



**FARMINGTON CITY
PLANNING COMMISSION**

May 21, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday May 21, 2026

Notice is given that the Farmington City Council will hold a regular meeting on **Thursday May 21, 2026**. The public is invited to attend the hearing and give written or verbal comments. Pursuant to Utah Code Ann. § 52-4-207(5)(e), all Planning Commission members will participate **remotely** through audio-visual connection, and no anchor location will be provided for the public to personally attend the meeting, unless a member of the public makes a written request at least 12 hours before the scheduled meeting time, to provide for an anchor location for members of the public to attend the meeting in person.

For additional inquiries about the hearing, please contact Lyle Gibson via email at lgibson@farmington.utah.gov. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov.

SUBDIVISION APPLICATIONS – no public hearing

1. E & H Land – Applicant is requesting consideration for Preliminary Plat; 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.

SUMMARY ACTION AND OTHER BUSINESS

2. Applications and Approval of Minutes
 - a. Planning Commission Minutes May 07, 2026
3. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Reports from May 19, 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.

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.

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 19, 2026. Carly Rowe, Planning Secretary.



Farmington City Planning Commission Staff Report May 21, 2026

Item 1: Consideration of a Preliminary Plat approval for the Discovery Station Subdivision.

Public Hearing:	No
Application No.:	25-29
Property Address:	321 N Innovator Drive and 410 N Innovator Drive
General Plan Designation:	NMU (Neighborhood Mixed Use)
Existing Zone:	RMU (Residential Mixed Use)
Area:	14.41 Acres
Number of Lots:	163
Property Owner/Applicant:	LKT Land LLC – ETAL / Tri Pointe Homes (Colton Chronister)

The Planning Commission and City Council held hearings for this project earlier this year. Through that process the Schematic Subdivision and a Development Agreement were approved that permitted the development of 163 townhomes subject to completing a property boundary adjustment with Farmington City in relation to the Fire Station Site as well as deeding acreage to the city just south of the City Park which would count towards the Moderate Income Housing Requirement.

Following through with next steps, the applicant has submitted engineered plans to the city for review. The city's Development Review Committee (DRC) has reviewed the provided plans and while there are known items to be addressed, the DRC and City are ready to recommend approval of the Preliminary Plat with conditions to ensure that the remaining engineering and technical design details will be addressed while allowing for items such as property deeding and boundary adjustments to take place that are contingent upon a Preliminary Plat approval.

Staff will work with the applicant to ensure all applicable standards, ordinances, and conditions related to the project are addressed prior to approving construction documents and granting final plat approval for the recording of any phase within the subdivision.

Suggested Motions

Move that the Planning Commission approve the Preliminary Plat for the Discovery Station Subdivision 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 and approval of the final plat for any phase of this development.
2. Storm Water detention and/or retention design shall comply with all applicable Farmington City codes and design standard requirements prior to receiving approved construction drawings or final plat approval of any phase.

3. All delineations, permits, and necessary approvals shall be finalized with the Army Corps of Engineers as may be applicable for any known or potential wetland areas within the project area prior to receiving approved construction drawings or final plat approval of any phase.
4. Any Stream Alteration permits required by Davis County shall be pursued and issued prior to finalizing construction documents and granting final plat approval for any phase.
5. Cross access easements related to Lot 2 of the E&H Land Property Subdivision shall be included along with any easements which may be necessary for storm water drainage or utility access whether private or public shall be provided prior to final plat approval and recording of any phase.
6. The final subdivision plat shall include public access, drainage, and utility easements as required by code and the DRC to account for final subdivision design.
7. Applicant shall be responsible for installation of park strip and sidewalk improvements along public roads as well as private roads for all phases of development including improvements adjacent to property which is to be deeded to the city between Maker Way and Innovator Drive.

Findings:

1. The preliminary plat is consistent with the approved schematic plan and is in accordance with the approved Development Agreement for the project.
2. The applicant has sufficiently demonstrated the ability to meet all required design criteria and standards with the DRC, knowing substantial cleanup and correction is required prior to construction, final plat approval, and recordation.

Supplemental Information

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

SCHEMATIC PLANS / PROJECT MASTER PLAN (PMP)

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4229.63'

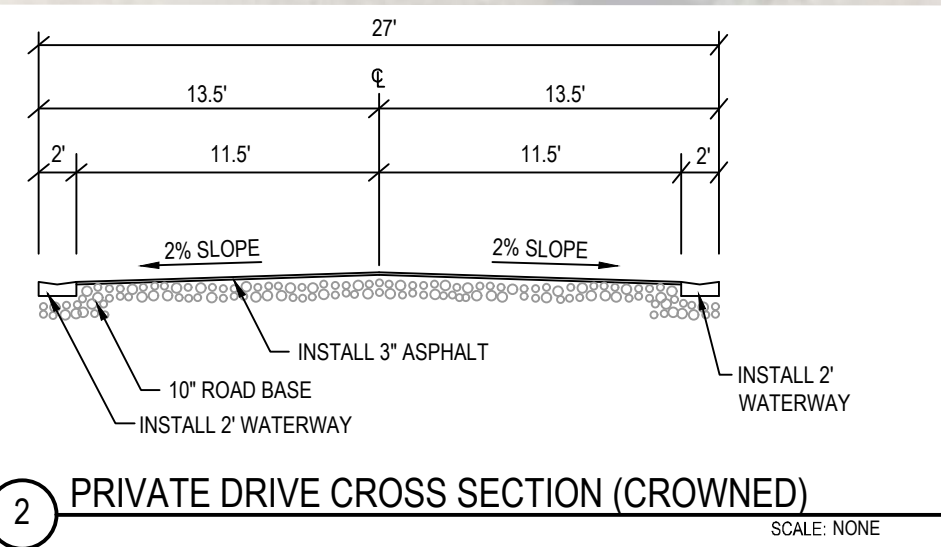
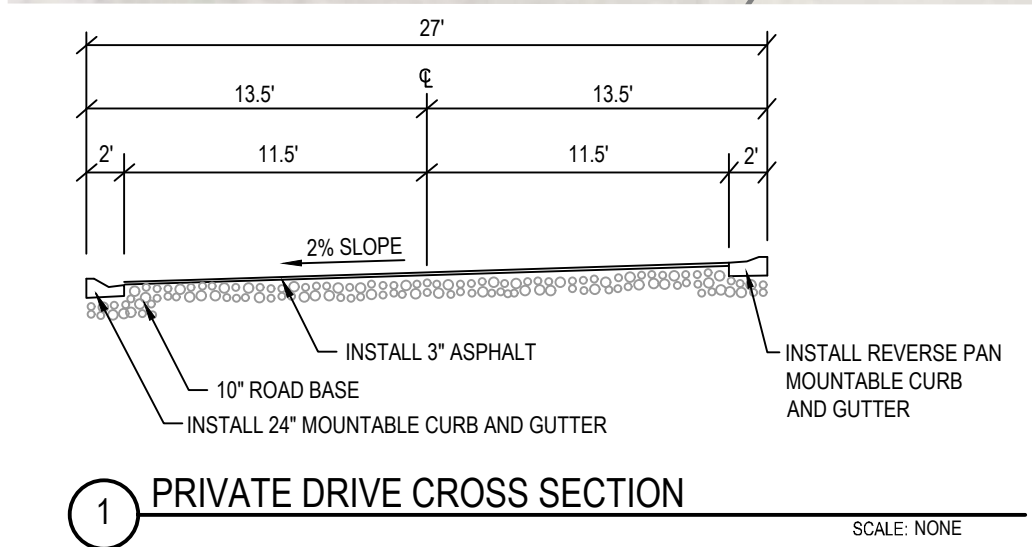
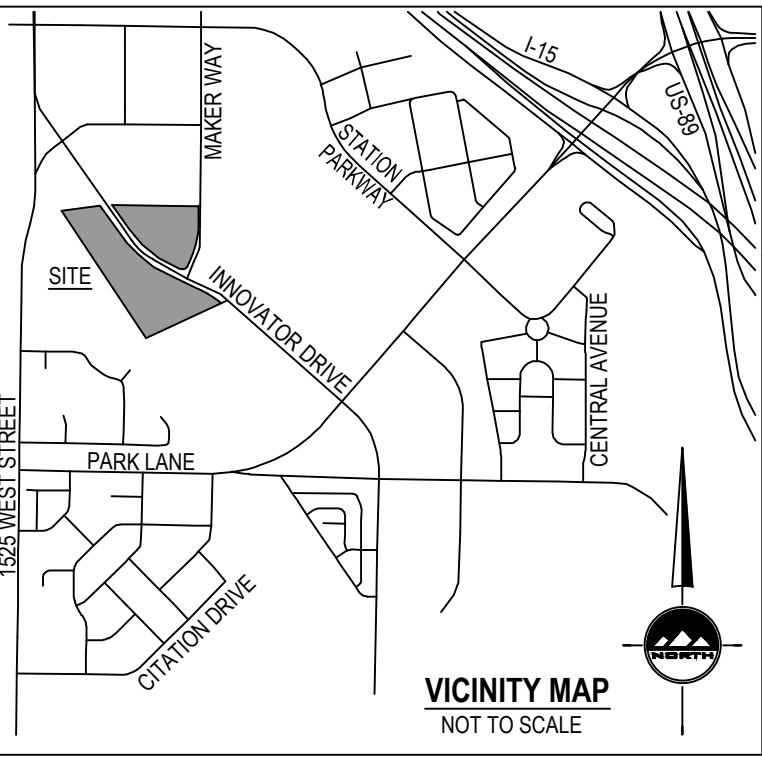


