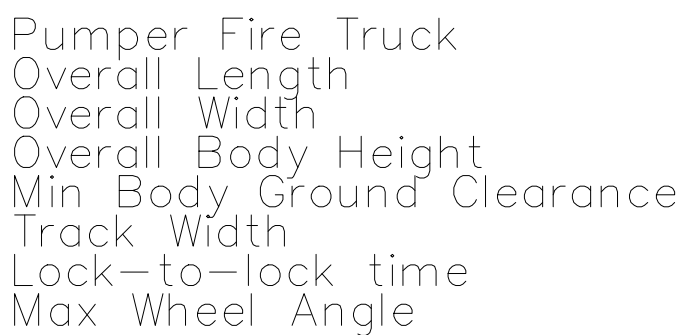
Project No:	JYG000001
Drawn By:	ES
Checked By:	DL
Date:	APRIL 15, 2026

CF100



	ASPHALT PAVING
	CONCRETE PAVING

1. UNOBSTRUCTED ACCESS TO BE MAINTAINED FOR ALL FIRE HYDRANTS.
2. 3-FT CLEAR SPACE TO BE MAINTAINED AROUND ALL FIRE HYDRANTS.
3. VEHICLE IMPACT PROTECTION REQUIRED WHERE APPLICABLE PER IFC 312.



PUMPER APPARATUS MODELING



CUL-DE-SAC ROADWAY SECTION
SEE PAVEMENT SECTION DETAIL 1 ON SHEET CS503

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE CORRECT LOCATION AND ELEVATION. SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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RESIDENTIAL DEVELOPMENT
OWNER OF RECORD: JOEY GREEN
230 EAST 1700 SOUTH
FARMINGTON, UTAH

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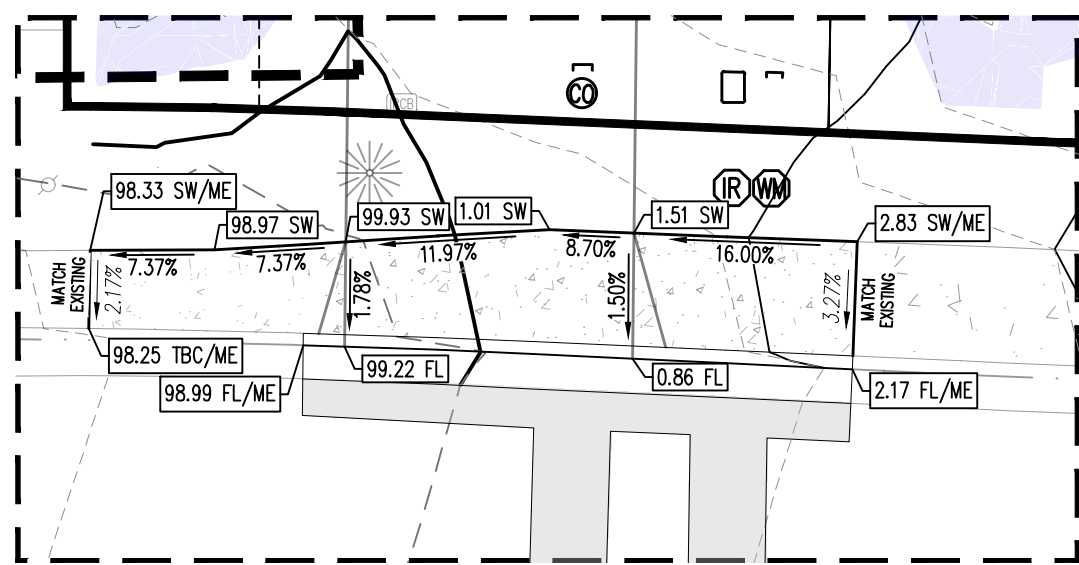
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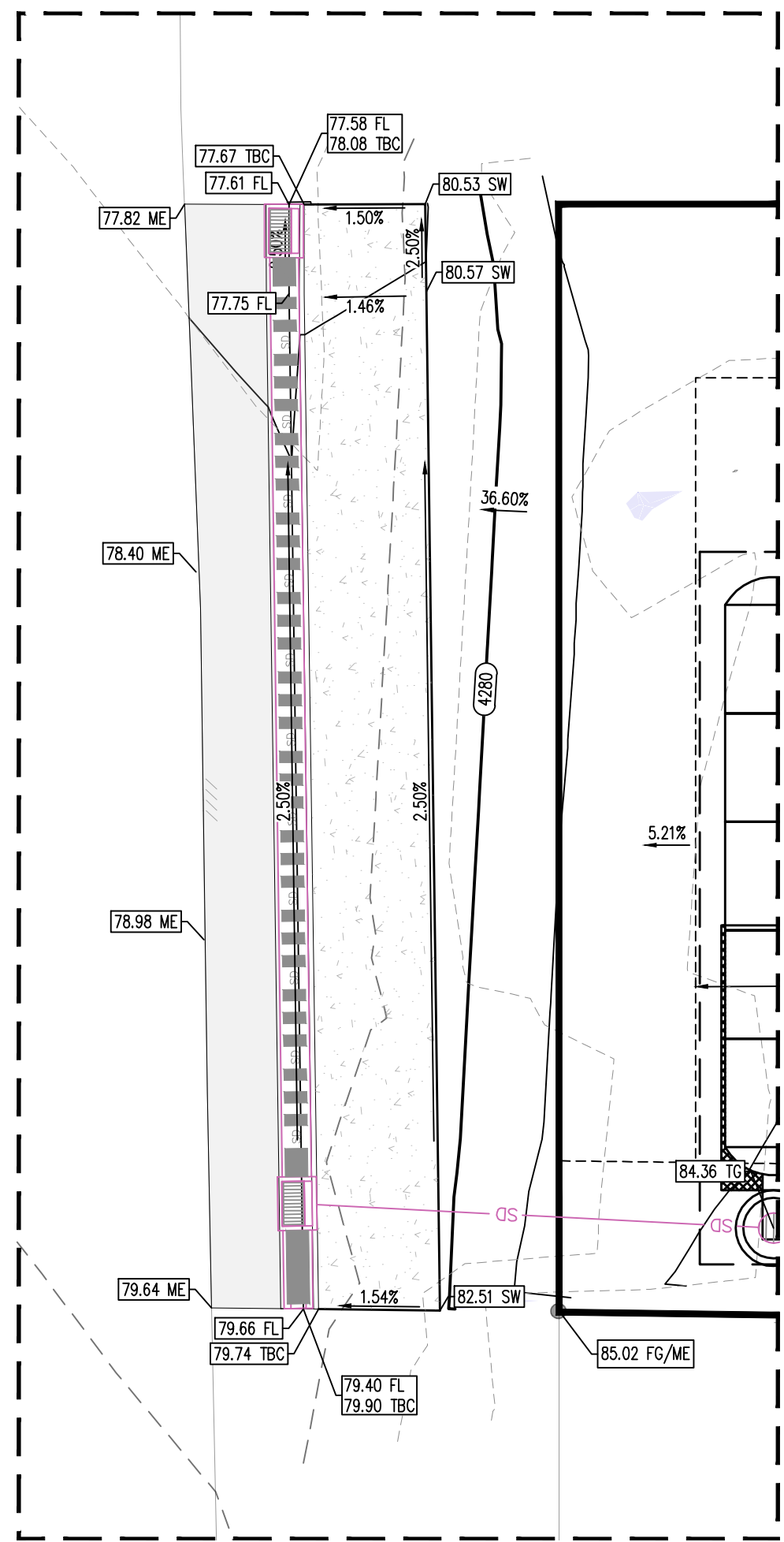
Legend:

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- 4,300' - EXISTING MAJOR CONTOUR
- 0' - EXISTING MINOR CONTOUR
- 500' - PROPOSED MAJOR CONTOUR
- 10' - PROPOSED MINOR CONTOUR
- PROPOSED GRADE BREAK
- PROPOSED SWALE FLOW LINE

15.00	PROPOSED SPOT ELEVATION
CL	CENTERLINE
FTE	FINISHED FLOOR ELEVATION
FL	FLOWLINE
FG	FINISHED GRADE
ME	MATCH EXISTING
SW	SIDEWALK
TBC	TOP BACK OF CURB
1.50%	EXISTING SLOPE ARROW
1.50%	PROPOSED SLOPE ARROW



ENLARGED LUND LANE AREA - B
SCALE: 1' = 10"



ENLARGED 200 EAST AREA - A
SCALE: 1' = 10"

