



**FARMINGTON CITY
PLANNING COMMISSION**

June 18, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday June 18, 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.

SUBDIVISION APPLICATIONS – no public hearing

1. STACK – Applicant is requesting Final Site Plan approval for a self-storage facility on approximately 3 acres at 1115 No. Innovator Drive.

ZONE TEXT AMENDMENT – public hearing

2. Farmington City – Applicant is requesting changes to multiple sections of Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.

SUMMARY ACTION AND OTHER BUSINESS

3. Applications and Approval of Minutes
 - a. Planning Commission Minutes May 21, 2026
 - b. Wilson Special Exception – Building Height Increase
4. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Reports from May 19 & June 14, 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 June 12, 2026. Carly Rowe, Planning Secretary.



**Farmington City
Planning Commission Staff Report
June 18, 2026**

Item 1: Final Site Plan – C1 – Self Storage Building Final Site Plan

Public Hearing:	No
Application No.:	25-09
Applicant:	James Thomson
Property Owner:	Stack Farmington Land LLC
Address:	1115 N Innovator Drive
Zone:	OMU (Office Mixed Use)
General Plan Designation:	Office Mixed Use/Business Park
Acres:	3.16 ac

Request: *The applicant is requesting approval for the final site plan for the C1 Self Storage Building.*

Background

The subject property is located north of North Station Lane on Innovator Drive. It is currently part of the Stack Master Plat as Parcel C1. A schematic (concept) site plan for C1 was approved on October 9, 2025, as part of a larger Development Agreement/Project Master Plan for several parcels in the Stack Master Plat. Since then, the self-storage site has been through the Development Review Committee process for finalizing site plan details and is satisfactory.

The Stack Master Plat recorded all land divisions as parcels, which are different from building lots, in that a parcel is simply a specific piece of land identified for tax or selling purposes; whereas a lot must also comply with underlying zoning and development rules, including easements. Because of this, each parcel in the Stack Master Plat must undergo a plat amendment to add appropriate easements concurrent with the specific site plan assigned to each. In this case, Parcel C1 is connected via plat amendment to Parcel C4, which is just south across Arrowgate Drive (see Stack Master Plat). Parcel C4 is undergoing DRC site plan review at this time, but is not ready for final site plan approval. Subsequently, since the subdivision plat includes both C1 and C4, the plat amendment is not ready for approval either. Without the plat amendment to record C1 as a building lot, the Planning Commission cannot approve the final site plan for C1 without requiring a condition that the plat amendment for C1/C4 be approved and recorded first.

Motion:

Move that the Planning Commission approve the final site plan for the Stack C1 Self-Storage Building, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

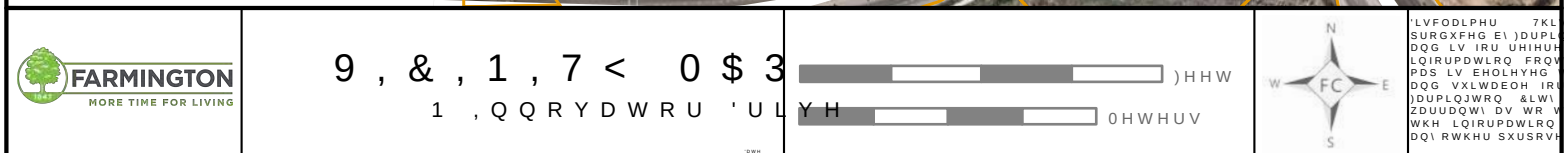
1. All remaining DRC comments are addressed for both the site plan and plat describing C1 and C4.
2. The final plat amendment for C1 and C4 is approved by the Planning Commission and recorded at the Davis County Recorder prior to moving forward with the building permit process for C1.

Findings:

1. The final site plan is compliant with the approved Project Master Plan and Development Agreement, as well the as the approved schematic site plan.

Supplemental Information:

1. Vicinity Map
2. Final Site Plan
3. Elevations
4. Stack Master Plat showing C1 and C4



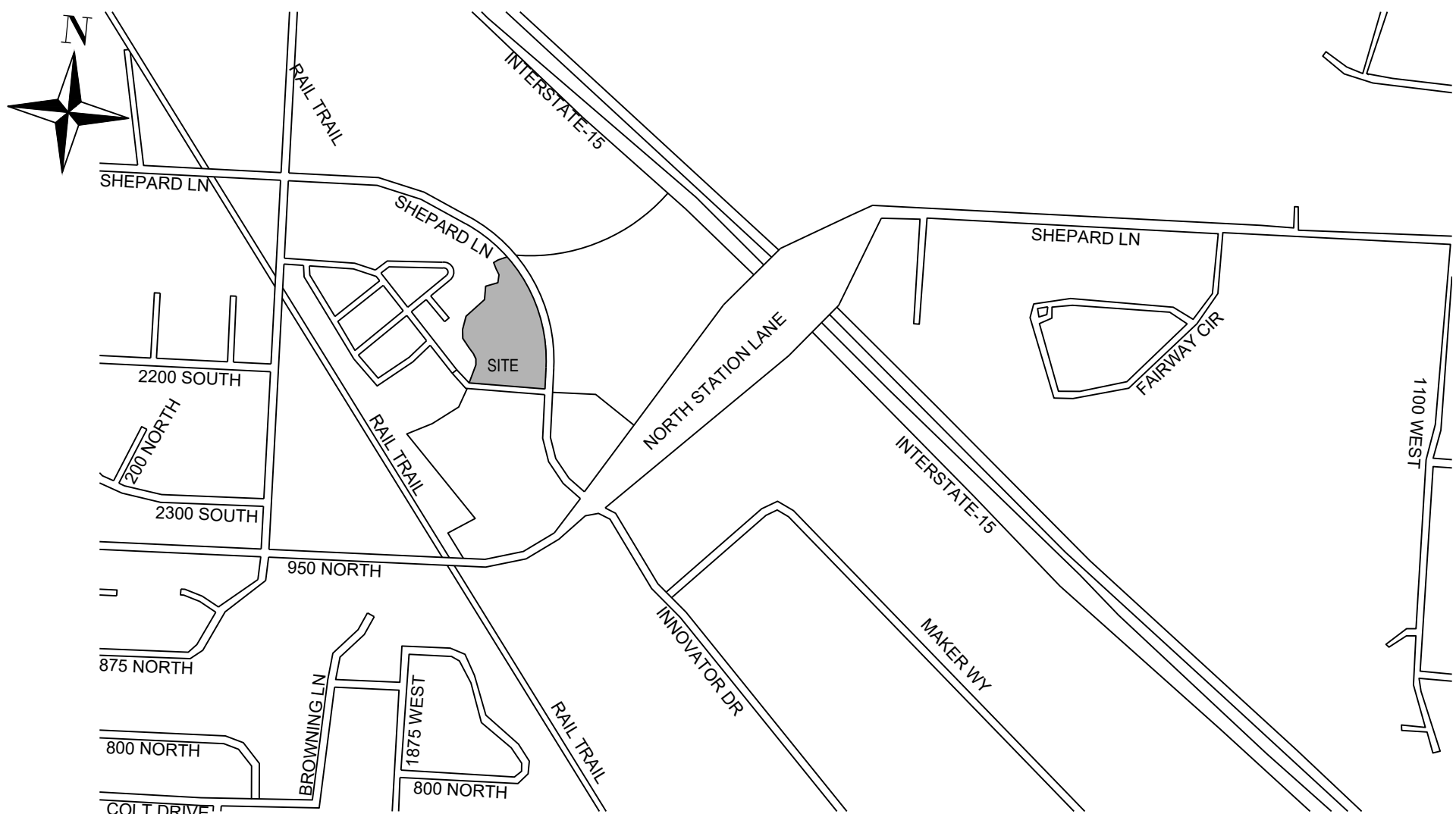
NORTH STATION C1 - STACK STORAGE

1115 NORTH SHEPARD LANE
FARMINGTON CITY, UTAH 84025

LOCATED IN THE NORTHEAST, SOUTHEAST,
SOUTHWEST, AND NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH
FARMINGTON CITY, UTAH



100% PROGRESS SET
THIS STAMP APPLIES TO ALL
SHEETS THAT SHARE THIS DATE



VICINITY MAP

- ALL WORK SHALL CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS 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.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES,ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING CONDITIONS
4	C300	SITE PLAN
5	C301	FIRE PLAN
6	C400	UTILITY PLAN
7	C401	ARROWGATE DR PROFILE
8	C402	SHEPARD LANE PROFILE
9	C500	GRADING/DRAINAGE PLAN
10	C600	EROSION CONTROL PLAN
11	C700	DETAILS
12	L101-L201	LANDSCAPE PLANS
13	E-602	PHOTOMETRIC PLAN

PROJECT

LOT C1 - FARMINGTON NORTH STATION

PROJECT NUMBER

23-355

COVER PAGE

SHEET NO.

C000

ENGINEER

ISAAC RICHES, P.E.

WALL CONSULTING GROUP

2139 SOUTH 1260 WEST

S.L.C. UTAH 84119

P: 801-860-2191

E: isaac.riches@wcg.us

REVISIONS

NO.

REMARKS

BY

DATE

STACK DEVELOPMENT

4101 NORTH THANKSGIVING WAY #300

LEHI, UTAH 84043

801-768-0500

CHECKED BY:

IJR

DESIGNED BY:

IJR

DATE:

2/13/2026

SCALE:

N/A

WALL CONSULTANT GROUP

2139 SOUTH 1260 WEST

SALT LAKE CITY, UT 84119

PHONE: 801-456-3847

APPROVED

PROFESSIONAL ENGINEER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2025 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

7. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

8. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

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

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

15. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

16. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

17. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

18. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.

19. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

20. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.

21. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.

23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE, COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES. CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEAOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

10. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.

7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.

8. NO ROAD CUTS ALLOWED ON THIS JOB

9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575

10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.

11. FOR EXCAVATIONS OUTSIDE THE ROADWAY, BACKFILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.

12. OWNER, DEVELOPER, AND /OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

13. OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.

15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIOER PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND DRAWINGS.

16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT FOR A COMPLETE VERSION OF THE DEPARTMENTS STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.GOV/GO/ACCESSMANAGMENT .2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG .3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG .4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV

17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

SYMBOLS

BM

BENCH MARK

SEC

SECTION LINE

△

CONTROL POINT

1/4

1/4

QUARTER SECTION LINE

◆

SECTION CORNER FOUND

ℓ

PROPERTY LINE

◇

SECTION CORNER NOT FOUND

R/W

R/W

RIGHT OF WAY

■

STREET MONUMENT FOUND

r/w

r/w

EXISTING RIGHT OF WAY

PE

PERPETUAL EASEMENT

pe

EXISTING PERPETUAL EASEMENT

TE

TEMPORARY EASEMENT

W

WATER EXISTING

ir

IRRIGATION EXISTING

sw

SECONDARY WATER EXISTING

g

GAS EXISTING

ss

SEWER EXISTING

sd

STORM DRAIN EXISTING

bte

TELEPHONE BURIED EXISTING

tel

TELEPHONE OVERHEAD EXISTING

fo

FIBER OPTICS EXISTING

ugr

ELECTRIC BURIED EXISTING

chp

ELECTRIC OVERHEAD EXISTING

ld

LAND DRAIN EXISTING

W

WATER PROPOSED

IRR

IRRIGATION PROPOSED

SW

SECONDARY WATER PROPOSED

G

GAS PROPOSED

SS

SEWER PROPOSED

SD

STORM DRAIN PROPOSED

T

TELEPHONE OVERHEAD PROPOSED

LD

LAND DRAIN PROPOSED

hwp

OVERHEAD ELECTRIC PROPOSED

LD

LAND DRAIN PROPOSED

hwp

OVERHEAD ELECTRIC PROPOSED

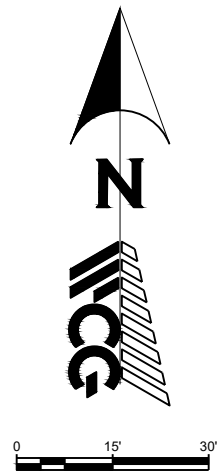
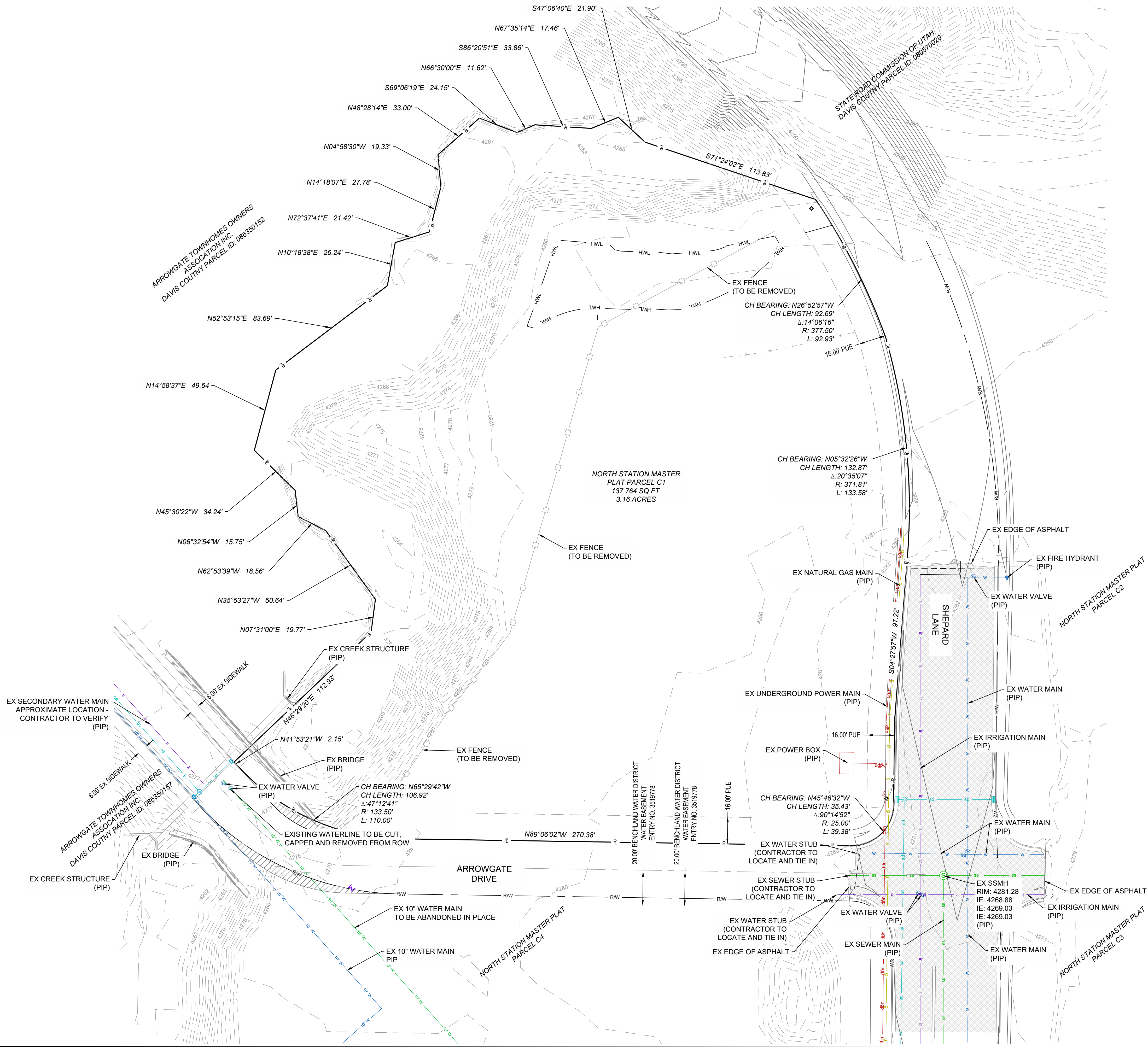
LD

LAND DRAIN PROPOSED

hwp

OVERHEAD ELECTRIC PROPOSED

</



ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
S.L.C. UTAH 84119
P: 801-860-2191
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PROJECT		PROJECT NUMBER		SHEET NO.	
STACK STORAGE		LOT C1 - FARMINGTON NORTH STATION		C200	
23-355		EXISTING CONDITIONS			
APPROVED		PROFESSIONAL ENGINEER			
WALL CONSULTANT GROUP		2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847			
SCALE: N/A		DATE: 2/13/2026			
DESIGNED BY: IJR		CHECKED BY: IJR			
REVISIONS		NO.			
		REMARKS			
		BY			
		DATE			

STACK DEVELOPMENT		4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500	
DESIGNED BY: IJR		CHECKED BY: IJR	
REVISIONS		NO.	
		REMARKS	
		BY	
		DATE	

LAND USE TABLE		
TOTAL ACREAGE	137,764 SQ FT (3.16 ACRES)	100%
TOTAL BUILDING FOOTPRINT	42,148 SQ FT	30.60%
LANDSCAPING	77,111.80 SQ FT	55.97%
HARDSCAPING	18,504.20 SQ FT	13.43%
TOTAL PARKING	5 STALLS	
TOTAL ADA PARKING	1 STALL	

KEYNOTES:

- 01

CONCRETE SIDEWALK
(PER FARMINGTON STANDARD DETAIL 231 SP & DETAIL 1 ON SHEET C700)
- 02

CONCRETE PER DETAIL 2 ON SHEET C700
- 03

ASPHALT PER DETAIL 3 ON SHEET C700
- 04

8" WIDE CONCRETE WHEEL STOPS PER DETAIL 4 ON SHEET C700
- 05

CURB AND GUTTER
(PER FARMINGTON STANDARD DETAIL 205 SP & DETAIL 5 ON SHEET C700)
- 06

CURB AND GUTTER
(PER APWA 205.1 "TYPE A" & DETAIL 6 ON SHEET C700)
- 07

CURB WALL PER DETAIL 7 ON SHEET C700
- 08

DRIVE APPROACH PER APWA 221 & DETAIL 8 ON SHEET C700
- 09

6" BLACK CHAINLINK FENCE
- 10

ADA RAMP
- 11

TRASH ENCLOSURE PER DETAIL 1 ON SHEET C701
- 12

STRIPING
- 13

ADA LANDING
- 14

ASPHALT PER FARMINGTON STANDARD DETAIL 250 SP & DETAIL 2 ON SHEET C703
- 15

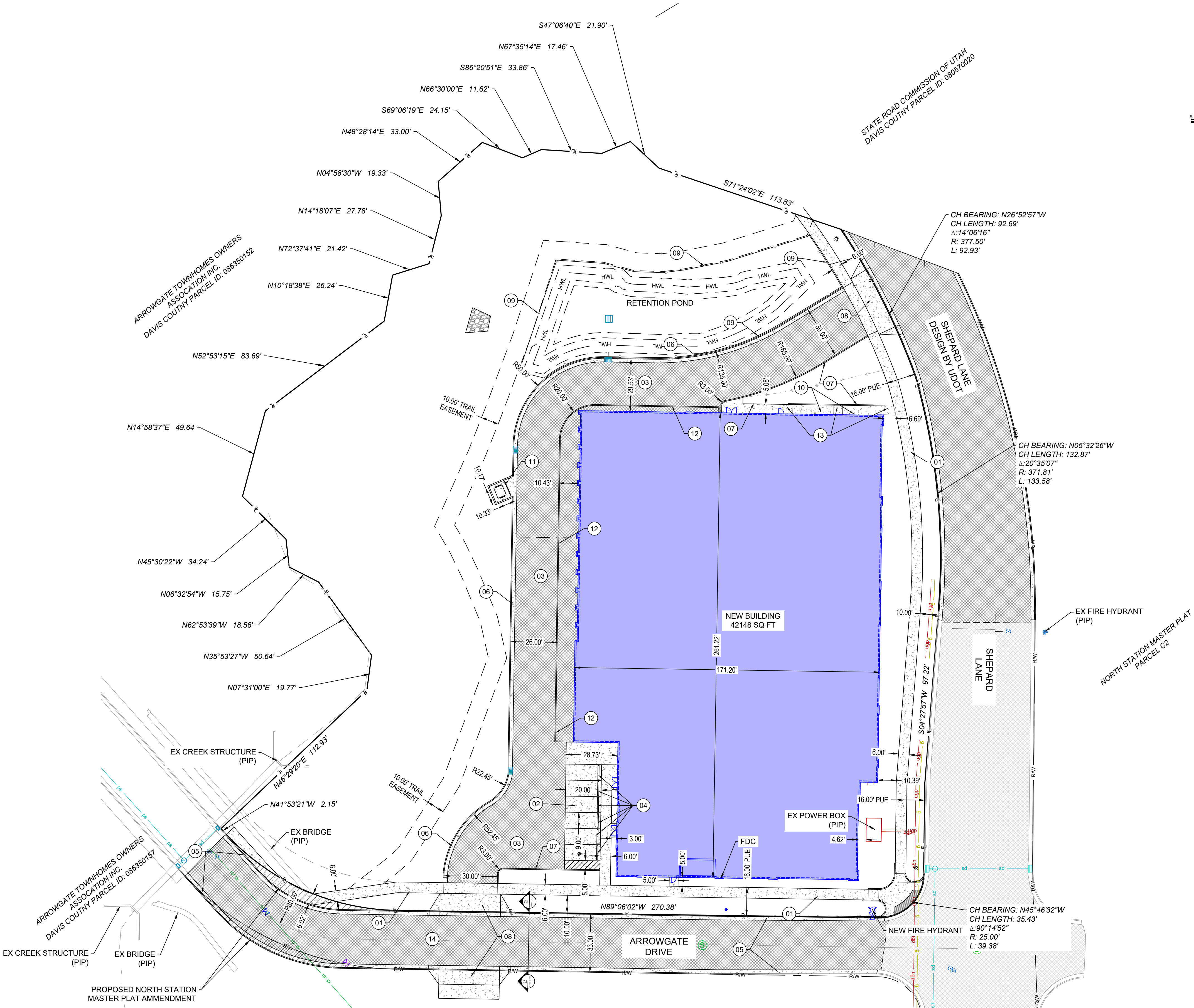
SIDEWALK RADIUS RAMP PER FARMINGTON CITY DETAIL 235 SP & DETAIL 1 ON SHEET C702



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

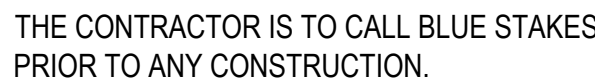
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



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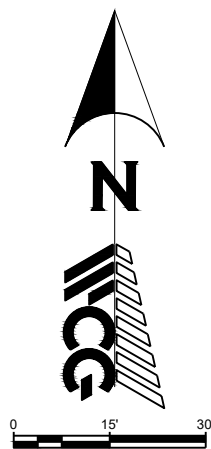
PROJECT		STACK STORAGE		WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3947		 STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500		REVISIONS			
PROJECT NUMBER		23-355		APPROVED		SCALE: N/A		DATE: 2/13/2026		DESIGNED BY: IJR	
		SITE PLAN		 PROFESSIONAL ENGINEER						NO.	
										REMARKS	
										BY	
										DATE	
SHEET NO.		C300									