LEGAL DESCRIPTION

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

Contains: 627,795 square feet or approximately 14.412 acres

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



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

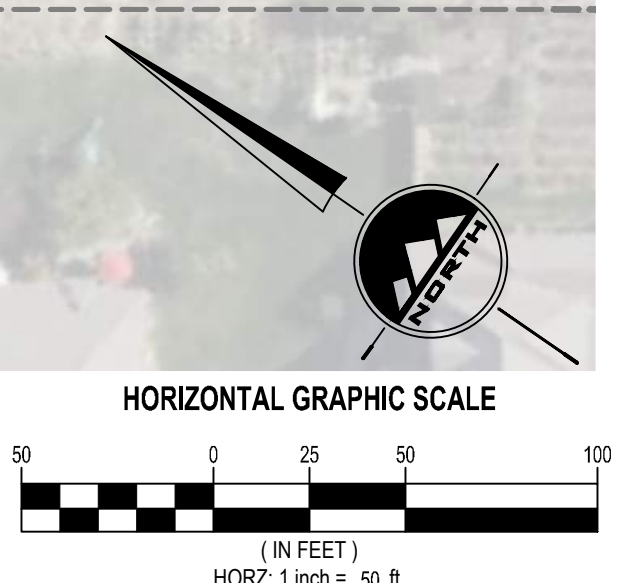
TOWNHOME TABLE	
DESCRIPTION	QUANTITY
STANDARD TOWNHOME	109
CARRIAGE TOWNHOME	54
TOTAL TOWNHOME	163

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

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

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

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



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL
SITE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C. PRESTON

DESIGNED BY
M. ELMER

1 OF 6

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4229.63'

Landscape				
Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
117		Maple, 'Columnar'	Acer glaberrimes 'Columnar'	2" Cal.
14		Spruce, Colorado Blue	Picea pungens 'Glauca'	# Min.
5		Hedge Maple	Acer campestre	2" Cal.
27		Eastern Redbud	Cercis canadensis	2" Cal.
Shrubs				
Qty	Symbol	Common Name	Botanical Name	Plant Size
45		Blue Oak Grass	Hedysarochon sempervirens	1 Gallon
58		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
58		Daylily	Hemerocallis	1 Gallon

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

LEGEND

LANDSCAPE AREA

EXISTING WETLAND AREA - NOT TO BE DISTURBED

EXISTING STREAM



HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

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

CONTACT:

COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE

REVISION
FOR REVIEW

PRELIMINARY OVERALL
LANDSCAPE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2025-12-10

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

6 OF 6



CONCEPT ELEVATION 2

TRIUT-2505

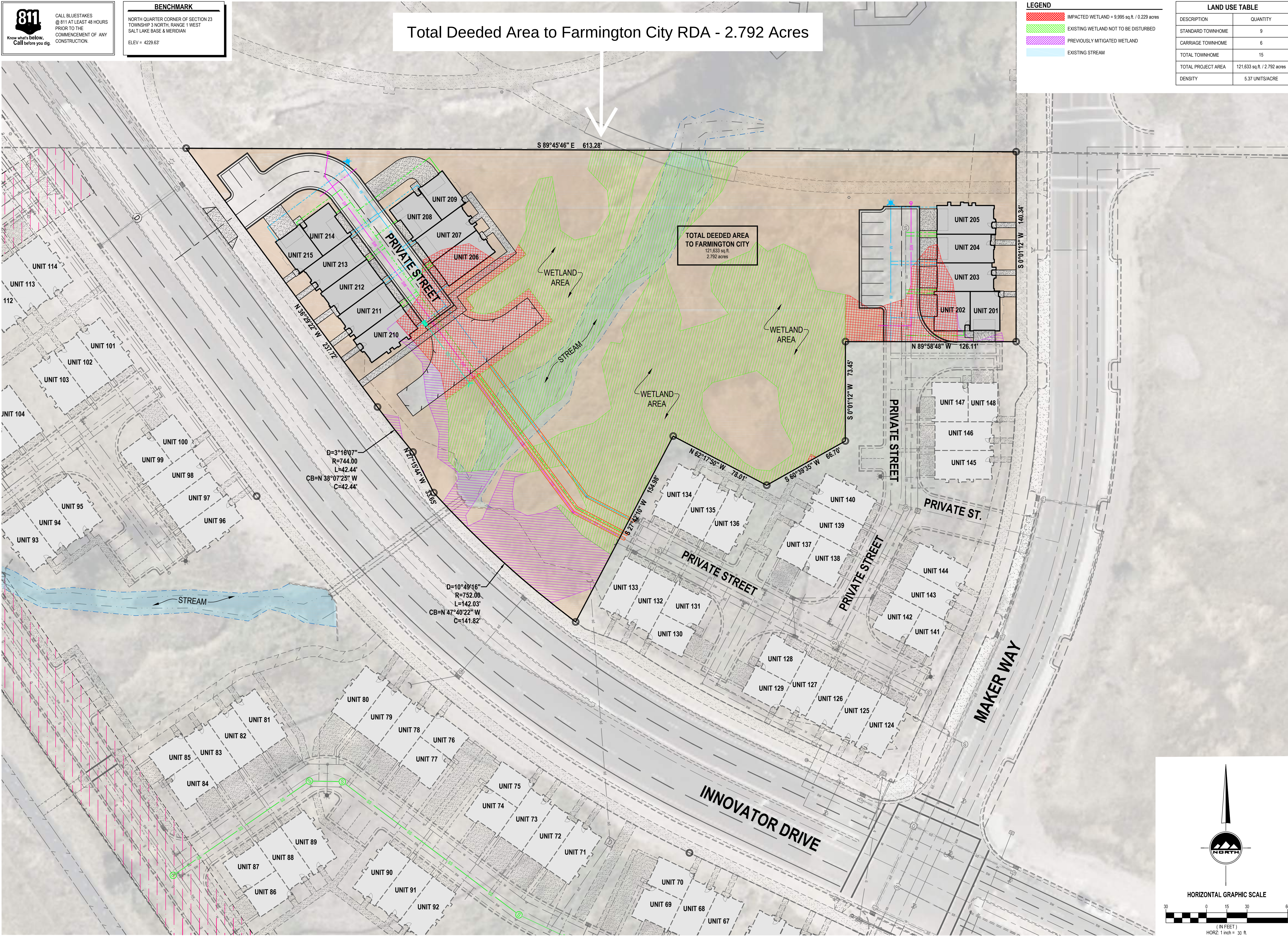
811

Know what's below.
Call before you dig.

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

BENCHMARK

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



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRI POINTE HOMES
1260 EAST STRINGHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