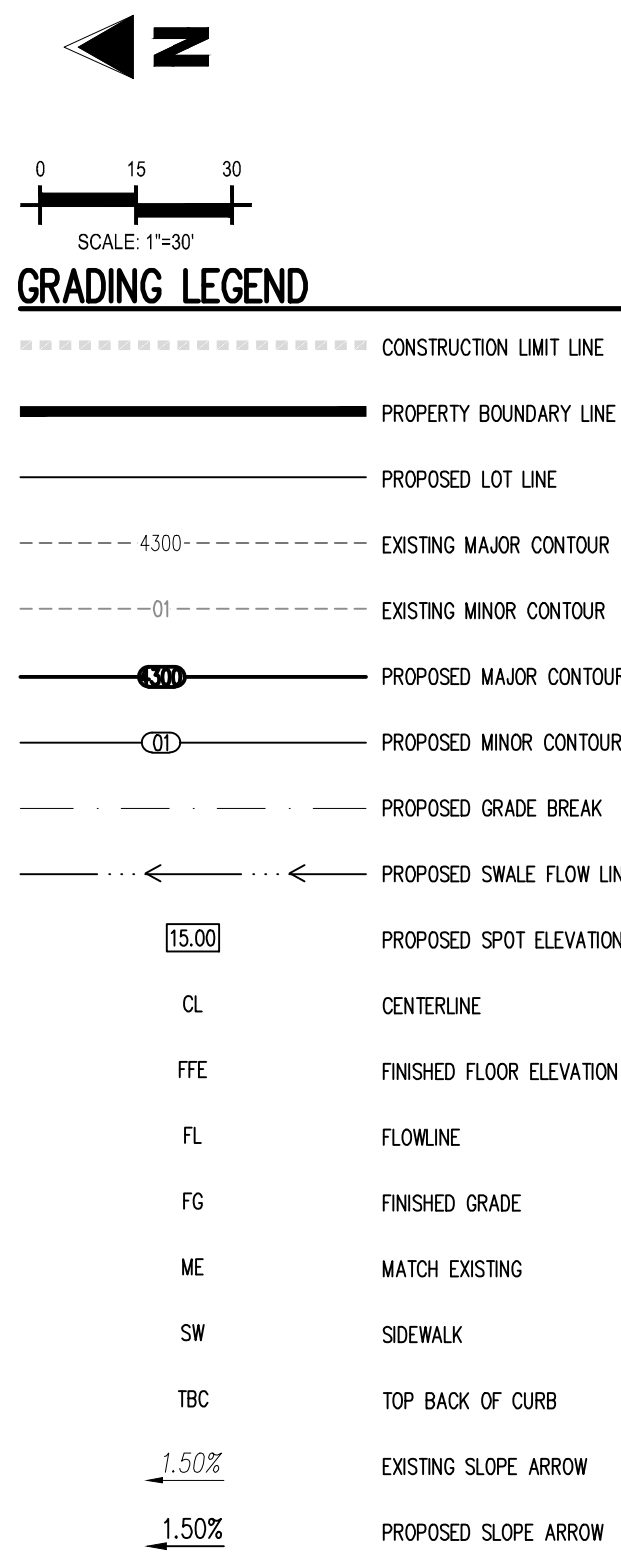
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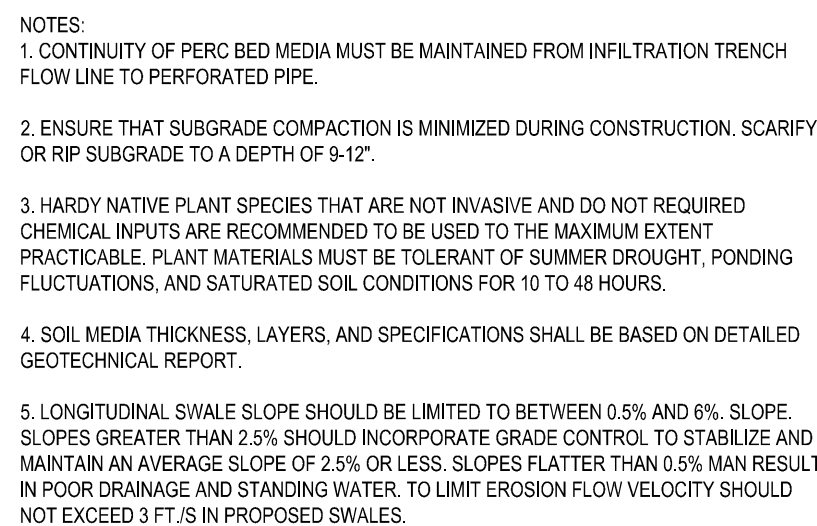
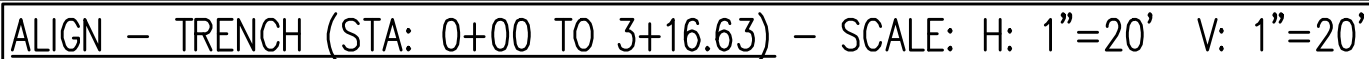
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• **◀ Z**



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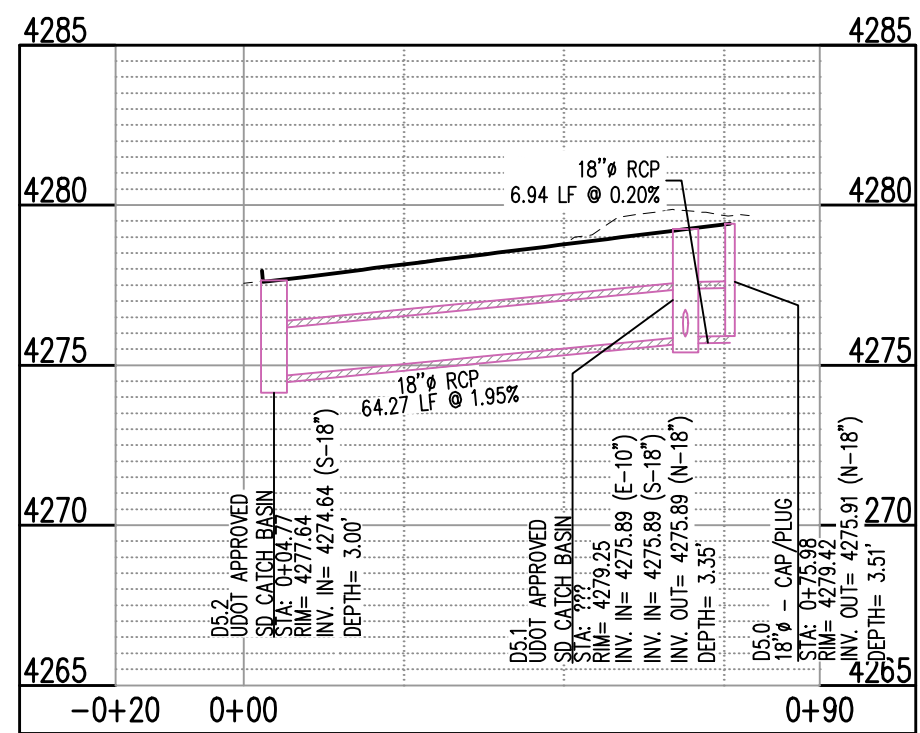
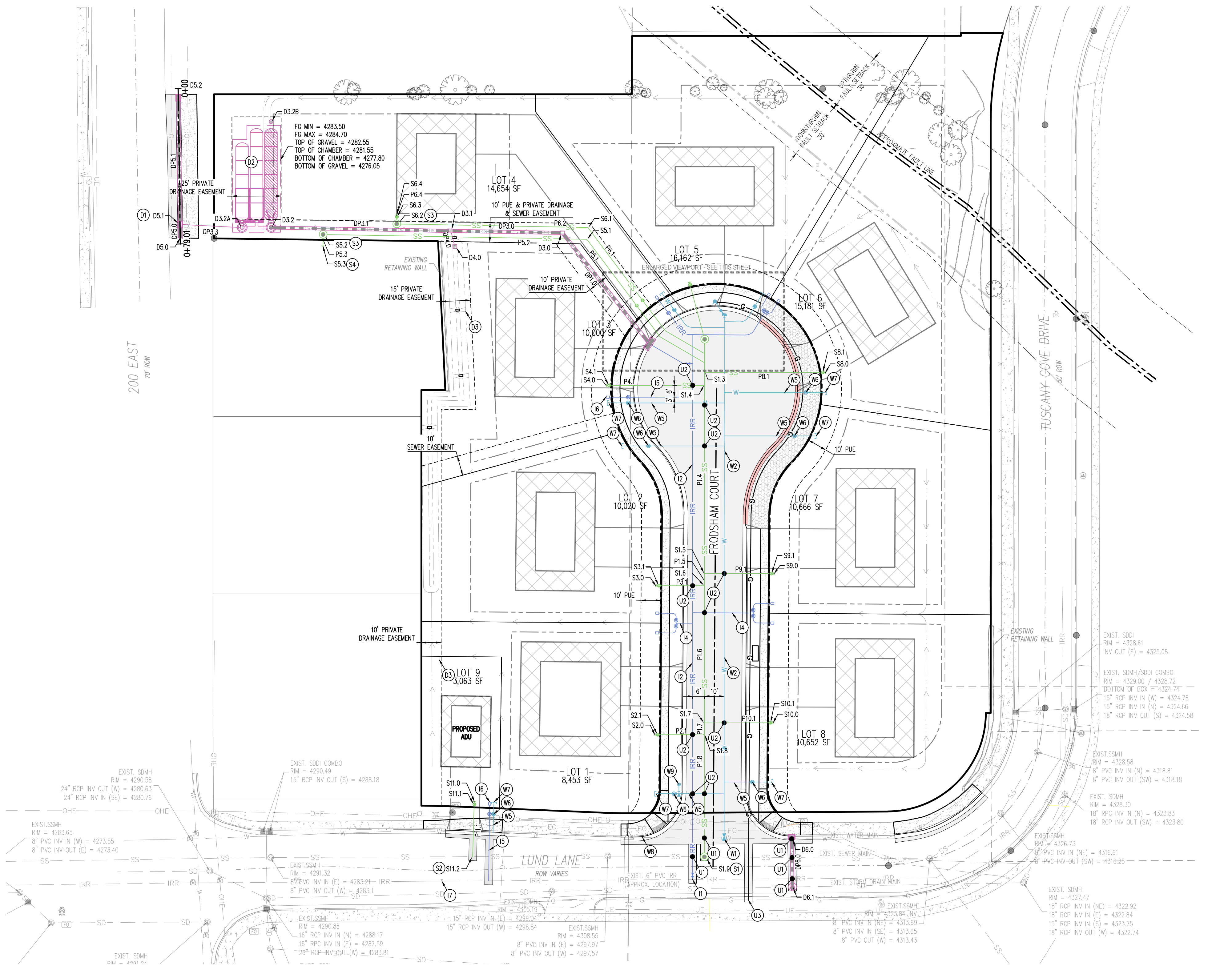
2230 EAST 1700 SOUTH
FARMINGTON, UTAH

[illegible]