1. ALL FIRE APPARATUS ACCESS ROADS, FIRE LANES, AND FIRE PROTECTION WATER SUPPLIES SHOWN ON THESE PLANS SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODE (IFC), UTAH STATE FIRE CODE AMENDMENTS, AND FARMINGTON CITY DEVELOPMENT AND SUBDIVISION STANDARDS, AS ADMINISTERED BY THE FARMINGTON FIRE DEPARTMENT FINAL LOCATIONS OF ACCESS ROADS, FIRE LANES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS (FDCS) ARE SUBJECT TO FARMINGTON FIRE DEPARTMENT REVIEW AND APPROVAL THROUGH THE SITE PLAN REVIEW AND PROJECT CLEARANCE PROCESS.
2. FIRE APPARATUS ACCESS ROADS SHALL PROVIDE CONTINUOUS, ALL WEATHER ACCESS TO ALL REQUIRED FIRE DEPARTMENT ACCESS POINTS SERVING EACH BUILDING OR STRUCTURE, SUBJECT TO IFC CHAPTER 5 AND UTAH AMENDMENTS. ACCESS GRADES AND CONFIGURATIONS SHALL COMPLY WITH FARMINGTON CITY STANDARDS FOR STREET AND DRIVEWAY SLOPES. EMERGENCY ACCESS DRIVEWAYS AND STREETS SHALL NOT EXCEED THE MAXIMUM GRADES PERMITTED IN THE APPLICABLE DEVELOPMENT STANDARDS WITHOUT SPECIFIC CITY APPROVAL.
3. SEGMENTS OF ACCESS ROADS DESIGNATED AS FIRE LANE ON THESE PLANS SHALL BE KEPT CLEAR OF PARKING, STORAGE, AND OTHER OBSTRUCTIONS AT ALL TIMES AND SHALL BE POSTED AND/OR MARKED IN ACCORDANCE WITH FARMINGTON FIRE DEPARTMENT REQUIREMENTS ON STREET PARKING, CURB EXTENSIONS, LANDSCAPE FEATURES, UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL NOT REDUCE THE REQUIRED FIRE APPARATUS ACCESS WIDTH OR INTERFERE WITH FIRE DEPARTMENT OPERATIONS IN DESIGNATED FIRE LANES.
4. PUBLIC AND PRIVATE FIRE HYDRANTS SHALL BE INSTALLED, SPACED, AND SUPPLIED IN ACCORDANCE WITH FARMINGTON CITY STANDARDS, WITH SPACING GENERALLY NOT EXCEEDING 300 FEET BETWEEN HYDRANTS AND WITH HYDRANTS LOCATED AT OR NEAR INTERSECTIONS AND DEAD END STREETS UNLESS OTHERWISE APPROVED BY THE FARMINGTON FIRE DEPARTMENT. HYDRANTS SHALL BE CONNECTED TO ADEQUATELY SIZED WATER MAINS AND ARRANGED TO PROVIDE THE FIRE FLOW REQUIRED FOR THE PROPOSED BUILDINGS; REQUIRED VERSUS AVAILABLE FIRE FLOW SHALL BE VERIFIED USING CURRENT TEST DATA AND IS SUBJECT TO FIRE DEPARTMENT APPROVAL.
5. A MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN HYDRANTS AND DRIVEWAYS, CURB CUTS, OR OTHER VEHICLE ACCESS POINTS AS REQUIRED BY FARMINGTON CITY AND THE FARMINGTON FIRE DEPARTMENT, AND HYDRANTS SHALL REMAIN UNOBSTRUCTED AND VISIBLE FROM THE FIRE ACCESS ROUTE. ANY PROPOSED DEVIATION IN HYDRANT LOCATION OR CLEARANCE FROM THESE STANDARDS SHALL BE SPECIFICALLY COORDINATED WITH AND APPROVED BY THE FARMINGTON FIRE DEPARTMENT DURING SITE PLAN REVIEW.
6. GATES, BOLLARDS, WALLS, AND OTHER BARRIERS ACROSS ANY FIRE APPARATUS ACCESS ROAD OR EMERGENCY DRIVEWAY SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FARMINGTON FIRE DEPARTMENT REQUIREMENTS FOR CLEAR WIDTH, MANEUVERING, AND EMERGENCY OPERATION, INCLUDING APPROVED ACCESS DEVICES WHERE REQUIRED. IN HILLSIDE OR FOOTHILL AREAS, EMERGENCY ACCESS SHALL BE PROVIDED TO ALL DESIGNATED AND UNDESIGNED PORTIONS OF THE PROPERTY AS REQUIRED BY FARMINGTON DEVELOPMENT STANDARDS AND IS SUBJECT TO REVIEW FOR ADEQUACY OF GRADES, SURFACING, AND ACCESS POINTS.
7. ANY FUTURE CHANGES TO SITE LAYOUT, BUILDING CONFIGURATION, GRADING, UTILITIES, OR LANDSCAPING THAT AFFECT FIRE APPARATUS ACCESS, FIRE LANES, HYDRANT LOCATIONS, OR WATER SUPPLY SHALL BE RESUBMITTED TO THE FARMINGTON FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE AFFECTED ELEMENTS. APPROVAL OF THESE CIVIL PLANS DOES NOT WAIVE OR REDUCE ANY REQUIREMENTS OF THE IFC, UTAH STATE FIRE CODE AMENDMENTS, OR FARMINGTON CITY ORDINANCES, AND SEPARATE FIRE PROTECTION SYSTEM PERMITS AND SHOP DRAWINGS MAY BE REQUIRED UNDER THE AUTHORITY OF THE FIRE CODE OFFICIAL.



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FARMINGTON FIRE SHALL CONDUCT A COMPREHENSIVE SITE PLAN REVIEW TO EVALUATE EMERGENCY VEHICLE ACCESS, HYDRANT LOCATIONS AND SPACING, FIRELANE MARKINGS AND BUILDING ACCESS FOR RESPONDERS PER ITS PUBLISHED SITE PLAN REVIEW GUIDANCE.



SHEET NO.	PROJECT	STACK STORAGE
	PROJECT NUMBER	LOT C1 - FARMINGTON NORTH STATION
C301		23-355
		FIRE PLAN

ENGINEER
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KEYNOTES:

- 0110"x6"x10" TEE PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
- 0210" GATE VALVE PER FARMINGTON STD DWG 570 & DETAIL 2 ON SHEET C701
- 0310" Ø C900 DR14 WATER MAIN PER FARMINGTON STD DWG 565 & DETAIL 3 ON SHEET C701
- 046" Ø C900 DR14 FIRE LINE PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
- 054" Ø SSMH PER CENTRAL DAVIS SEWER DISTRICT STD DWG 201 & DETAIL 7 ON SHEET C701
- 068" Ø SDR 35 SEWER MAIN PER CENTRAL DAVIS SEWER DISTRICT STD DWG 101 & DETAIL 6 ON SHEET C701
- 071" Ø POLY WATER LINE AND METER PER FARMINGTON STD DWG 521 SP & DETAIL 4 ON SHEET C701
- 084" Ø SDR 35 SEWER LATERAL - 37.58 LIN FT @ 10% SLOPE PER CENTRAL DAVIS SEWER DISTRICT STD DWG 207 & DETAIL 8 ON SHEET C701
- 091" Ø IRRIGATION STUB PER BENCHLAND WATER DETAILS AND SPECIFICATIONS & DETAIL 3 ON SHEET C702
- 10NEW FIRE HYDRANT PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
- 112" Ø POLY WATER LINE STUB PER FARMINGTON STD DWG 521 SP & DETAIL 4 ON SHEET C701
- 128" Ø C900 DR14 IRRIGATION MAIN PER BENCHLAND WATER STANDARDS AND SPECIFICATIONS & DETAIL 4 ON SHEET C702 - ALL LOW POINTS NEED A DRAIN & ALL HIGH POINTS NEED AN AIR RELEASE
- 13PROPOSED GAS SUPPLY AND METER
- 14PROPOSED POWER SUPPLY AND METER
- 156" GATE VALVE - TO BE FLANGED TO THE TEE (FIRE LINE IS PRIVATE)
- 16SEWER TRENCH PLUG PER CDSO STD DWG 103 & DETAIL 5 ON SHEET C702
- 17STREET LIGHT PER FARMINGTON CITY STD DETAILS PER DETAIL 6 ON SHEET 702

NOTES:

1. FIRE HYDRANTS ARE TO BE CLOW
2. CULINARY WATER VALVES ARE TO BE MUELLER OR CLOW
3. ALL WATER METERS LOCATED IN CONCRETE OR ASPHALT ARE TO BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
4. CALCULATED SEWER FLOW OF THIS BUILDING:

3 WATER CLOSETS, 3 LAVATORIES, 1 DRINKING FOUNTAIN, 1 SERVICE SINK = SUMMARIZATION - 2 BATHROOMS

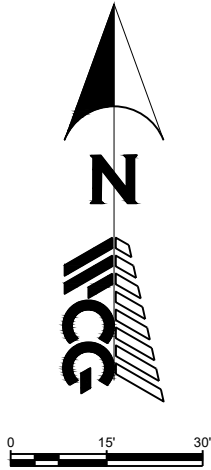
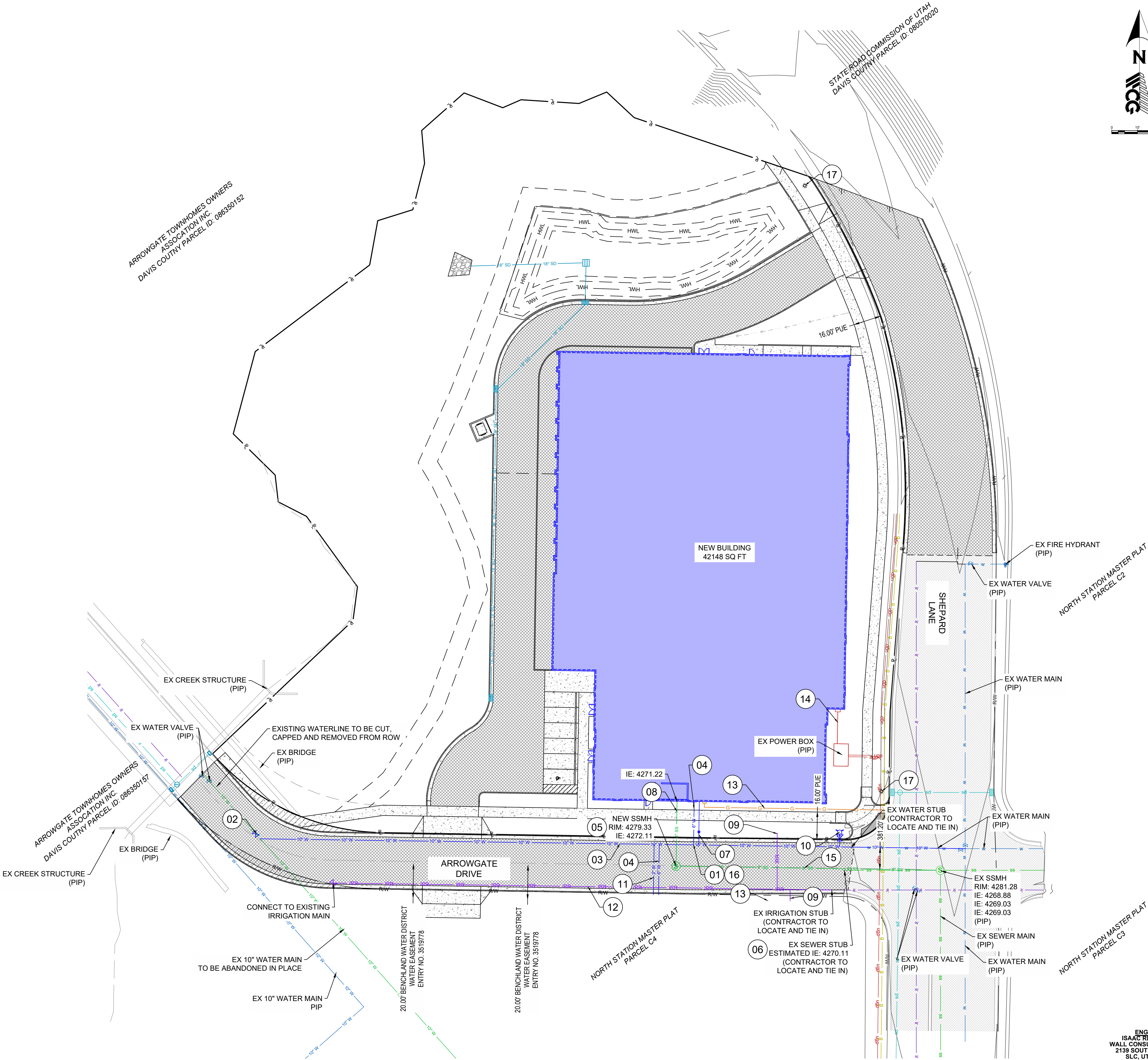
ANTICIPATED OCCUPANT LOAD - 25 PEOPLE/HOUR @ 25 GPD x 18 HOURS OF FACILITY OPERATION HOURS = 7.81 GPM



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

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PROJECT		PROJECT NUMBER		SHEET NO.	
STACK STORAGE		LOT C1 - FARMINGTON NORTH STATION		C400	
23-355		UTILITY PLANS			
APPROVED		PROFESSIONAL ENGINEER			
WALL CONSULTANT GROUP		2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847			
DATE: 2/13/2026		DESIGNED BY: IJR		CHECKED BY: IJR	
SCALE: N/A		REMARKS		BY	
NO.				DATE	
REVISIONS					
STACK DEVELOPMENT		4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500			
CITY OF UTAH					
STATE ROAD COMMISSION OF UTAH		DAVIS COUNTRY PARCEL ID: 086350152			



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PRIOR TO ANY CONSTRUCTION.