EVANS TOWNHOMES

INNOVATOR DRIVE AND MAKER WAY
FARMINGTON, UTAH

NO. DATE REVISION
FOR REVIEW

DEVELOPER RDA
CONTRIBUTION

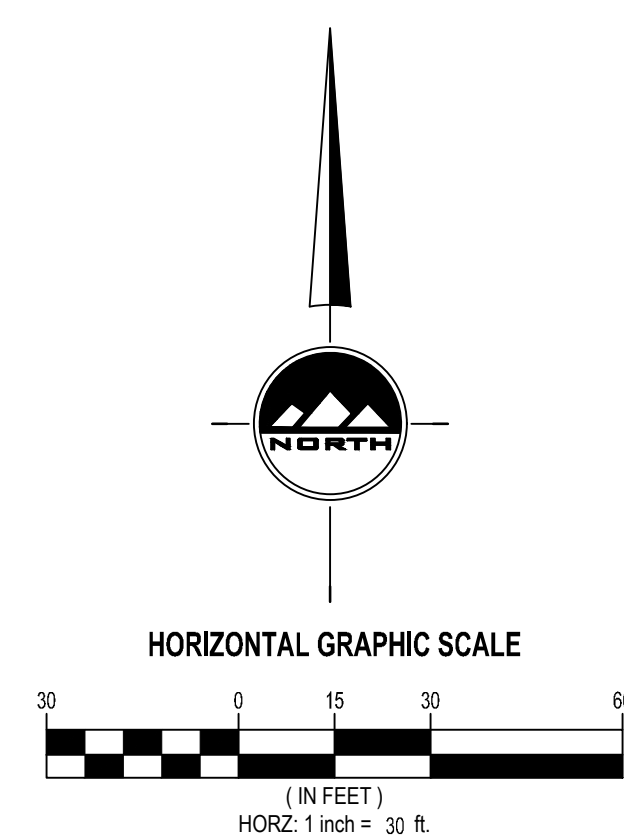
PROJECT NUMBER
10132C

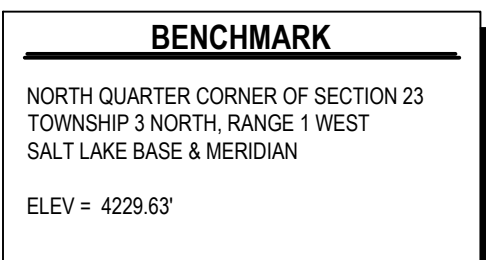
PRINT DATE
2025-12-10

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

EX1





ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

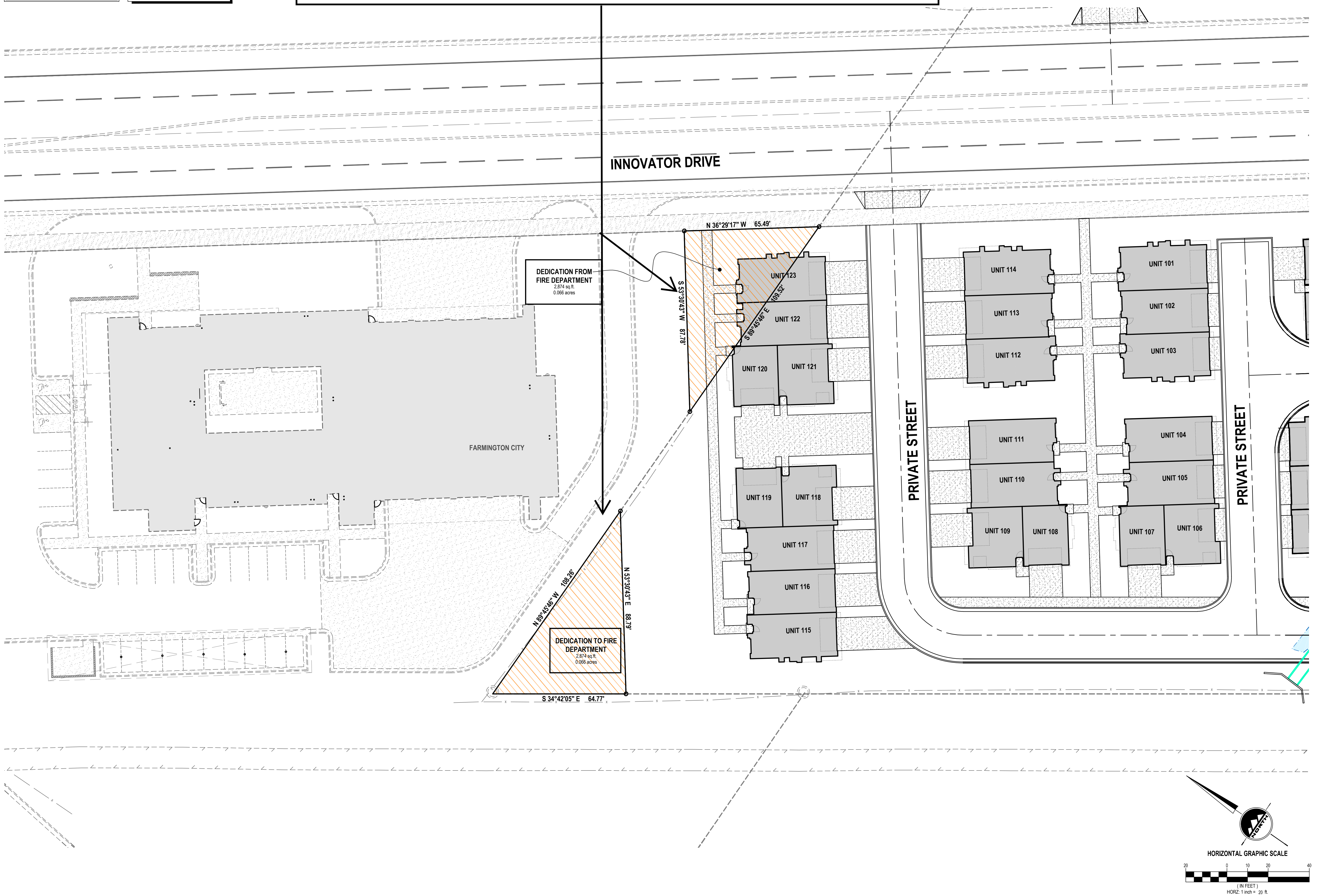
FOR:
TIMOTHY HOMES
1280 EAST STRINGHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

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

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

EX2



PRELIMINARY PLANS

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4229.63'

DISCOVERY STATION

PRELIMINARY PLAT

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
March 25, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-002	VICINITY MAP
C-002.1	PRELIMINARY PLAT
C-003	PRELIMINARY PHASING PLAN
C-004	PRELIMINARY CIRCULATION PLAN
C-005	PRELIMINARY PREFERRED FIRE PLAN
C-004	DEMOLITION PLAN
C-100	OVERALL SITE PLAN
C-101	PHASE 1 PRELIMINARY SITE PLAN
C-102	PHASE 2 PRELIMINARY SITE PLAN
C-103	PHASE 3 PRELIMINARY SITE PLAN
C-104	PHASE 4 PRELIMINARY SITE PLAN
C-105	PHASE 5 PRELIMINARY SITE PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN
C-201	PHASE 1 PRELIMINARY GRADING AND DRAINAGE PLAN
C-202	PHASE 2 PRELIMINARY GRADING AND DRAINAGE PLAN

C-203	PHASE 3 PRELIMINARY GRADING AND DRAINAGE PLAN
C-204	PHASE 4 PRELIMINARY GRADING AND DRAINAGE PLAN
C-205	PHASE 5 PRELIMINARY GRADING AND DRAINAGE PLAN
C-300	OVERALL UTILITY PLAN
C-301	PHASE 1 PRELIMINARY UTILITY PLAN
C-302	PHASE 2 PRELIMINARY UTILITY PLAN
C-303	PHASE 3 PRELIMINARY UTILITY PLAN
C-304	PHASE 4 PRELIMINARY UTILITY PLAN
C-305	PHASE 5 PRELIMINARY UTILITY PLAN
C-400	PRELIMINARY OVERALL EROSION CONTROL PLAN
L-100	PRELIMINARY OVERALL LANDSCAPE PLAN
PP-0	PLAN AND PROFILE KEY MAP
PP-1	MAKER WAY PLAN AND PROFILE
PP-2	COTTONWOOD BEND DRIVE PLAN AND PROFILE
PP-3	COTTONWOOD BEND DRIVE PLAN AND PROFILE
PP-4	COTTONWOOD BEND DRIVE PLAN AND PROFILE
PP-5	FRANCIS PEAK WAY PLAN AND PROFILE

PP-6	PINTAIL WAY PLAN AND PROFILE
PP-7	PINTAIL COURT PLAN AND PROFILE
PP-8	COTTONWOOD BEND DRIVE PLAN AND PROFILE
PP-9	COTTONWOOD BEND DRIVE PLAN AND PROFILE
PP-10	FOUNDERS COURT PLAN AND PROFILE
PP-11	HAIGHT LANE PLAN AND PROFILE
PP-12	HAIGHT LANE PLAN AND PROFILE
PP-13	GREAT HERON COURT PLAN AND PROFILE
PP-14	GREAT HERON COURT PLAN AND PROFILE
PP-15	PELICAN MARSH COURT PLAN AND PROFILE
PP-16	PELICAN MARSH COURT PLAN AND PROFILE
C-500	DETAILS
C-501	STORMTECH DETAILS
C-502	STORMTECH DETAILS

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

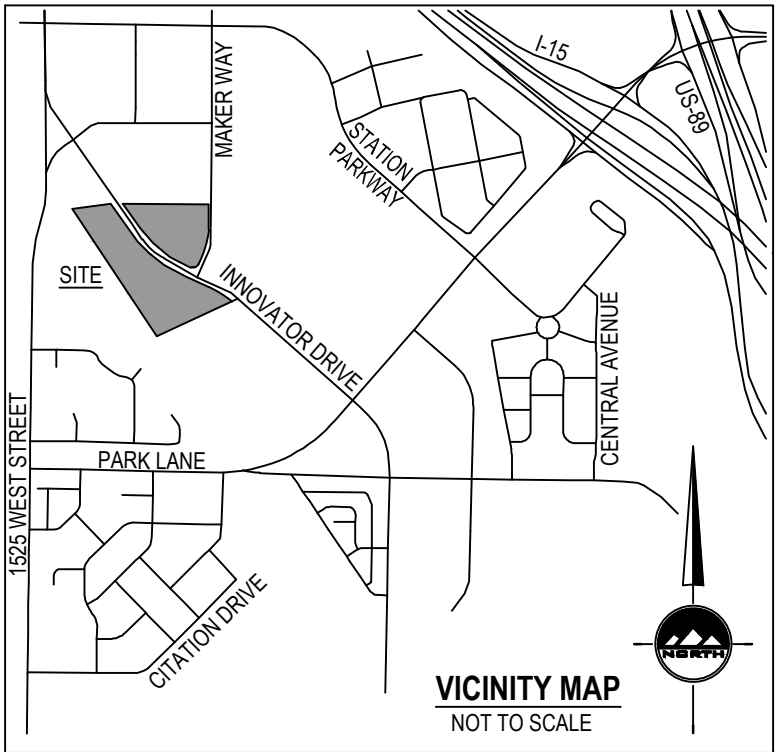
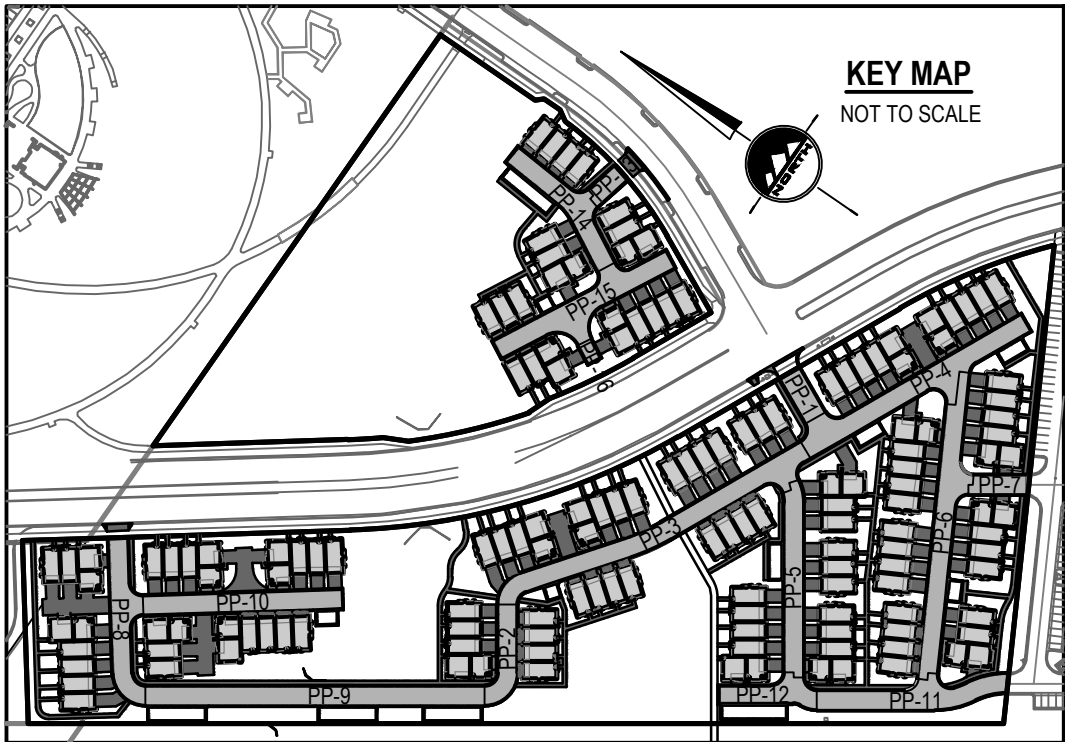
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