Project No:	JYG000001
Drawn By:	ES
Checked By:	DL
Date:	APRIL 15, 2026

GRADING PLAN

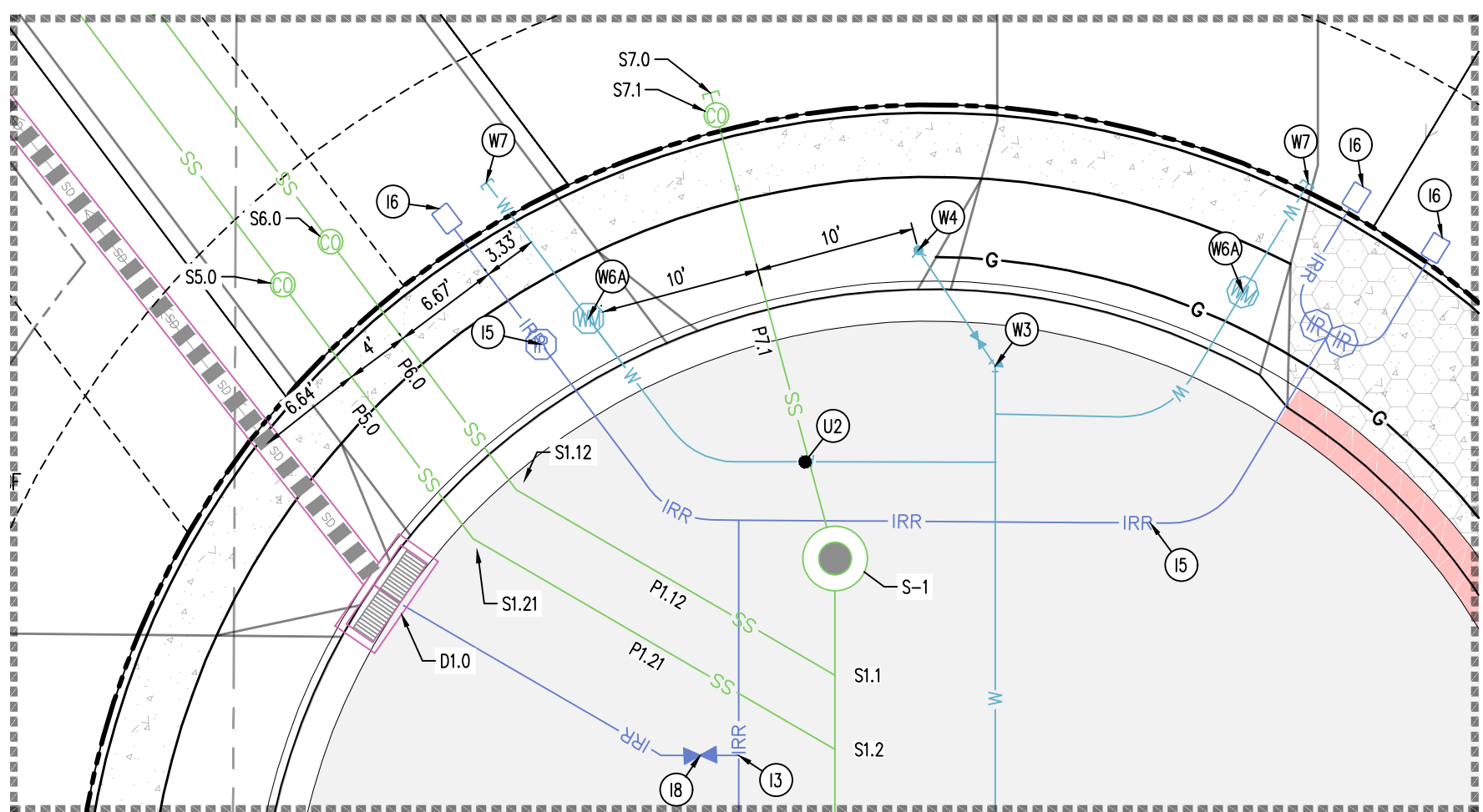
CG101



ALIGN - 200 WEST (STA: -0+20 TO 0+90) - SCALE: H: 1"=30' V: 1"=6'

DRAINAGE SUMMARY						
AREA (AC)	C	REQUIRED DETENTION VOLUME	ORIFICE RELEASE	INFILTRATION RELEASE	PROVIDED VOLUME - INFILTRATION TRENCH	TOTAL PROVIDED DETENTION VOLUME
2.66	0.44	5,592 CF	0.2 CFS/ACRE = 0.53 CFS	15 MIN/INCH = 0.21 CFS	1,242 CF	5,726 CF

NOTE: INFILTRATION TESTS PERFORMED 8/27/2025 BY GSH GEOTECHNICAL.



ENLARGED VIEWPORT

SCALE: 1" = 10'

UTILITY KEYNOTES

- (U1) EXISTING UTILITY CROSSING. CONTRACTOR TO POTHOLE AND FIELD VERIFY SIZE, LOCATION, & DEPTH PRIOR TO CONSTRUCTION START. NOTIFY ENGINEER OF CONFLICTS.
- (U2) CONSTRUCT UTILITY CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 1.5' CLEAR SPACE BETWEEN UTILITIES FROM OUTER EDGE TO OUTER EDGE OF PIPE.
- (U3) CONSTRUCT CONNECTION TO EXISTING GAS MAIN PER ENBRIDGE STANDARDS.

WATER KEYNOTES

- (N1)** CONSTRUCT 8" HOT TAP WITH GATE VALVE ON EXIST. WATER MAIN PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS. FIELD VERIFY EXISTING LOCATION, SIZE AND DEPTH OF EXISTING MAIN PRIOR TO CONSTRUCTION. WAITING EXISTING.
- (N2)** CONSTRUCT 8" C-900 SDR-14 PVC WATER MAIN.
- (N3)** CONSTRUCT 8" BEND WITH 8"x6" REDUCER.
- (N4)** CONSTRUCT CLOW FIRE HYDRANT ASSEMBLY WITH C-900 SDR 18 PVC WATER LATERAL AND 8" GATE VALVE (MUELLER OR CLOW).
- (N5)** CONSTRUCT 3/4" WATER LATERAL PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.
- (N6)** CONSTRUCT 3/4" WATER METER PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.
- (N6A)** CONSTRUCT 3/4" WATER METER PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS. METER BOX TO BE 30" BOX WITH A TRAFFIC RATED LID WITH A 2" DEPOSED HOLE.
- (N7)** STUB WATER LATERAL TO LOT PER FARMINGTON CITY STANDARDS AND SPECIFICATIONS.
- (N8)** EXISTING CULINARY WATER SERVICE TO BE KILLED AT CORP STOP. FIELD VERIFY LOCATION.
- (N9)** T-VALVE AND SAMPLE STATION (BY FARMINGTON CITY)

SANITARY SEWER KEYNOTES

- 51 CONSTRUCT MANHOLE CONNECTION TO EXISTING 8" SANITARY SEWER LINE PER CDDO STANDARDS. SEE CDDO DETAILS 201, 203, AND 205 ON SHEET C50502. FIELD VERIFY EXISTING LOCATION, SIZE & DEPTH PER CONSTRUCTION & NOTIFY ENGINEER OF RESULTS. MATCH EXISTING TOP OF PIPE ELEVATION.
- 52 VERIFY WYE CONNECTION WITH ROMAC STYLE "B" SADDLE ATTACHMENT TO EXISTING 8" SANITARY SEWER LINE PER CDDO STANDARDS. SEE CDDO DETAIL 207 ON SHEET C50502. FIELD VERIFY EXISTING LOCATION, SIZE & DEPTH PER CONSTRUCTION & NOTIFY ENGINEER OF RESULTS. MATCH EXISTING TOP OF PIPE ELEVATION.
- 53 CONSTRUCT LOW PRESSURE GROUND PUMP STATION PER CDDO STANDARDS. SEE CDDO DETAILS 306-308 ON SHEET C50502.
- 54 FIELD VERIFY EXISTING HOUSE'S SEWER LINE, CONSTRUCT GUARDRAIL WITHIN 5' OF EXISTING BUILDING PER DETAILS 306-308 ON SHEET C50502. SLOPE PIPE FROM BUILDING AT 2% MIN.

STORM DRAIN KEYNOTES

- | | |
|------|---|
| (D1) | CONSTRUCT UDOT APPROVED BUBBLE UP BOX. GROUT IN REMOVABLE PLUG OVER OUTLET PIPE ON NORTH SIDE OF BOX. |
| (D2) | CONSTRUCT 3 ROWS OF MC-3500 STORMTECH CHAMBERS (PRIVATE). PROVIDED VOLUME = 4,484 CUBIC FEET. |
| (D3) | CONSTRUCT INFILTRATION TRENCH (PRIVATELY OWNED AND MAINTAINED). PROVIDED VOLUME = 1,242 CUBIC FEET. SEE SHEET CG01 FOR DETAILS. |

IRRIGATION KEYNOTES

- (11) CONSTRUCT 6" PVC CONNECTION WITH VALVE TO EXISTING IRRIGATION MAIN PER BENCHMARK WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- (12) CONSTRUCT 6" C-900 DR-14 PVC IRRIGATION LINE PER BENCHMARK WATER DISTRICT SPECIFICATIONS.
- (13) CONSTRUCT LOW POINT WITH MJDYLE TIE AND FLOWGUARD GATE VALVE AND CONNECTION TO STORM DRAIN PER BENCHMARK WATER DISTRICT SPECIFICATIONS. SEE STORM DRAIN DETAIL ON SHEET CUS04.
- (14) CONSTRUCT 1"1/2" SDR-9 CTS IRRIGATION LATERAL WITH TIE TO NEPTUNE MAIN 10 METERS IN FORD 21" HEAVY WALL PISTONET METER ENCLOSURES PER BENCHMARK WATER DISTRICT STANDARDS AND SPECIFICATIONS. SEE DOUBLE SERVICE DETAIL ON SHEET CUS04.
- (15) CONSTRUCT 1" SDR-9 CTS IRRIGATION LATERAL TO NEPTUNE MAIN 10 METER IN FORD 21" HEAVY WALL PISTONET METER ENCLOSURE PER BENCHMARK WATER DISTRICT STANDARDS AND SPECIFICATIONS. SEE SINGLE SERVICE DETAIL ON SHEET CUS04.
- (16) CONSTRUCT 1" FULL STAINLESS STEEL BALL VALVE IN 1/4"x19"x12" CARSON CONTROL VALVE BOX PER BENCHMARK WATER DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET CUS04.
- (17) EXISTING IRRIGATION SERVICE TO BE KILLED AT CORP STOP. FIELD VERIFY LOCATION.
- (18) CONSTRUCT 4" GATE VALVE.

SEWER NOTE

1. WHERE WATER LINES CROSS SEWER LINES, MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES WITH THE SEWER LINE BELOW THE WATER LINE. WHERE THIS SEPARATION IS IMPOSSIBLE, A TWENTY FOOT LENGTH OF PVC OR D.I. PIPE SHALL BE USED CENTERED UNDER THE WATER LINE SO AS TO HAVE NO JOINTS WITHIN 10 FEET OF THE CROSSING. ANY JOINTS WITHIN THE 10 FOOT CROSSING SHALL BE OF THE SOLVENT WELD TYPE.

WATER NOTE

1. ALL FIRE HYDRANTS TO BE CLOW.
2. ALL WATER VALVES TO BE MUELLER OR CLOW.
3. ALL WATER METERS INSTALLED IN DRIVEWAYS MUST BE INSTALLED WITH A THIRTY INCH (30") METER BOX WITH A TRAFFIC RATED LID.

0 15 30
SCALE: 1"=30'

UTILITY LEGEND

UTILITY LEGEND

-
- Legend for utility symbols and line types:
- CONSTRUCTION LIMIT LINE
 - PROPERTY BOUNDARY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING IRRIGATION
 - PROPOSED IRRIGATION
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN (15" & LARGER)
 - PROPOSED STORMTECH CHAMBERS
 - EXISTING GAS
 - PROPOSED GAS
 - EXISTING UNDERGROUND POWER
 - EXISTING OVERHEAD POWER
 - EXISTING FIBER OPTIC LINE

- | | |
|---|---------------------------------|
|  | EXISTING FIBER OPTICS BOX |
|  | EXISTING COMMUNICATION BOX |
|  | EXISTING POWER POLE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | PROPOSED WATER VALVE |
|  | EXISTING IRRIGATION VALVE |
|  | EXISTING WATER METER |
|  | EXISTING WATER MANHOLE |
|  | PROPOSED WATER METER IN VAULT |
|  | EXISTING STORM DRAIN MANHOLE |
|  | EXISTING SANITARY SEWER MANHOLE |
|  | PROPOSED MANHOLE |
|  | PROPOSED CLEANOUT |
|  | EXISTING STORM DRAIN BOX |
|  | PROPOSED STORM DRAIN BOX |
|  | EXISTING GAS VALVE |
|  | PROPOSED GAS METER |

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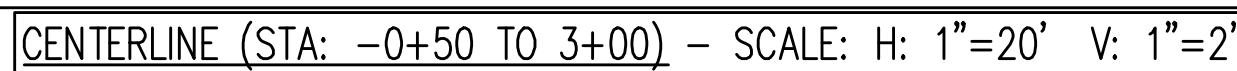
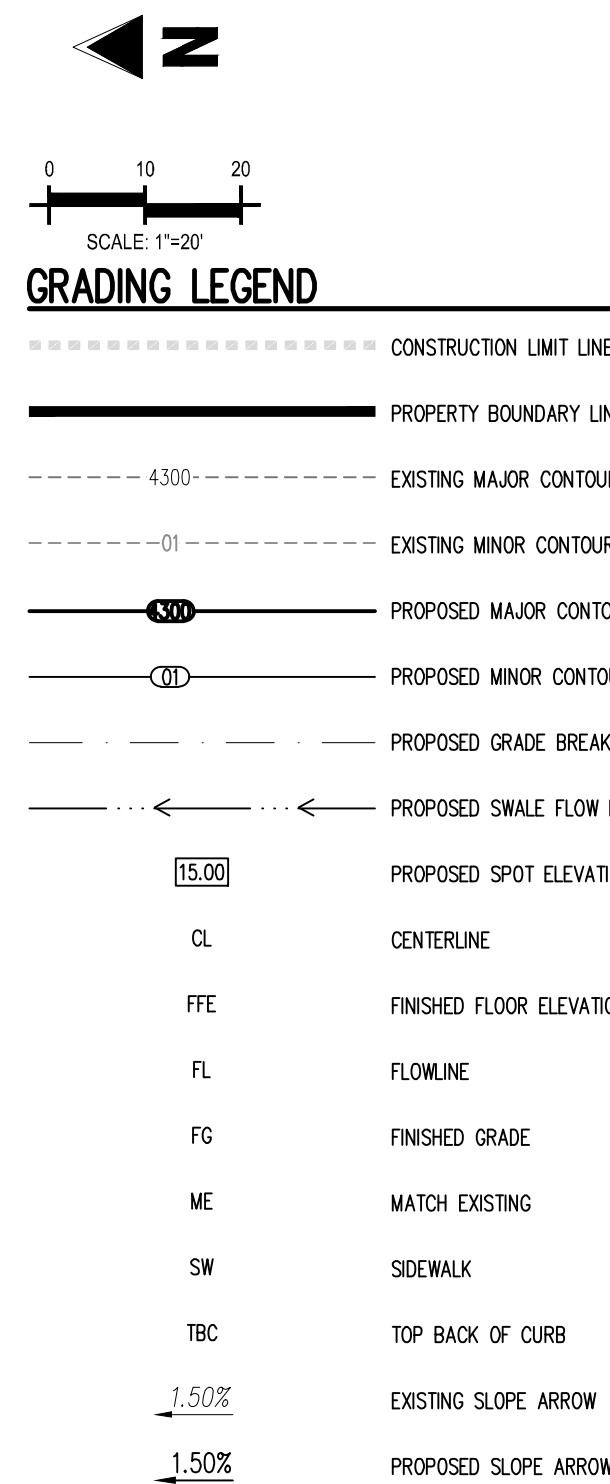
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801.953.1357
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CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____
20____, BY THE FARMINGTON CITY ENGINEER

FARMINGTON CITY ENGINEER

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**FRODSHAM ACRES
RESIDENTIAL DEVELOPMENT**

OWNER OF RECORD: JOEY GREEN

230 EAST 1700 SOUTH
FARMINGTON, UTAH

[illegible]

Project No: JYG000001

Drawn By: _____ ES

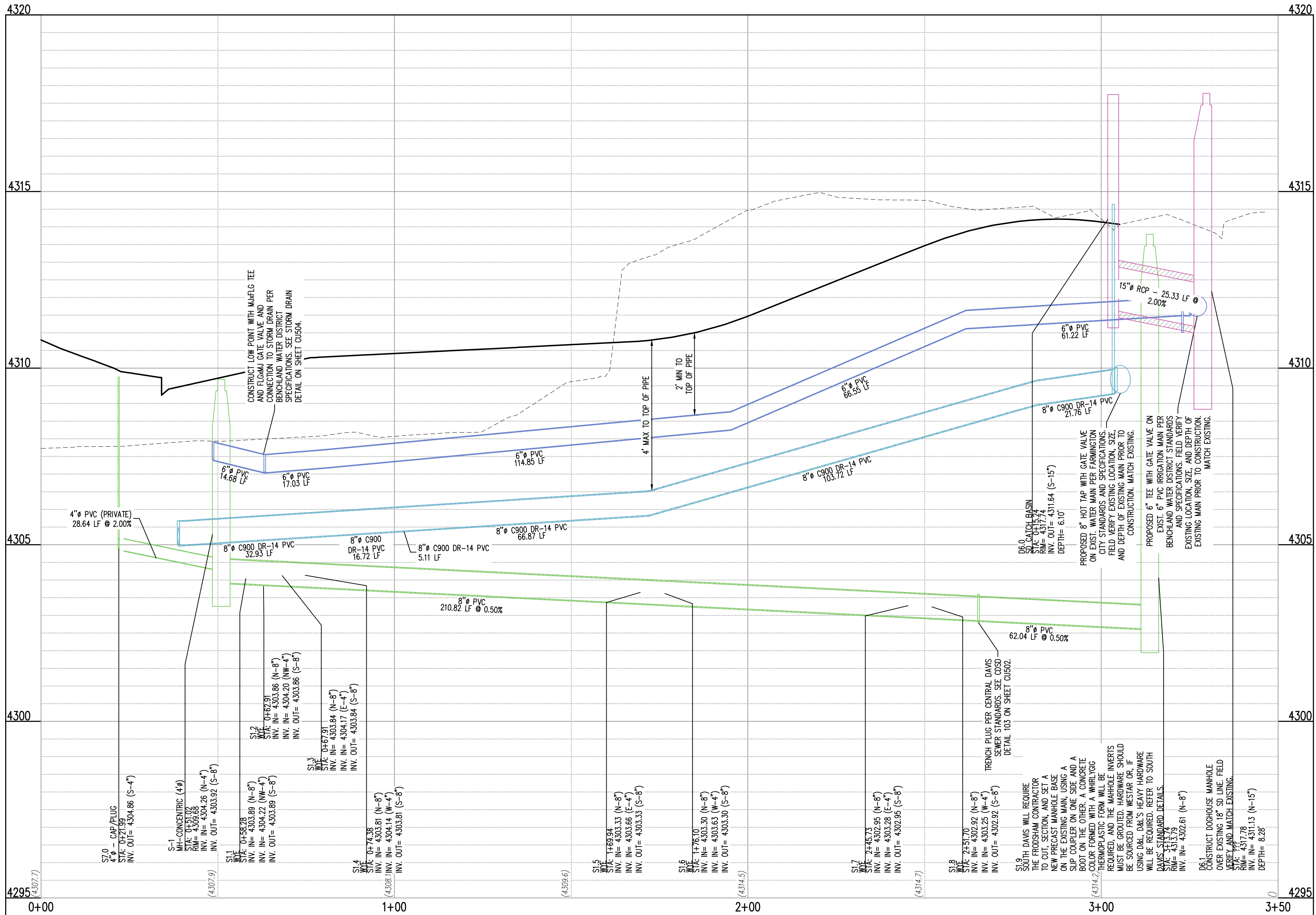
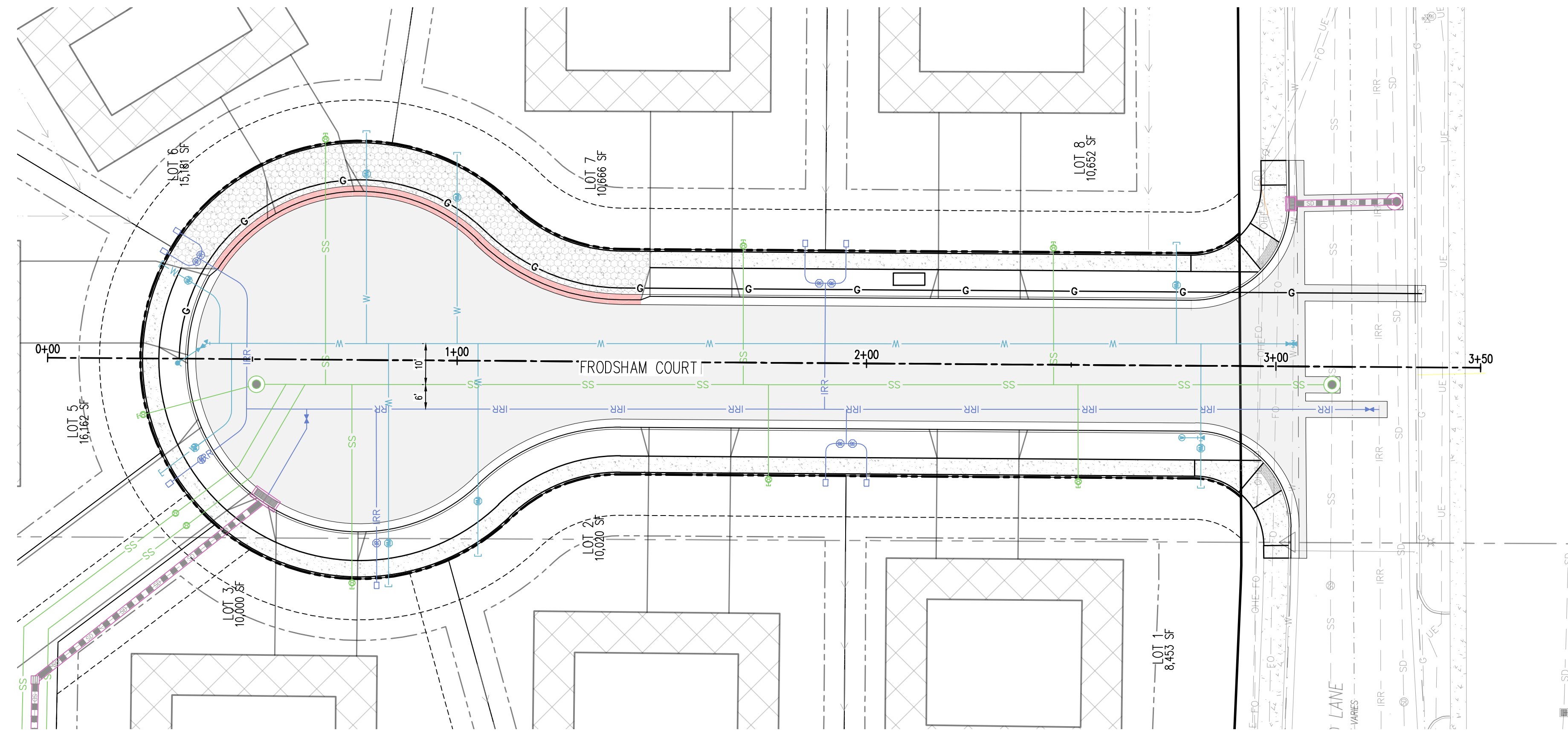
Checked By: _____