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

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION
PRELIMINARY PLAT - NOT TO BE RECORDED
INNOVATOR DRIVE AND MAKER WAY
FARMINGTON, UTAH

NO. DATE REVISION
FOR REVIEW

COVER

PROJECT NUMBER
10132C
PROJECT MANAGER
C.PRESTON
PRINT DATE
2026-03-25
DESIGNED BY
M.ELMER

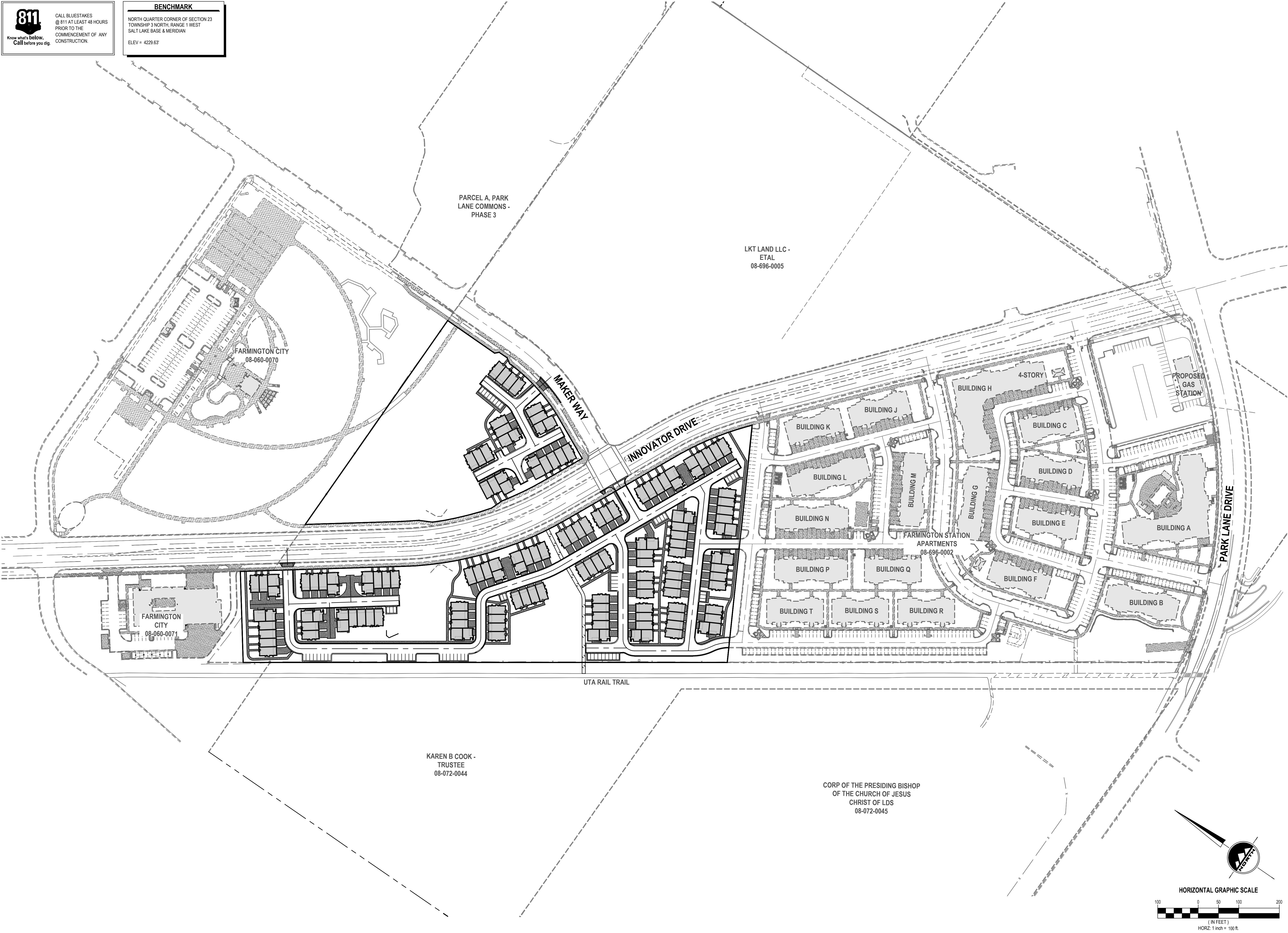
811

Know what's below.
Call before you dig.

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

BENCHMARK

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



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE REVISION

FOR REVIEW

VICINITY MAP

PROJECT NUMBER
10132C

PRINT DATE
2026-03-19

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-002

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

811

Know what's below.
Call before you dig.

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

BENCHMARK

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



- NOTES
1. ALL PRIVATE STREETS WILL BE A PUBLIC UTILITY & DRAINAGE EASEMENT

2. ALL PRIVATE STREETS WILL BE AN EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT FOR THE SEWER MAINS

3. ALL PRIVATE STREETS WILL BE AN EASEMENT IN FAVOR OF FARMINGTON CITY FOR THE STORM DRAIN AND CULINARY WATER MAIN

4. ALL OPEN SPACE PARCELS WILL BE OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION

5. ALL OPEN SPACE PARCELS WILL BE PUBLIC UTILITY & DRAINAGE EASEMENTS (PU&DE)

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

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

CONTACT:

COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE

REVISION

PRELIMINARY PLAT

NOT TO BE RECORDED

PROJECT NUMBER
10132C

PRINT DATE
2026-03-25

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-002.1

811

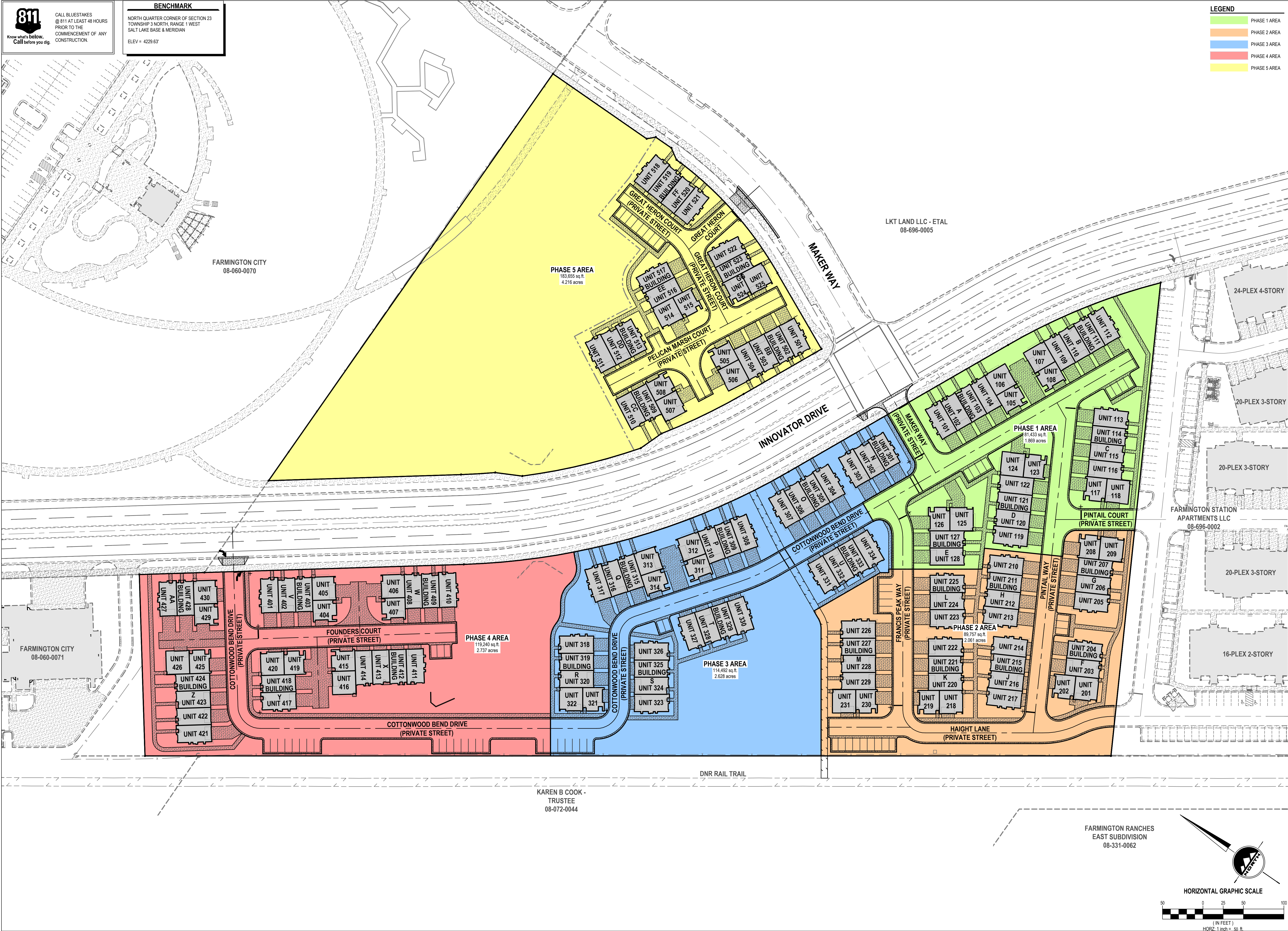
Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4229.63'



THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE REVISION

FOR REVISION

PRELIMINARY PHASING PLAN

PROJECT NUMBER
10132C

PRINT DATE
2026-03-23

PROJECT MANAGER
C. PRESTON

DESIGNED BY
M. ELMER

C-003

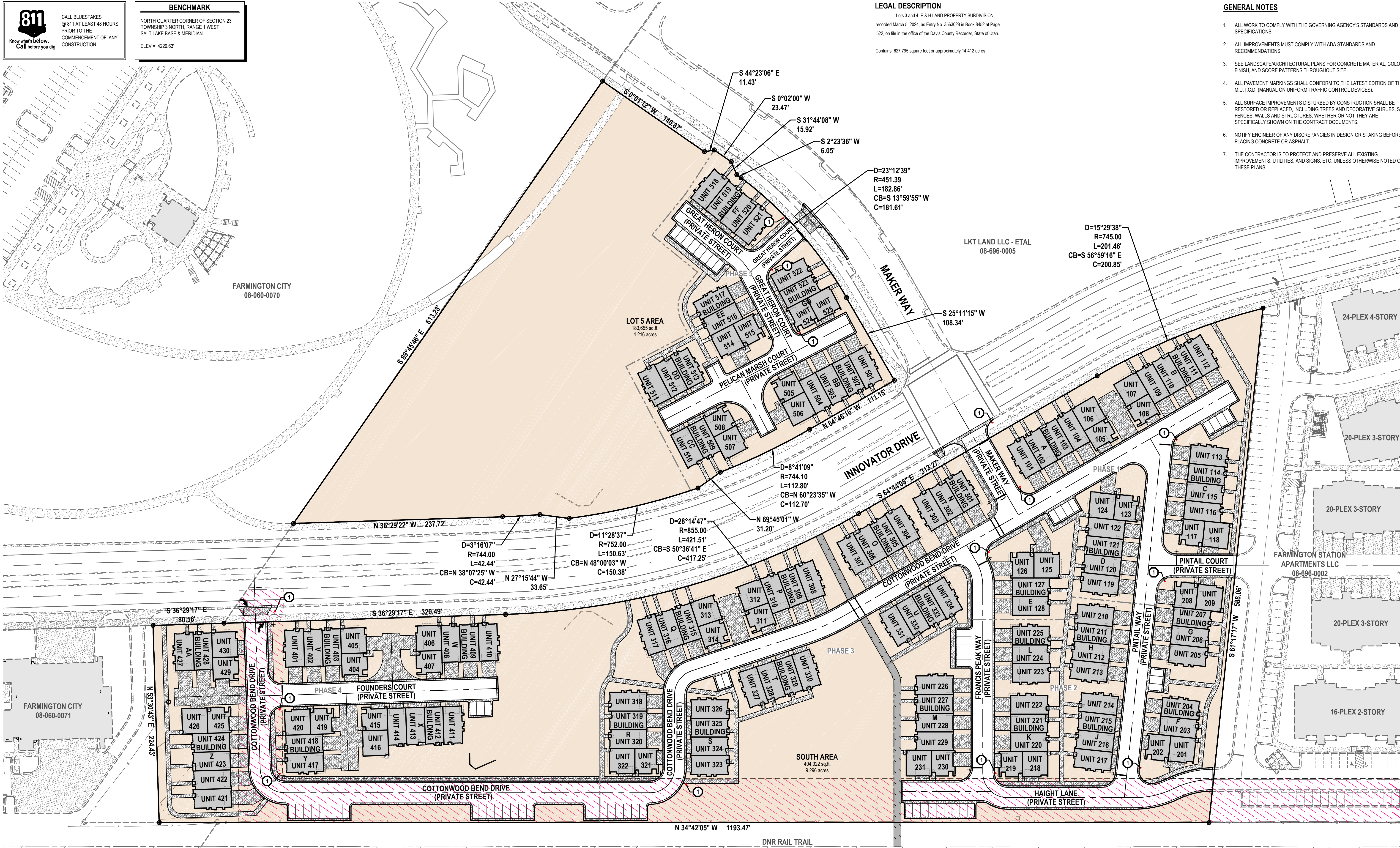
811

Know what's below.
Call before you dig.

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

BENCHMARK

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



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

Contains: 627,795 square feet or approximately 14.412 acres

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ENSIGN

THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

LEGEND

EXISTING GAS EASEMENT

KEY NOTE

1 INSTALL STREET LIGHT PER FARMINGTON CITY STANDARDS & SPECIFICATIONS

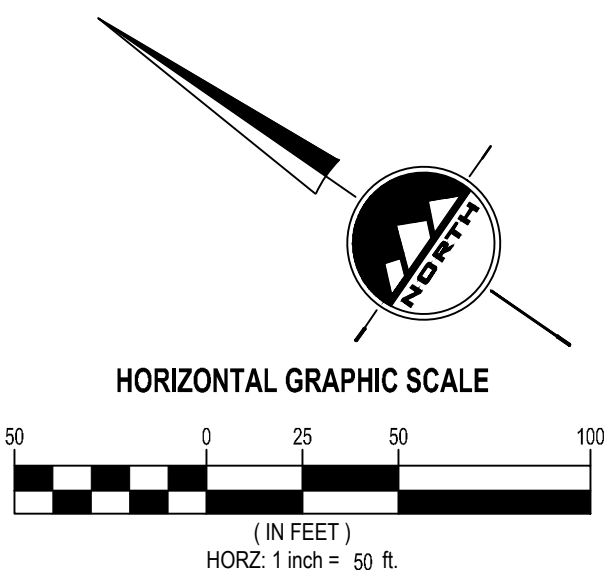
TOWNHOME PARKING TABLE	
GARAGE STALLS	296
DRIVEWAY STALLS	189
GUEST STALLS	68
TOTAL STALLS	553
TOTAL UNITS	148
STALLS PER UNIT	3.73

TOWNHOME TABLE	
DESCRIPTION	QUANTITY
STANDARD TOWNHOME	104
CARRIAGE TOWNHOME	44
TOTAL TOWNHOME	148

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

LOT 5 LAND USE TABLE	
DESCRIPTION	QUANTITY
TOTAL UNITS	25
TOTAL PROJECT AREA	183,655 sq. ft. / 4.216 acres
DENSITY	5.93 UNITS/ACRE

TOTAL TOWNHOME LAND USE TABLE		
DESCRIPTION	AREA	PERCENTAGE
HARD SURFACE / PAVING	175,758 sq. ft.	29.9%
BUILDING	126,247 sq. ft.	21.4%
LANDSCAPING / OPEN SPACE	287,167 sq. ft.	48.7%
TOTAL TOWNHOME AREA	589,172 sq. ft.	100%
IMPACTED WETLAND AREA	17,458 sq. ft. / 0.40 acres	
PROTECTED WETLAND AREA	60,012 sq. ft.	
PREVIOUSLY IMPACTED WETLAND	21,662 sq. ft.	
TOTAL UNITS	148	
TOTAL PROJECT AREA	589,172 sq. ft. / 13.525 acres	
DENSITY	10.94 UNITS/ACRE	



DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PRELIMINARY OVERALL
SITE & LIGHTING PLAN

PROJECT NUMBER
10132C

PRINT DATE
2026-03-25

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-100

811

Know what's below.
Call before you dig.

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

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,235.11 FT
Box Invert: 4,231.75 FT
Allowed Basin Discharge*
Peak Release: 0.154 cfs
C_o: 0.62
Orifice Area: 2.46 IN²
Orifice Diameter: 2.0 IN

BASIN 3A

Detention Calculations Basin 3A (100-year storm)

Basin Tributary Area: 33,476 SF
Runoff coefficient C: 0.700
Release Rate: 0.20 cfs/acre
Peak Release: 0.154 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.18	1,159	46	1,113
10	5.46	1,762	92	1,670
15	4.51	2,184	138	2,045
30	3.04	2,944	277	2,667
60	1.88	3,641	553	3,088
120	1.10	4,261	1,107	3,154
180	0.75	4,357	1,660	2,697
360	0.40	4,536	3,320	1,316
720	0.23	5,438	6,640	(1,202)
1440	0.13	6,135	13,280	(7,144)
2880	0.08	7,065	26,559	(19,495)

Required Detention: 3,154
Provided Detention: 3,242

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.58 FT
Box Invert: 4,231.75 FT
Allowed Basin Discharge*
Peak Release: 0.128 cfs
C_o: 0.62
Orifice Area: 2.73 IN²
Orifice Diameter: 2.0 IN

BASIN 3B

Detention Calculations Basin 3B (100-year storm)

Basin Tributary Area: 27,833 SF
Runoff coefficient C: 0.700
Release Rate: 0.20 cfs/acre
Peak Release: 0.128 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.18	963	38	925
10	5.46	1,465	77	1,388
15	4.51	1,815	115	1,700
30	3.04	2,447	230	2,217
60	1.88	3,027	460	2,567
120	1.10	3,542	920	2,622
180	0.75	3,623	1,380	2,243
360	0.40	3,855	2,760	1,094
720	0.23	4,521	5,521	(999)
1440	0.13	5,101	11,041	(5,940)
2880	0.08	5,874	22,082	(16,208)