Date: APRIL 15, 2026

FRODSHAM COURT PLAN & PROFILE

CP100

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CUL-DE-SAC (STA: 0+00 TO 3+50) - SCALE: H: 1"=20' V: 1"=2'



SCALE: 1"=20'

UTILITY LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING IRRIGATION
- PROPOSED IRRIGATION
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN (15" & LARGER)
- PROPOSED STORMTECH CHAMBERS
- EXISTING GAS
- PROPOSED GAS
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTICS BOX
- EXISTING COMMUNICATION BOX
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING WATER VAULT
- EXISTING IRRIGATION VAULT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER METER IN VAULT
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- EXISTING STORM DRAIN BOX
- PROPOSED STORM DRAIN BOX
- EXISTING GAS VALVE
- PROPOSED GAS METER

WATER NOTE

- ALL FIRE HYDRANTS TO BE CLOW.
- ALL WATER VALVES TO BE MUELLER OR CLOW.
- ALL WATER METERS INSTALLED IN DRIVEWAYS MUST BE INSTALLED WITH A THIRTY INCH (30") METER BOX WITH A TRAFFIC RATED LID.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

CITY ENGINEER'S APPROVAL

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20____, BY THE FARMINGTON CITY ENGINEER

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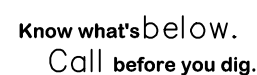
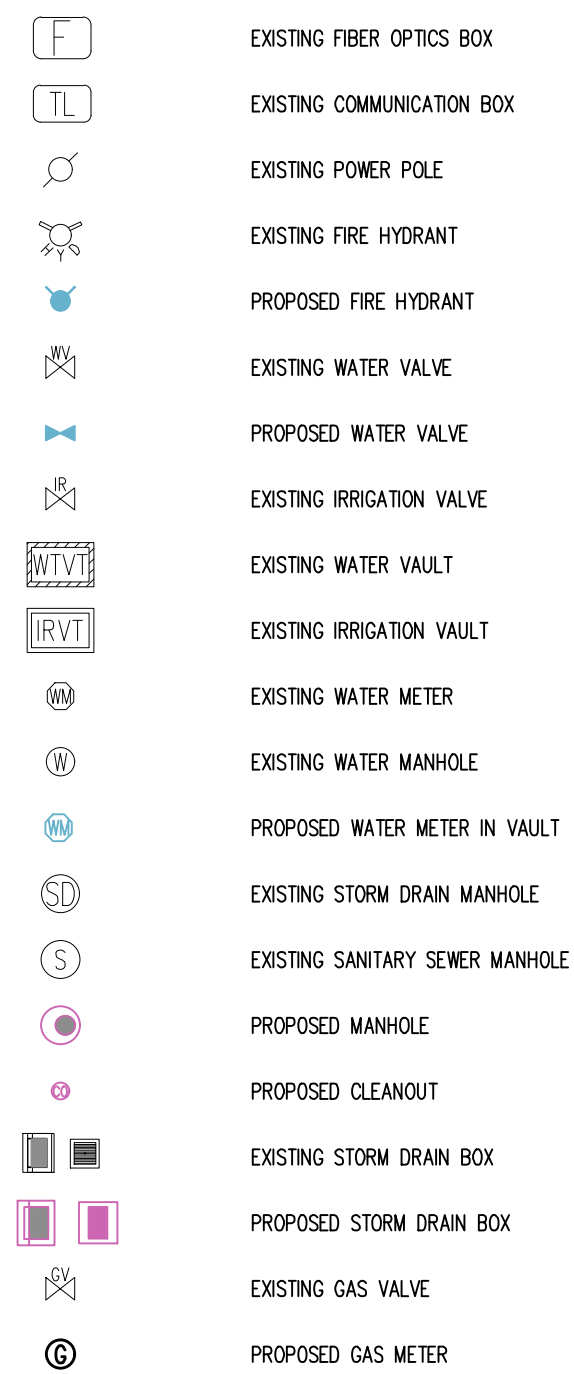
**FRODSHAM ACRES
RESIDENTIAL DEVELOPMENT**
OWNER OF RECORD: JOEY GREEN
**230 EAST 1700 SOUTH
FARMINGTON, UTAH**

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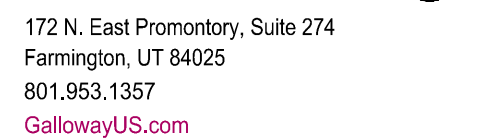
Project No: JYG000001
Drawn By: ES
Checked By: DL
Date: APRIL 15, 2026

**FRODSHAM COURT
UTILITY PLAN & PROFILE**

CP101

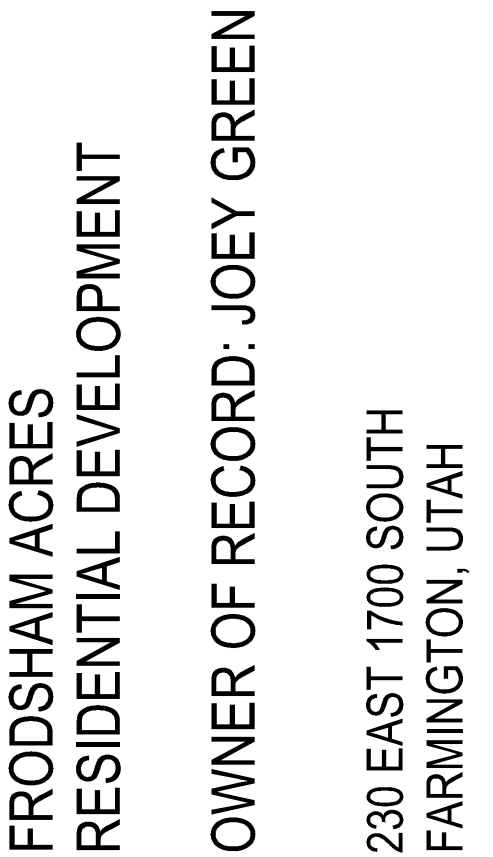


2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



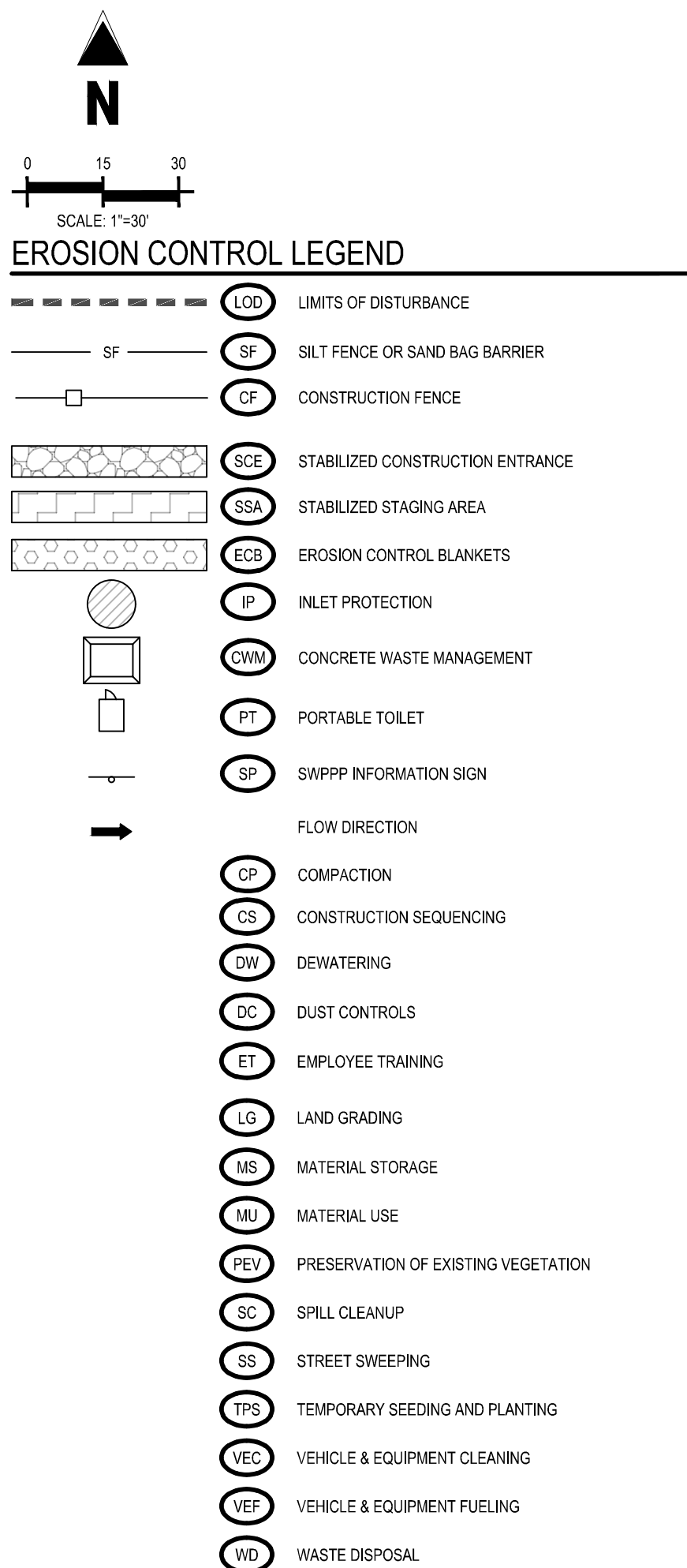
APPROVED THIS _____ DAY OF _____,
20_____, BY THE FARMINGTON CITY ENGINEER

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Project No:	JYG000001
Drawn By:	ES
Checked By:	DL
Date:	APRIL 15, 2026

ECP100



1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
2. THE GRADE ABOVE FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (30d)
3. STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF THE DAY.
4. GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW INTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. A CONCRETE CEMENT WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL LINED, CANAL, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
7. A STATE OF UTAH CONSTRUCTION GENERAL PERMIT (CGP) IS REQUIRED THROUGHOUT THE DEED PRIOR TO ANY DIRT MOVING ACTIVITIES ON SITE.
8. A FARMINGTON CITY EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY EARTH MOVING ACTIVITIES COMMENCING ON SITE.
9. IF GROUNDWATER IS ENCOUNTERED ON SITE, A STATE OF UTAH GROUNDWATER DISCHARGE PERMIT FROM THE DEQ IS REQUIRED PRIOR TO ANY PUMPING ACTIVITIES LEAVING THE SITE.

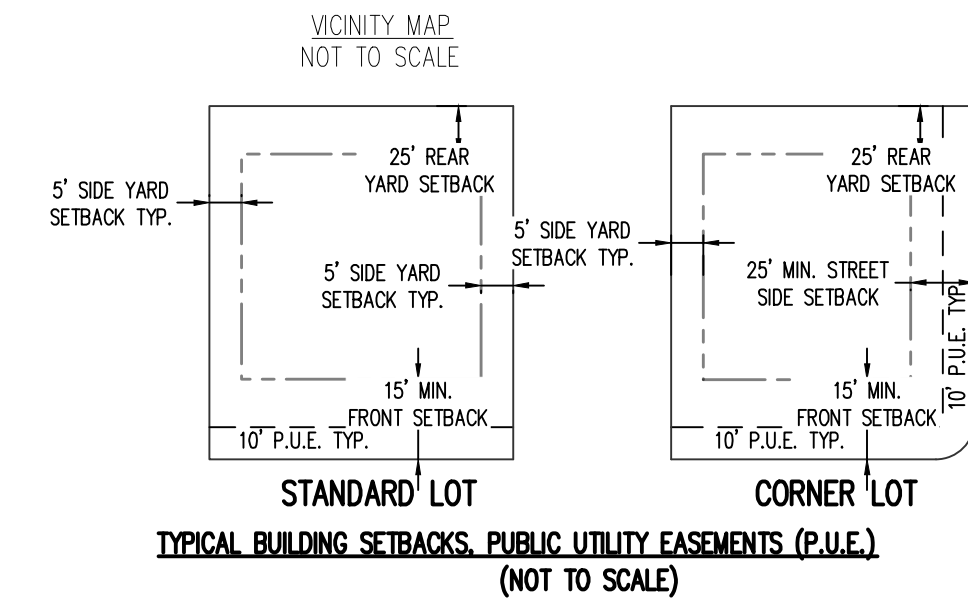
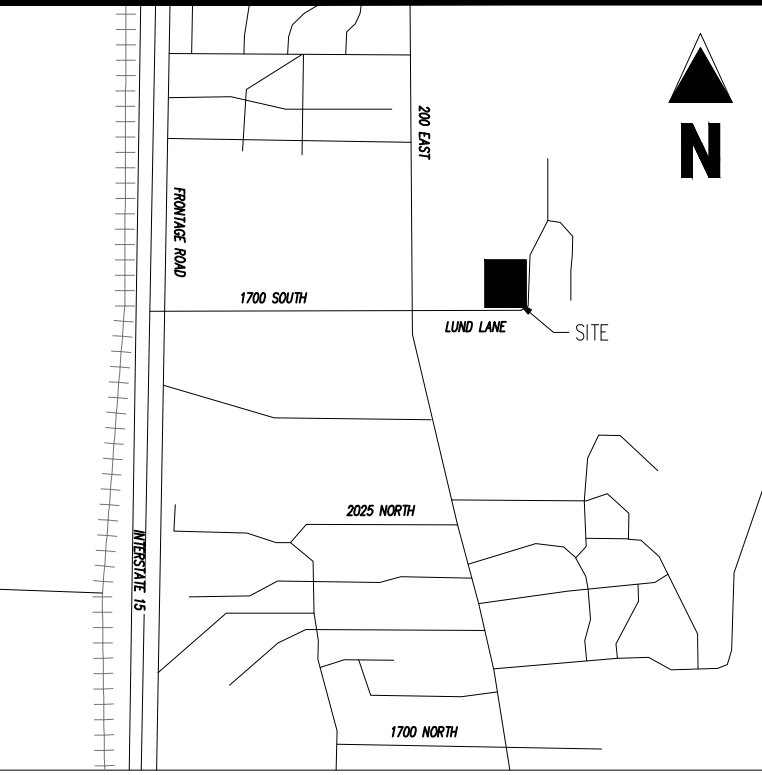
NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY. IT IS NOT TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISAGREEMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY PRIOR TO CONSTRUCTION. IF AN ALTERNATIVE METHOD TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.





- NOTES**
- 1) BASIS OF BEARINGS IS NORTH 00°15'20" EAST FROM THE CENTER QUARTER CORNER MONUMENTED BY A FOUND 1" BRASS MAG. NAIL TO THE NORTH QUARTER CORNER MONUMENTED BY A FOUND 3" DAVIS COUNTY BRASS CAP, SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, THE SALT LAKE BASE AND MERIDIAN.
 - 2) STORM WATER FACILITIES ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE HOA.
 - 3) A SOILS REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH CITY REQUIREMENTS.
 - 4) LOT 9 IS A SUBORDINATE SINGLE FAMILY (SSF) LOT TO LOT 1.
 - 5) LOT 4 MAY NOT BE ACCESSED VIA 200 EAST.
 - 6) NO HABITABLE STRUCTURES MAY BE BUILT IN THE FAULT LINE SETBACK.
 - 7) LOTS ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE CENTRAL DAVIS SEWER DISTRICT'S (CDS) PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. CDS SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.
 - 8) IN NO EVENT SHALL THE FAULT LINE SETBACK BE REDUCED TO LESS THAN THIRTY FEET (30') FROM THE CENTER LINE OF THE FAULT OR ZONE OF DEFORMATION. IF REDUCTION IS APPROVED, A PLAT NOTE AND DELINEATION OF THE FAULT LINE AND DEFORMATION AREA SHALL BE PROVIDED ON THE SUBDIVISION PLAT.

PROJECT NUMBER: JYG000001
DRAWN BY: GJS
CHECKED BY: TWO
CHECKED BY: 4/10/2026
SHEET 1 OF 1

PREPARED BY
Galloway
1221 S. Valley Grove Way, Suite 140
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

ENBRIDGE GAS UTAH
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH (ENBRIDGE), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