Required Detention: 2,622
Provided Detention: 2,636

Catchment Calculations Basin 3A & B (25-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 3.02 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
19	33,476	0.700	1,638	SD22
20	27,833	0.700	1,362	SD20
21	26,495	0.700	1,360	OFF
22	24,427	0.700	1,195	OFF

Pipe Design Basin 3A & 3B (10-year storm)
Mannings N (ADS): 0.011
Mannings N (RCP): 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD20	20	1,362	0.50%	15 ADS	5,413	25.2%				
SD22	19	1,638	0.50%	15 ADS	5,413	30.3%				

LEGEND

WETLAND NOT TO BE DISTURBED (1.20 ACRES)

WETLAND - TEMPORARY IMPACTS (0.06 ACRES)

CREEK

FARMINGTON CITY
08-060-0070

BENCHMARK

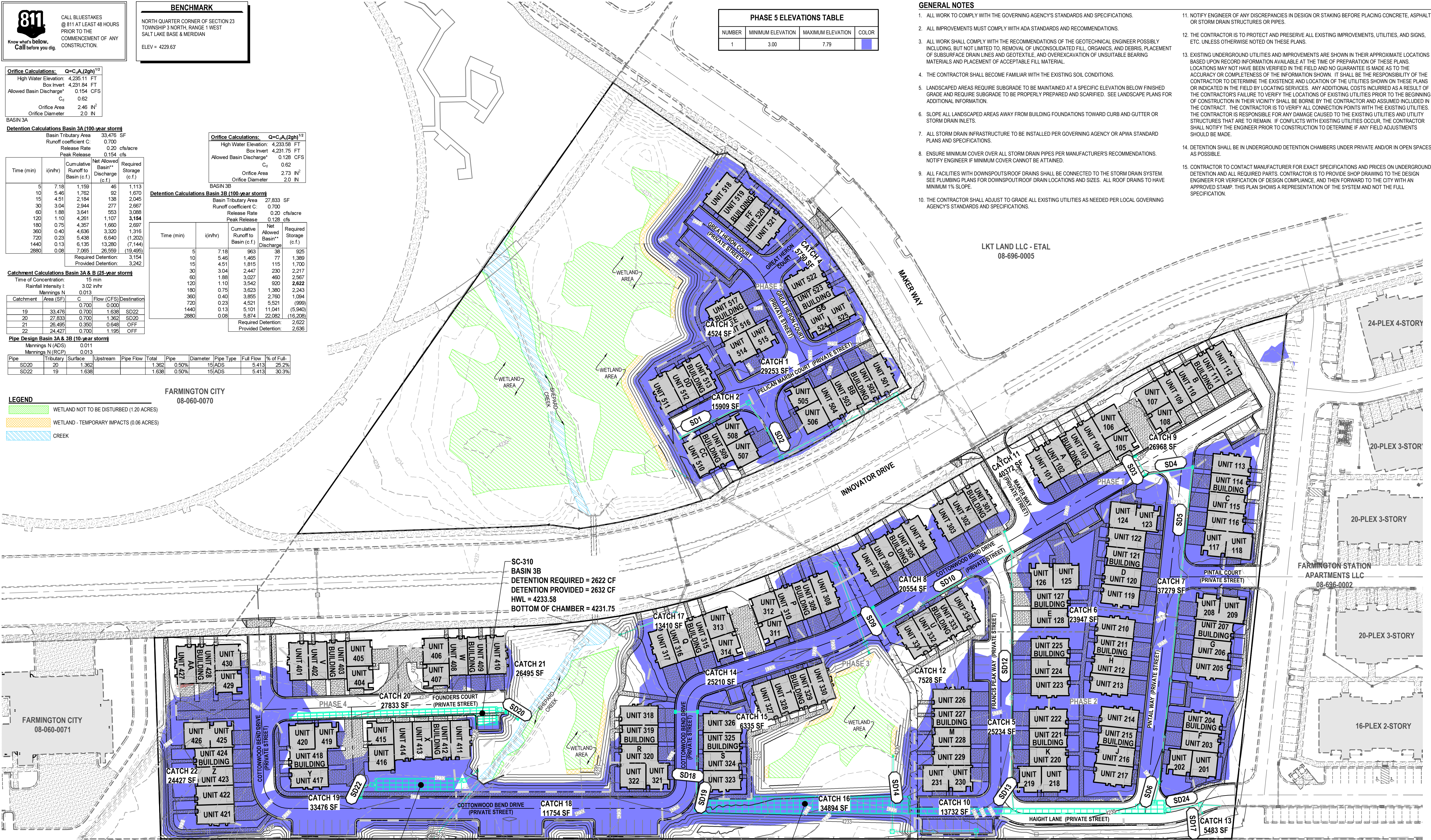
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEV = 4229.63'

PHASE 5 ELEVATIONS TABLE			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	3.00	7.79	

GENERAL NOTES

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



Detention Calculations Basin 1 (100-year storm)

Basin Tributary Area: 45,162 SF
Runoff coefficient C: 0.700
Release Rate: 0.22 cfs/acre
Peak Release: 0.238 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.18	1,563	72	1,492
10	5.46	2,378	143	2,234
15	4.51	2,946	215	2,731
30	3.04	3,971	429	3,542
60	1.88	4,912	858	4,053
120	1.10	5,748	1,717	4,031
180	0.75	5,879	2,575	3,303
360	0.40	6,255	5,151	1,104
720	0.23	7,336	10,301	(2,965)
1440	0.13	8,277	20,603	(12,326)
2880	0.08	9,531	41,206	(31,675)

Required Detention: 4,053
Provided Detention: 4,053

Detention Calculations Basin 1 (25-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 3.02 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	29,253	0.700	1,432	SD2
2	15,908	0.700	0,778	SD1
3	4,524	0.700	0,221	OFF
4	5,750	0.700	0,281	OFF

Pipe Design Basin 1 (25-year storm)
Mannings N (ADS): 0.011
Mannings N (RCP): 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD1	2	0,778	0.20%	15 ADS	3,423	64.6%				
SD2	1	1,432	SD1	0,779	2,210	0.20%	15 ADS	3,423	64.6%	

SC-800
BASIN 3A

DETENTION REQUIRED = 3154 CF
DETENTION PROVIDED = 3242 CF
HWL = 4235.11
BOTTOM OF CHAMBER = 4231.86

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

SC-800
BASIN 2

DETENTION REQUIRED = 10334 CF
DETENTION PROVIDED = 10389 CF
HWL = 4233.67
BOTTOM OF CHAMBER = 4230.42

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-7.75	-3.00	
2	3.00	8.53	

Orifice Calculations:
Q=C_oA_o(2gh)^{1/2}
High Water Elevation: 4,233.75 FT
Box Invert: 4,230.34 FT
Allowed Basin Discharge*
Peak Release: 3.753 CFS
C_o: 0.62
Orifice Area: 58.82 IN²
Orifice Diameter: 8.7 IN

BASIN 2

ENSIGN

THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

PROJECT NUMBER
10132C

PRINT DATE
2026-03-23

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-200

811

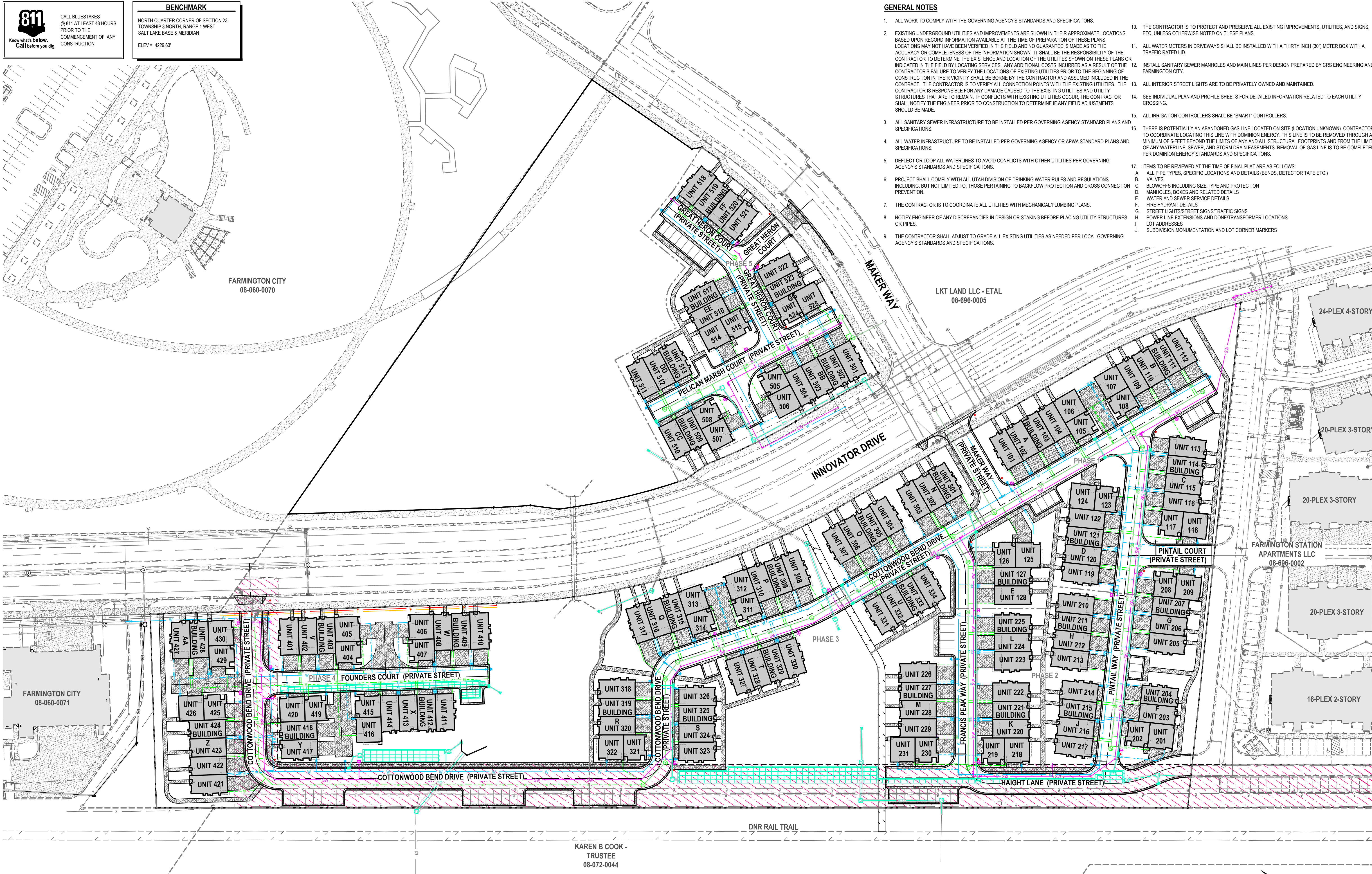
Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 4229.63'