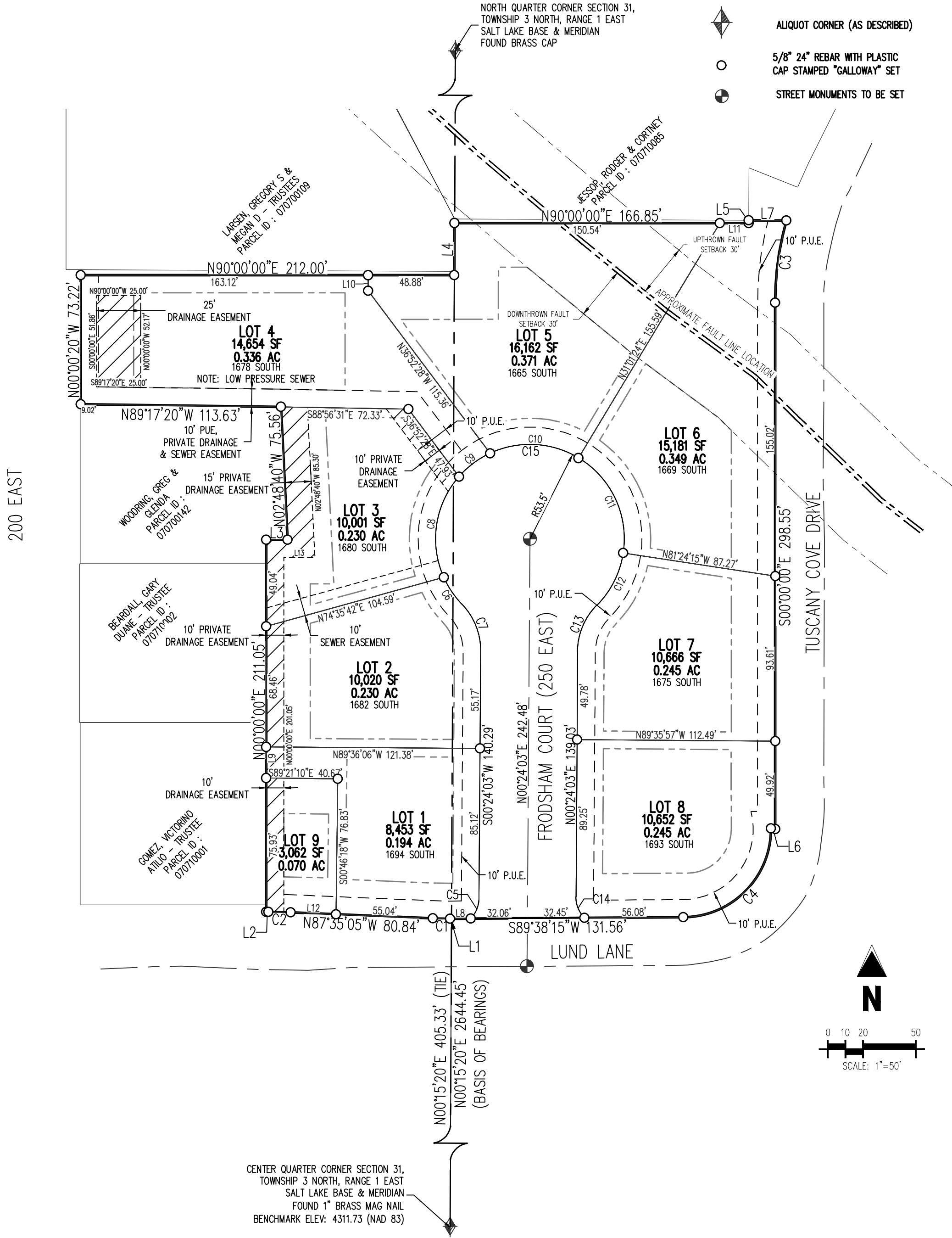
APPROVED THIS _____ DAY OF _____, 20____
BY: _____
TITLE: _____

PROPERTY OWNER DEVELOPER
CHEROKEE GREEN LLC
A UTAH LIMITED LIABILITY COMPANY
FARMINGTON, UT 84025
TEL: _____

IRRIGATION COMPANY APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE BENCHLAND WATER DISTRICT. BY: _____	SEWER DISTRICT APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE CENTRAL DAVIS SEWER DISTRICT. BY: _____	PLANNING COMMISSION APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION. BY: CHAIRMAN	CITY ENGINEER'S APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE FARMINGTON CITY ENGINEER. BY: _____	CITY ATTORNEY'S APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE FARMINGTON CITY ATTORNEY. BY: _____	CITY COUNCIL APPROVAL APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE FARMINGTON CITY COUNCIL. FARMINGTON CITY RECORDER _____ MAYOR _____
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FRODSHAM ACRES SUBDIVISION

SITUATED IN THE NORTH HALF OF SECTION 31,
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938746 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

FRODSHAM ACRES SUBDIVISION

AND THE SAME HAS OR WILL BE CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE OF PLAT: April 10, 2026

SIGNATURE: *Todd W. Osborn*

LICENSE NO.: 4938746

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°15'20" EAST, 405.33 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89°38'15" WEST, 0.84 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 9.70 FEET, THROUGH A CENTRAL ANGLE OF 02°46'46" (CHORD BEARS NORTH 88°58'25" WEST, 9.70 FEET); THENCE NORTH 87°35'05" WEST, 80.84 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 12.85 FEET, THROUGH A CENTRAL ANGLE OF 02°43'58" (CHORD BEARS NORTH 88°47'32" WEST, 12.85 FEET); THENCE NORTH 80°00'00" WEST, 1.23 FEET; THENCE NORTH 00°00'00" EAST, 211.05 FEET; THENCE NORTH 88°59'49" EAST, 12.13 FEET; THENCE NORTH 02°48'40" WEST, 75.56 FEET; THENCE NORTH 89°17'20" WEST, 113.63 FEET; THENCE NORTH 00°00'20" WEST, 73.22 FEET; THENCE NORTH 90°00'00" EAST, 212.00 FEET; THENCE NORTH 00°15'20" EAST, 29.80 FEET; THENCE NORTH 90°00'00" EAST, 186.85 FEET; THENCE NORTH 01°19'42" EAST, 1.53 FEET; THENCE SOUTH 89°43'51" EAST, 21.39 FEET TO THE BEGINNING OF A 170.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 47.21 FEET, THROUGH A CENTRAL ANGLE OF 15°50'41" (CHORD BEARS SOUTH 07°42'26" WEST, 47.06 FEET); THENCE SOUTH 00°00'00" EAST, 298.55 FEET; THENCE NORTH 90°00'00" WEST, 2.48 FEET TO THE BEGINNING OF A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 78.23 FEET, THROUGH A CENTRAL ANGLE OF 88°38'35" (CHORD BEARS SOUTH 44°49'07" WEST, 70.49 FEET); THENCE SOUTH 89°38'15" WEST, 131.56 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 117,590.13 SQ. FT. OR 2.699 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I, WE, ALL OF THE UNDER-SIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

FRODSHAM ACRES SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY WARRANT, DEDICATE AND CONVEY TO THE CITY OF FARMINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS AND PUBLIC STREETS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO FARMINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS, IF RECORDED IN THE OFFICE OF DAVIS COUNTY RECORDER ON THE _____ DAY OF _____, 20____ AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. PURSUANT TO UTAH CODE 10-8A-804 (D), THE OWNER(S) HEREBY CONVEY ALL COMMON AREAS SHOWN ON THIS PLAT AS INDICATED HEREON TO THE RESIDENCES AT FRODSHAM ACRES HOMEOWNERS ASSOCIATION.

(ADDRESS) _____

CHEROKEE GREEN LLC
A UTAH LIMITED LIABILITY COMPANY

JOEY GREEN _____ TITLE _____

NOTARY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AN FOR SAID STATE AND COUNTY, JOEY GREEN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF CHEROKEE GREEN LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CHEROKEE GREEN LLC, A UTAH LIMITED LIABILITY COMPANY; AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION NUMBER _____ PRINT NAME: _____
MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH A NOTARY

FRODSHAM ACRES SUBDIVISION
SITUATED IN THE NORTH HALF OF SECTION 31,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DAVIS COUNTY RECORDER _____

**FARMINGTON CITY
PLANNING COMMISSION**

April 16, 2026

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

Davis County Community Services Manager **Ryan Steinbeigle** said his newly-formed division handles homelessness, affordable housing, federal programs, etc. A few years ago the state legislature passed an unfunded mandate that Second Class counties (Davis, Utah, and Weber) have a Code Blue winter response plan, an emergency shelter for homeless individuals when outside temperatures reach 18 degree or less from October 15 to April 30 each year. In response, Davis County purchased a warming center in Clearfield. Seven mayors and one County Commissioner in Davis County are on the task force to address winter overflow emergency shelter for a facility open six months of the year. Davis County recently requested a change in legislation to provide flexibility for what worked best in each county. The counties now can submit a plan to address homelessness year-round, and can then be exempt from having to address winter overflow. The task force wants to pursue a year-round solution and has therefore been studying homelessness response programs throughout the nation including permanent supportive housing, transitional housing, and master leasing. They would like to address the core issues that make people homeless.

Davis County Housing and Homelessness Coordinator **Ryan Parker** said he previously worked as a permanent supportive housing property manager of 75 Low-Income Housing Tax Credit (LIHTC) units in Salt Lake County for individuals exiting chronic homelessness. Some just need jobs or rapid rehousing. Code Blue has provided hotel vouchers to help those in need during cold temperatures. They have a grants administrator on their staff as well. At a certain point this winter, 127 homeless individuals were counted in Davis County including unaccompanied youth, and those struggling with mental health and domestic abuse. The focus is on getting people off the streets and into housing, which reduces mortality, public costs, and reliance on social and emergency services, all while improving public health and community safety. Case management services are available on site and provide Section 8 HUD vouchers, substance abuse counseling, med management, and job placement. Housing First stabilizes people, then helps with other services on the back end.

Parker said permanent supportive housing data over the last four years shows a success rate of 93% of people retaining their housing or moving to more secure housing. They are working with community partners and stake holders including Davis Behavioral Health, Open Doors, Davis Community Housing Authority, Utah State University, Davis Technical College, and Intermountain Health. They are asking the 15 municipalities in Davis County for support and to consider where permanent supportive housing may best fit in the community. **Parker** said permanent supportive housing is not a "shelter."

Steinbeigle said they have had previous talks with **Rich Haws** about purchasing the 30-unit apartment complex next to a half-acre vacant lot for \$9 million. However, **Haws** changed his mind about selling the complex and offered only the half-acre for \$3 million. He then came back with a \$12 million price tag for the complex and vacant land. That price is outside the department's range at this time. Access to UTA and other public transportation options is critical. Since services are spread throughout Davis County, there is not a "Legacy City" in the County where homelessness concentrates. Provo, Ogden, and Salt Lake City are Legacy Cities in their respective counties.

Regarding Agenda Item #2 Zone Text Amendment, Community Development Director **Lyle Gibson** said it is a tale of two cities with accessory building heights allowed at 27 feet on the west side, and 15 feet on the City's east side based on zoning. A recent request on the east side is for over 15 feet high for an accessory building. The proposed changes address the difference. There are very few places where this would be allowed on the east side, even with the zone amendment.

Regarding Agenda Item #3 Subordinate Single Family (SSF) lots, **Gibson** said residents have been allowed to build homes in their back or side yards for the past 20 years. There has been recent effort to add ownership and equity opportunities for these situations. This property owner has half an acre and is interested in selling half the property. The lot would split into two separate lots, with a deed restriction that whoever buys it and builds on it has to occupy the structure for two years. The intent is to avoid investors. The Planning Commission is the land use authority for this agenda item. After the City's approval, the County will split the property and assign appropriate tax parcel numbers.

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

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

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #1: Murtaza Amin – Applicant is requesting approval for a special exception to exceed the maximum driveway width of 30 feet as defined in 11-32-060, and for a different location of properly designated parking space than set forth in 11-32-060 A1.

City Planner **Shannon Hansell** presented this item. This special exception is for a requested increase driveway width as measured at the front property line for an additional curb cut of approximately 17 feet. This would bring the total

driveway width to about 40 feet. The applicant has also requested a different location of properly designated parking space as allowed by A1. A "properly designated parking space" is defined by 11-32-060 A1 as spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the front yard or required side corner yard. A side corner yard is essentially a second front setback per the ordinance and is usually about 10 feet wider than a regular side setback. The property at 209 W. Bayview Drive is on a corner and has limited rear yard area, with the driveway and garage accessed at the side corner property line. The applicant would like an exception to include the concrete pad in the side corner yard as a properly designated parking space, which they would access with the new curb cut. Additional driveway width special exceptions do not require a public hearing, but the request of the other properly designated parking space is not exempt from public hearing notice.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

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

Applicant **Murtaza Amin** addressed the Commission, saying this would allow extra parking area and also prevent the need to back up into the street. The concrete pad is already there.

Hansell said an excavation permit would be needed from Public Works, including a bond for affected curb. The applicant would pay for the curb cut.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:04 pm.

MOTION:

Joey Hansen made a motion that the Planning Commission **approve** the special exception for an increased driveway width at the front property line of up to 40 feet for the Amin driveway, as well as allowing a properly designated parking space in the required side corner yard, subject to all applicable Farmington City development standards and ordinances.

Findings 1-5:

1. There is no sidewalk on Bayview Drive that would be impacted by the additional curb cut
2. The new access is not substantially far from the original driveway entrance, which has not been a notable hazard to thru traffic previously.
3. The new curb cut is not directly adjacent to the neighboring property's driveway, which reduces conflict points at that location.
4. The additional curb cut could function similar to a circular driveway, which can reduce backing onto the road.
5. The project is located on a parcel of sufficient size to accommodate the special exception.

Supplemental Information 1-2:

1. Vicinity Map
2. Site plan provided by applicant with notations by Staff

Randy Hopkins seconded the motion.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

ZONE TEXT AMENDMENT – public hearing

Item #2: Farmington City – Applicant is requesting changes to multiple sections of Title 11, Planning and Zoning, which would allow for the consideration of increased height related to accessory buildings in residential areas.

Community Development Director **Lyle Gibson** presented this item. In a recent work session, the Planning Commission discussed the City's regulations related to accessory building height. In summary, cities throughout the Wasatch Front vary in what they allow. Even within Farmington City there is a significant difference in what is allowed in the east part of the City vs. the west part of the City. The east side of town is developed under residential zoning district while the West side of town has been developed under agricultural zoning, which allows for higher accessory buildings. The proposed zone text change is something that Planning Staff is open to as a means to narrowly address circumstances where additional height may make sense. In brief, the draft text amendment would give properties which border non-residential uses some additional flexibility while reducing impacts to residential properties and maintaining the character of neighborhoods. In general, **Gibson** said this would make it so if your home was adjacent to a nonresidential use (like backing a business, park, or school), the Commission could allow for additional height because it doesn't impact residents. The accessory building would still have to remain subordinate in height to the main building.

Chair **Tyler Turner** opened the public hearing at 7:10 pm.

Randy Hillier said he is aware that this item is likely on the agenda due to a request/question that he had. He knows of others in his own neighborhood considering potential uses of their property who would be benefitted by this change. He asked what the next steps would be.

Turner said it would go into effect after both the Commission and City Council approve it. **Gibson** said this could be on the City Council agenda as early as May 5.

Chair **Tyler Turner** closed the public hearing at 7:11 pm.

MOTION:

Scott Behunin made a motion that the Planning Commission recommend approval of the included zone text amendment.

Findings 1-3:

1. The proposed text amendment offers additional opportunity for flexibility for a limited number of properties under the purview of the Planning Commission.
2. As drafted, the text amendment further solidifies the city's ability to require specific design standards in the Original Townsite Residential (OTR) district consistent with state statute.
3. The suggested amendments provide additional clarity and ease of use to the code.

Supplemental Information 1:

1. Enabling Ordinance with proposed zone text language

Kevin Sanders seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____ Nay
Vice Chair Joey Hansen	X Aye ____ Nay
Commissioner Randy Hopkins	X Aye ____ Nay
Commissioner Kevin Sanders	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay

SUBDIVISION – SSF LOT

Item #3: Brandon and Cassandra Jones – Lot split/plat amendment for the creation of an SSF (Subordinate Single Family) Lot at 2039 W. Buffalo Ranch Road.

Gibson presented this agenda item. The applicant is proposing to subdivide their lot to create two lots. One would accommodate the existing single-family dwelling; and the new lot would make way for a future SSF dwelling on the west side of the property near the trail. Any lot in Farmington over 10,000 square feet is permitted a DADU. The New Lot does not now include a DADU (Detached Accessory Dwelling Unit), nor has the City received plans for an SSF dwelling (or DADU). Owner occupancy of either the main home or the DADU is required for two years, which would prevent investors from taking advantage of the situation. It would provide ownership opportunities for individuals. The City cannot record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the same, unless a deed restriction, acceptable to the City, is recorded concurrent with the newly created vacant lot which states (as per Section 11-28-200 F 7 a. and b. of the Zoning Ordinance):

- a. The owner may establish a DADU thereon so long as both lots are held under one ownership, meet DADU Parcel requirements, and the owner must live on-site in either the DADU or the single-family dwelling; and

- b. Any future SSF on the lot must meet all related requirements, included but not limited to SSF Occupancy standards.

Applicant **Cassandra Jones** addressed the Commission via Zoom. They plan to remove the existing shed on the property to subdivide for a new single-family home. **Gibson** said there would be new driveway access on Buffalo Ranch Road, which is where utilities would be brought in from as well. Commissioner **Frank Adams** asked about the deed restriction language, suggesting to strike the whole last sentence in paragraph 3b.

MOTION:

Frank Adams made a motion that the Planning Commission approve: 1) the requested plat amendment (lot split) for the current Lot 203 of the Farmington Ranches Phase 2 Subdivision; and 2) the enclosed deed restriction, with the amendment just listed, for the New Lot which must be recorded concurrent with the recordation of the final plat for the plat amendment—both of which are subject to all applicable Farmington City development standards and ordinances including DADU Parcel compliance.

Findings 1-3:

1. Upon the sale of the New Lot to an owner different than the owner of the Existing Lot, the deed restriction ensures that any existing or future SSF dwelling on the New Lot must be owner-occupied for two years from the start of such initial occupancy.
2. The New Lot and Existing Lot together constitute a DADU parcel and meet all City requirements and standards for the same. A DADU parcel is “a defined area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone” (Section 11-28-200 F 2.).
3. The Planning Commission is responsible for subdivision review and approval to enable the creation of an SSF, and City Staff is responsible for SSF site plan/building permit review and approval. Accordingly, this subdivision application for consideration by the Commission does not include a site plan for the SSF.

Supplemental Information 1-3:

1. Vicinity map
2. Proposed Plat Amendment
3. Deed Restriction

Randy Hopkins seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____ Nay
Vice Chair Joey Hansen	X Aye ____ Nay
Commissioner Randy Hopkins	X Aye ____ Nay
Commissioner Kevin Sanders	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #1: Applications and Approval of Minutes

- a. **Planning Commission Minutes for March 19, 2026**
- b. **Nancy Prince – Applicant is requesting a building height special exception up to 20% of the 15-foot accessory building height requirement in the Large Residential (LR) zone (FMC 11-11), for two agricultural buildings at 218 W. 1000 North.**

A conditional use was originally seen and approved by the Planning Commission on May 9, 2024, and reapproved on February 19, 2026. The conditional use is for a home occupation for “Fun on the Farm,” a small business described as a day camp farm experience. The applicant had applied for building permits for the hay barn and garage, which brought attention to the use. However, at the Planning Commission meeting, the extra building height shown on the was not discussed or noticed on the agenda in time for an official decision. The Planning Commission viewed these same plans as part of that packet, and no concerns were brought up. Additionally, the conditional use required a 300-foot public notice, but no comment was received. Now, the project has requested special exception for the two buildings that were shown on the conditional use site plan. The buildings are a hay barn and a garage, and both are approximately 17 feet tall.

Item #2: City Council Reports, Upcoming Items & Trainings.

- a. **City Council Reports from April 7, 2026.** **Gibson** said the City Council did follow through with the proposed zone text clean-up and amendments. The Intermountain Health Clinic enhanced the architecture and offered more windows. However, this item was tabled while they work out potential boundary adjustments with neighboring landowners. Staff believes there is better development potential if boundaries are adjusted.

Joey Hansen made a motion to approve the summary action items and other business as presented.

Frank Adams seconded the motion, which was unanimous.

Chair Tyler Turner	X Aye ____ Nay
Vice Chair Joey Hansen	X Aye ____ Nay
Commissioner Randy Hopkins	X Aye ____ Nay

Commissioner Kevin Sanders
Commissioner Scott Behunin
Commissioner Frank Adams

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

ADJOURNMENT

Randy Hopkins motioned to adjourn at 7:22 PM.

Chair Tyler Turner
Vice Chair Joey Hansen
Commissioner Randy Hopkins
Commissioner Kevin Sanders
Commissioner Scott Behunin
Commissioner Frank Adams

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

Tyler Turner, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, May 5th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 5:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 5:00 p.m.

- Budget presentations and deliberation
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Melissa Layton, Councilmember

PRESENTATIONS:

- Recognition of Sara Ward as Student of the Month

BUDGET ITEMS:

- The Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase.
- Presentation of the Property Tax Impact Schedule – 5% Increase
- Consideration of Resolution Adopting FY 2027 Tentative Municipal Budget and accepting the property tax impact schedule.
- The City intends to make a statement that the City is considering levying a tax rate that exceeds its certified tax rate, the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase, the approximate percentage increase in ad valorem tax revenue for the City/Town based on the proposed tax increase, and that if the City proceeds with the proposed tax rate increase the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.
- Consideration of Resolution of the Farmington City Council providing a statement pursuant to section 59-2-919(4)(b)(i) of the Utah Code

BUSINESS:

- Davis School District MOU (Memorandum of Understanding) with Davis School District
- Zone Text Amendment - Accessory Building Height Allowance

Minute motion adjourning to the Redevelopment Agency meeting. (See RDA Agenda)

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION:

1. Approval of Minutes 04.21.26
2. Surplus of Police Department Vehicle

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on May 1, 2026