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

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.

4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.

8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.

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

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

11. ALL WATER METERS IN DRIVEWAYS SHALL BE INSTALLED WITH A THIRTY INCH (30") METER BOX WITH A TRAFFIC RATED LID.

12. INSTALL SANITARY SEWER MANHOLES AND MAIN LINES PER DESIGN PREPARED BY CRS ENGINEERING AND FARMINGTON CITY.

13. ALL INTERIOR STREET LIGHTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

14. SEE INDIVIDUAL PLAN AND PROFILE SHEETS FOR DETAILED INFORMATION RELATED TO EACH UTILITY CROSSING.

15. ALL IRRIGATION CONTROLLERS SHALL BE "SMART" CONTROLLERS.

16. THERE IS POTENTIALLY AN ABANDONED GAS LINE LOCATED ON SITE (LOCATION UNKNOWN). CONTRACTOR IS TO COORDINATE LOCATING THIS LINE WITH DOMINION ENERGY. THIS LINE IS TO BE REMOVED THROUGH A MINIMUM OF 5 FEET BEYOND THE LIMITS OF ANY AND ALL STRUCTURAL FOOTPRINTS AND FROM THE LIMITS OF ANY WATERLINE, SEWER, AND STORM DRAIN EASEMENTS. REMOVAL OF GAS LINE IS TO BE COMPLETED PER DOMINION ENERGY STANDARDS AND SPECIFICATIONS.

17. ITEMS TO BE REVIEWED AT THE TIME OF FINAL PLAT ARE AS FOLLOWS:

A. ALL PIPE TYPES, SPECIFIC LOCATIONS AND DETAILS (BENDS, DETECTOR TAPE ETC.)

B. VALVES

C. BLOWOFFS INCLUDING SIZE TYPE AND PROTECTION

D. MANHOLES, BOXES AND RELATED DETAILS

E. WATER AND SEWER SERVICE DETAILS

F. FIRE HYDRANT DETAILS

G. STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS

H. POWER LINE EXTENSIONS AND DONE/TRANSFORMER LOCATIONS

I. LOT ADDRESSES

J. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West

Layton, UT 84041

Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

TRI POINTE HOMES

1280 EAST STRINGHAM AVENUE, SUITE 350

SALT LAKE CITY, UTAH 84106

CONTACT:

COLTON CHRONISTER

PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE REVISION

FOR REVIEW

PRELIMINARY OVERALL
UTILITY PLAN

PROJECT NUMBER
10132C

PRINT DATE
2026-03-25

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-300

811

Know what's below.
Call before you dig.

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

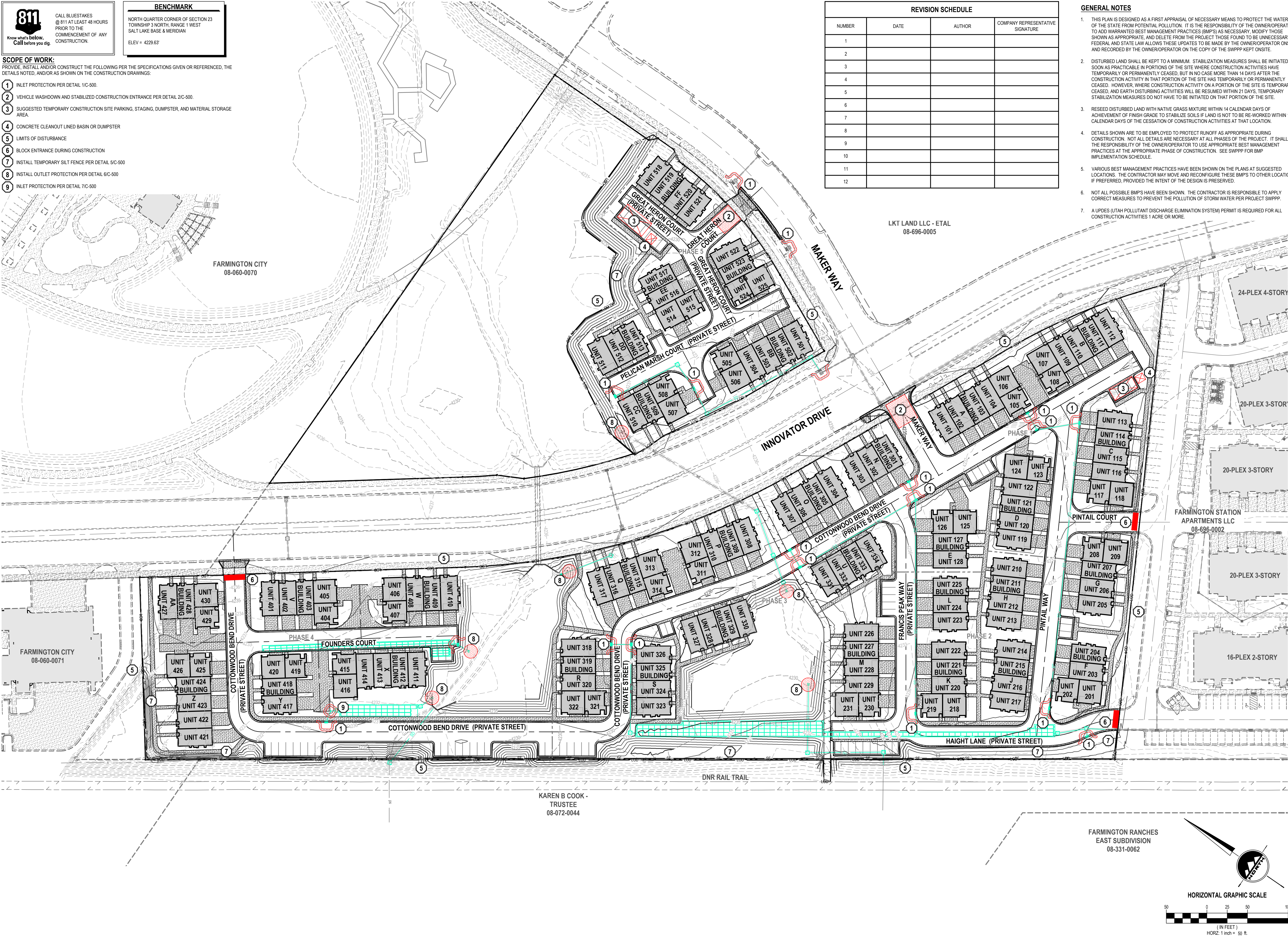
BENCHMARK

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

ELEV = 4229.63'

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 INLET PROTECTION PER DETAIL 1/C-500.
- 2 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
- 3 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 4 CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
- 5 LIMITS OF DISTURBANCE
- 6 BLOCK ENTRANCE DURING CONSTRUCTION
- 7 INSTALL TEMPORARY SILT FENCE PER DETAIL 5/C-500
- 8 INSTALL OUTLET PROTECTION PER DETAIL 6/C-500
- 9 INLET PROTECTION PER DETAIL 7/C-500



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

- GENERAL NOTES
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

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

CONTACT:

COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY

FARMINGTON, UTAH

NO. DATE

REVISION

PRELIMINARY OVERALL
EROSION CONTROL
PLAN

PROJECT NUMBER
10132C

PRINT DATE
2026-03-23

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-400

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

Landscape				
Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
72		Maple, 'Columnar'	Acer glaberrimus 'Columnar'	2" Cal.
10		Spruce, Colorado Blue	Picea pungens 'Glauca'	4' Min.
67		Hedge Maple	Acer campestre	2" Cal.
31		Eastern Redbud	Cercis canadensis	2" Cal.
Shrubs				
Qty	Symbol	Common Name	Botanical Name	Plant Size
83		Blue Oat Grass	Holcus lanatus sempervirens	1' Callon
52		Feather Reed Grass 'Karl Foerster'	Calamagrostis scutellaris 'Karl Foerster'	1' Callon
54		Daylily	Hemerocallis	1' Callon

Landscape Notes: Install 4" root ridges between all planter bed and sod areas. In all planter bed areas, install 4" deep 2'-2" dia. Neigh Rock & Gravel color 'Southwest' or equiv. depending on soil conditions. Top.

LEGEND

LANDSCAPE AREA

EXISTING WETLAND AREA - NOT TO BE DISTURBED

EXISTING STREAM

- NOTES
1. DRIP IRRIGATION SHALL BE USED OUTSIDE OF LAWN AREAS. DRIP IRRIGATION SHALL BE EQUIPPED WITH PRESSURE REGULATOR, FILTER, ETC.

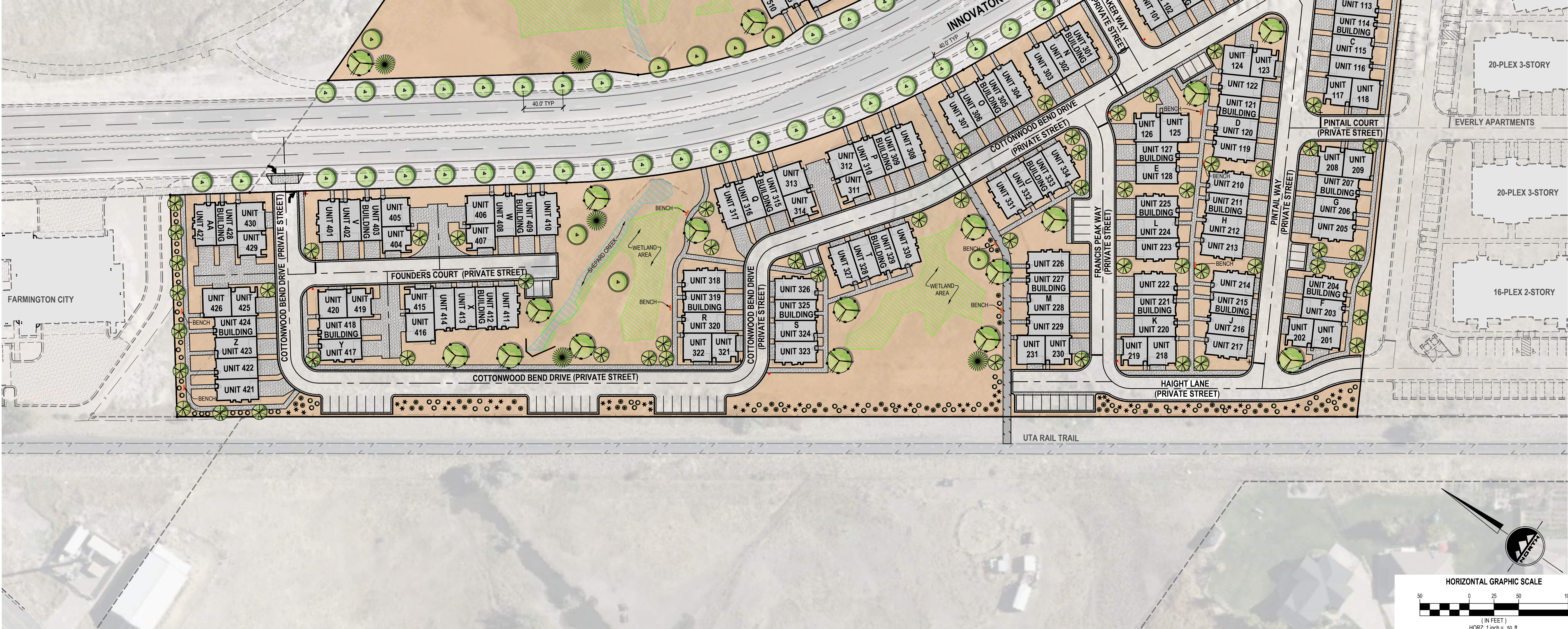
2. IRRIGATION VALVES SHALL IRRIGATE LANDSCAPES WITH SIMILAR SITE, SLOPE, AND PLANT MATERIALS WITH SIMILAR WATER NEEDS (LAWN AND PLANTING BEDS SHALL BE IRRIGATED ON SEPARATE VALVES). NO DRIP IRRIGATION AND OVERHEAD SPRAY IRRIGATION ARE PERMITTED ON THE SAME IRRIGATION VALVE. NO COMBINATION OF DIFFERING SPRINKLER HEADS IS PERMITTED ON THE SAME IRRIGATION VALVE.

3. A WATERSENSE LABELED SMART IRRIGATION CONTROLLER, EQUIPPED WITH RAIN DELAY, SHALL BE INSTALLED TO OPERATE THE AUTOMATIC PRESSURE IRRIGATION SYSTEM.

4. A MINIMUM OF THREE INCHES (3") OF COVER SUCH AS ROCK OR MULCH IS REQUIRED IN PLANTED BEDS.

5. NO LAWNS SHALL BE PERMITTED IN PARK STRIPS, ON SLOPES GREATER THAN TWENTY FIVE PERCENT (25%), PARKING LANDSCAPES AND BUFFER AREAS, OR IN AREAS LESS THAN EIGHT FEET (8') WIDE.

6. LAWN SHALL NOT TO EXCEED FIFTEEN PERCENT (15%) OF THE TOTAL LANDSCAPE AREA.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

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

CONTACT:

COLTON CHRONISTER
PHONE: 801-813-9879

DISCOVERY STATION

PRELIMINARY PLAT - NOT TO BE RECORDED

INNOVATOR DRIVE AND MAKER WAY
FARMINGTON, UTAH

NO. DATE

REVISION FOR REVIEW

PRELIMINARY OVERALL
LANDSCAPE PLAN

PROJECT NUMBER
10132C

PRINT DATE
2026-03-23

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

L-100

**FARMINGTON CITY
PLANNING COMMISSION**

May 07, 2026

WORK SESSION Present: Chair Tyler Turner; Vice Chair Joey Hansen; Commissioners Scott Behunin, Randy Hopkins, Frank Adams; 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; Alternate Commissioner Brian Shepard.

City Planner **Shannon Hansell** said Agenda Item #1 is the Burt Brothers property over by the old K-mart Building. The storage space wants to expand into the remaining part of the building—which used to be a gym—for office space and more storage. It is a conditional use that was originally approved in 2014. It is still the same owner or relation to the owner. Commissioners didn't express any concerns about this request as long as the applicant doesn't have a desire to change the hours of operation. Staff hasn't received any public comments from this.

Regarding Agenda Item 2, the property was rezoned last summer. The Development Agreement (DA) is for flexibility for the requested setbacks as well as increased density depending on the public benefit, which was the Subordinate Single Family (SSF) unit in this case. The preliminary plat meets what was approved at the schematic. The Development Review Committee (DRC) has reviewed this four times and now approves this request. Community Development Director **Lyle Gibson** said the developer is going to sell it to a builder for custom-build products. **Hansell** said the engineering has been done since the Commission last saw it. The fence will not be replaced and will be open space instead. Underground detention along 200 East will help drainage and runoff on the west boundary.

Regarding the May 5 City Council meeting, **Gibson** said the Council approved the recommended code text amendment regarding accessory building height. The bulk of the meeting considered the budget process. They are anticipating a 5.8% property tax increase, or \$30 a year for an average home in Farmington. The State has adopted new rules, some of which were not followed precisely by many cities last year. The State is now requiring a one-page summary showing the proposed property tax increase and what the revenue will be spent on.

Gibson said the grand opening for the new North Cottonwood Commons Park will be held on May 23 complete with splash pad, concert, and food trucks.

REGULAR SESSION Present: Chair Tyler Turner; Vice Chair Joey Hansen; Commissioners Scott Behunin, Randy Hopkins, Frank Adams; 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; Alternate Commissioner Brian Shepard.

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

CONDITIONAL USE PERMIT APPLICATION – *public hearing*

Item #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.

City Planner **Shannon Hansell** presented this agenda item. 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 square feet of rentable space. Conditions from the June 5, 2014, Planning Commission for the original conditional use where 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)

Applicant **Mitchell Menlove** addressed the Commission online.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:02 pm.

MOTION:

Commissioner **Frank Adams** made a motion 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 1-2:

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 1-2:

1. Vicinity Map
2. Plans

Randy Hopkins 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
Alternate Commissioner Kevin Sanders	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay

SUBDIVISION AMENDMENT – *no public hearing*

Item #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 Large Residential-Foothill (LR-F) Zone.

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

The property was rezoned by the City Council from Agriculture Foothill (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 (DRC) 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. 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 dwelling 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."

Applicant **Joey Green** addressed the Commission. This was a long process that involved the Utah Department of Transportation. This project is being done in memory of Frank and Barbara Frodsham.

MOTION:

Commissioner **Joey Hansen** made a motion to move 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 1-2:**

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 1-2:

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 1-3:

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

Commissioner **Scott Behunin** 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
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

- a. **Planning Commission Minutes for April 16, 2026**

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

- a. **City Council Reports from May 05, 2026 as addressed in the earlier work session**
- b. **Attendance on May 21, 2026**

Frank Adams made a motion to approve the **summary action items and City Council report as presented.**

Kevin Sanders 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
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

ADJOURNMENT

Joey Hansen motioned to adjourn at 7:08 PM.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	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 19th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Consolidated Fee Schedule Discussion
- Main Street Tree Preservation and Successional Management Plan
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Kristen Sherlock, Councilmember
- Pledge of Allegiance – Roger Child, Councilmember

BUSINESS:

- Consolidated Fee Schedule Amendment
- Consider approval of C&B Striping to construct the overlays FY 2027 road maintenance project bid
- Consider approval of Peckham Asphalt Paving to construct the Crack Seal FY 2027 road maintenance project bid
- Consider approval of Morgan Pavement to construct the Onyx FY 2027 road maintenance project bid

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 05.05.26
2. Interlocal Cooperation Agreement relating to the conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029
3. Monthly Financial Report

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 14, 2026