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KEYNOTES:

01 10"x6"x10" TEE

02 10" GATE VALVE

03 10" Ø C900 DR14 WATER MAIN

04 6" Ø C900 DR14 FIRE LINE

05 4" Ø SSMH

06 8" Ø SDR 35 SEWER MAIN

07 1" Ø POLY WATER LINE AND METER PER FARMINGTON STD
DWG 521 SP & DETAIL 9 ON SHEET C600

08 4" Ø SDR 35 SEWER LATERAL
37.58 LIN FT @ 10% SLOPE

09 1" Ø IRRIGATION STUB PER BENCHLAND WATER DETAILS
AND SPECIFICATIONS & DETAIL 3 ON SHEET C702

10 NEW FIRE HYDRANT PER FARMINGTON STD DWG 511 &
DETAIL 10 ON SHEET C600

11 2" Ø POLY WATER LINE STUB

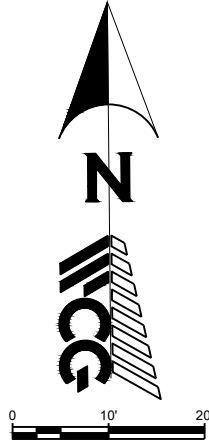
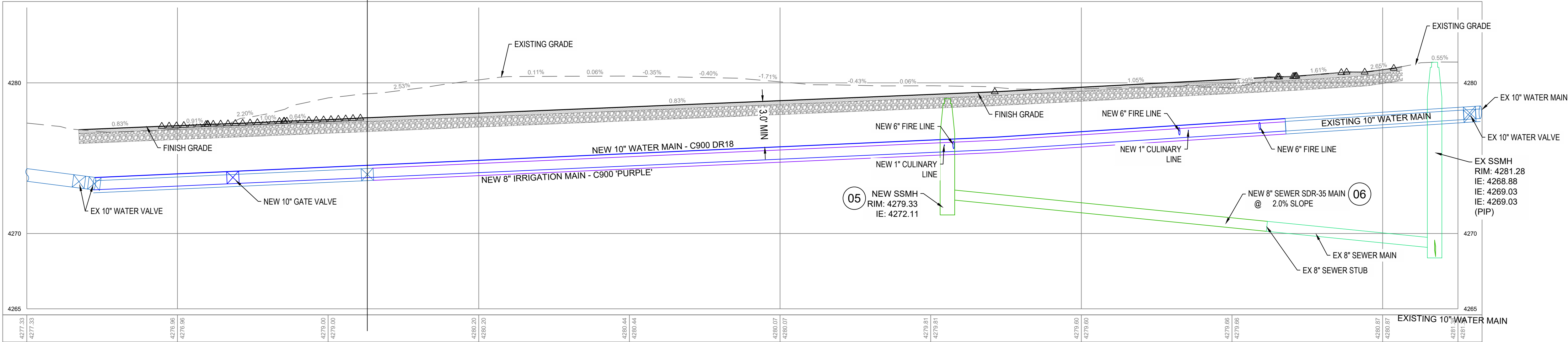
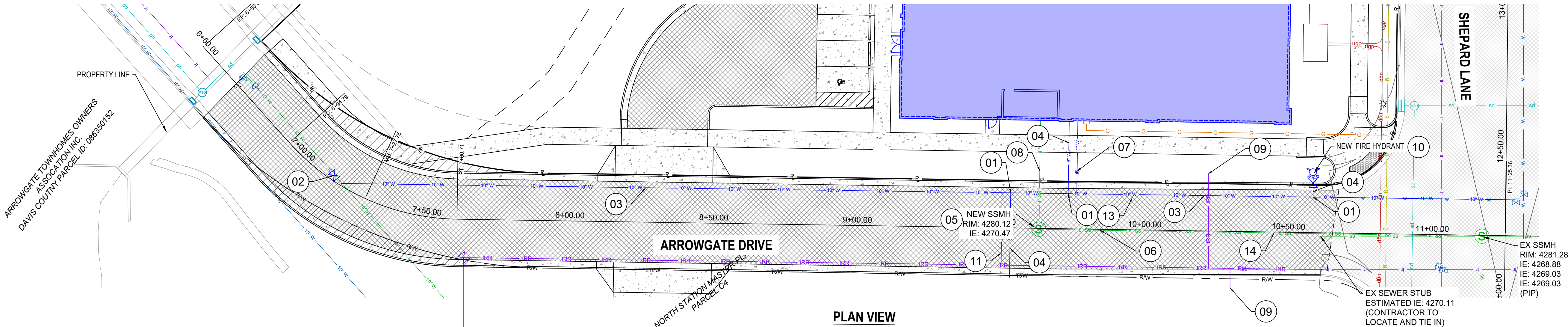
12 8" Ø C900 DR14 IRRIGATION MAIN PER BENCHLAND WATER
STANDARDS AND SPECIFICATIONS & DETAIL 4 ON SHEET
C702 - ALL LOW POINTS NEED A DRAIN & ALL HIGH POINTS
NEED AN AIR RELEASE

13 6" GATE VALVE - TO BE FLANGED TO THE TEE
(FIRE LINE IS PRIVATE)

14 SEWER TRENCH PLUG PER CDSO STD DWG 103 & DETAIL 5
ON SHEET C702

NOTES:

- FIRE HYDRANTS ARE TO BE CLOW
- CULINARY WATER VALVES ARE TO BE MUELLER OR CLOW
- ALL WATER METERS LOCATED IN CONCRETE OR ASPHALT ARE TO BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
- CALCULATED SEWER FLOW OF THIS BUILDING:
 - 3 WATER CLOSETS, 3 LAVATORIES, 1 DRINKING FOUNTAIN, 1 SERVICE SINK = SUMMARIZATION - 2 BATHROOMS
 - ANTICIPATED OCCUPANT LOAD - 25 PEOPLE/HOUR @ 25 GPD x 18 HOURS OF FACILITY OPERATION HOURS = 7.81 GPM



PROJECT		PROJECT NUMBER		SHEET NO.	
STACK STORAGE		LOT C1 - FARMINGTON NORTH STATION		C401	
23-355		ARROWGATE DRIVE PROFILE			
APPROVED		PROFESSIONAL ENGINEER			
WALL CONSULTANT GROUP		2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847			
ISAAC RICHES, P.E.		WALL CONSULTING GROUP			
2139 SOUTH 1260 WEST		S.L.C. UTAH 84119			
P: 801-860-2191		E: isaac.riches@wcg.us			
REVISIONS		STACK DEVELOPMENT		4101 NORTH THANKSGIVING WAY #300	
		LEHI, UTAH 84043		801-768-0500	
		DESIGNED BY:		IJR	
		CHECKED BY:		IJR	
		DATE:		2/13/2026	
		SCALE:		N/A	
		REMARKS			
		BY			
		DATE			

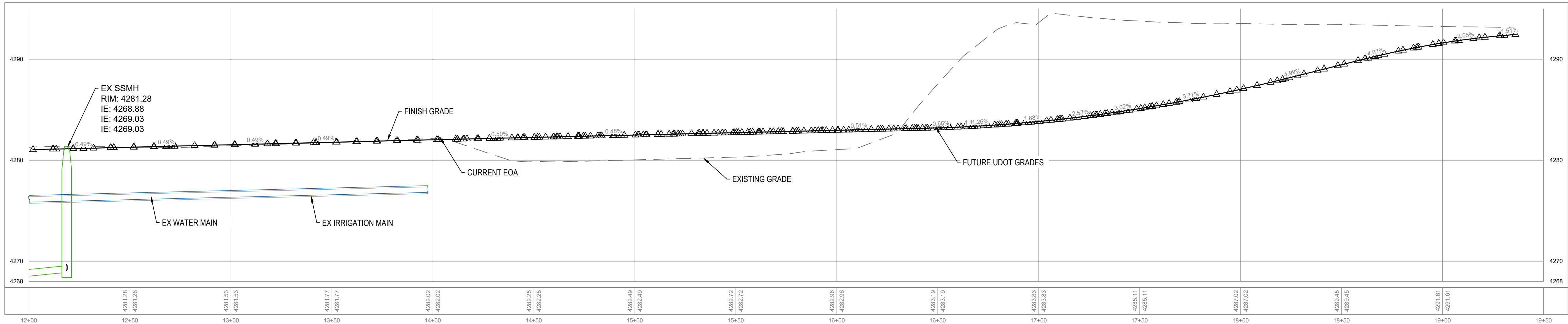
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CAUTION: NOTICE TO CONTRACTOR

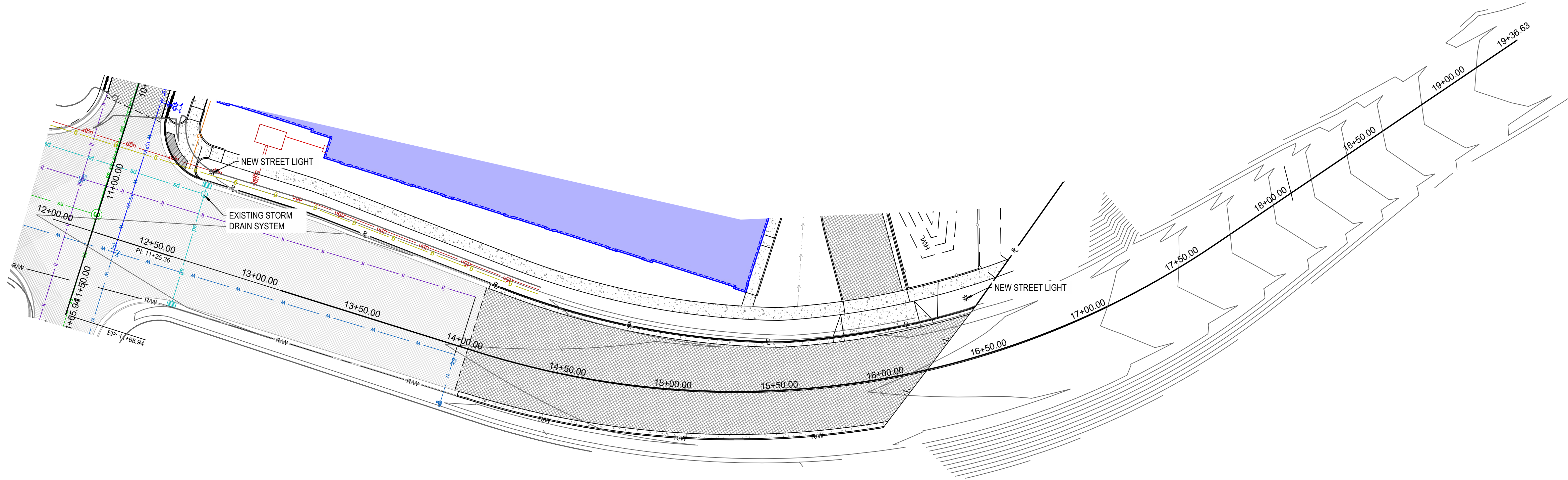
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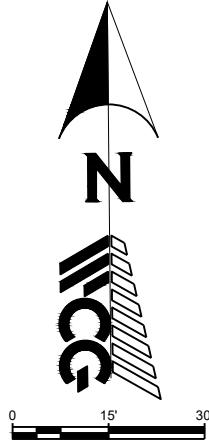
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



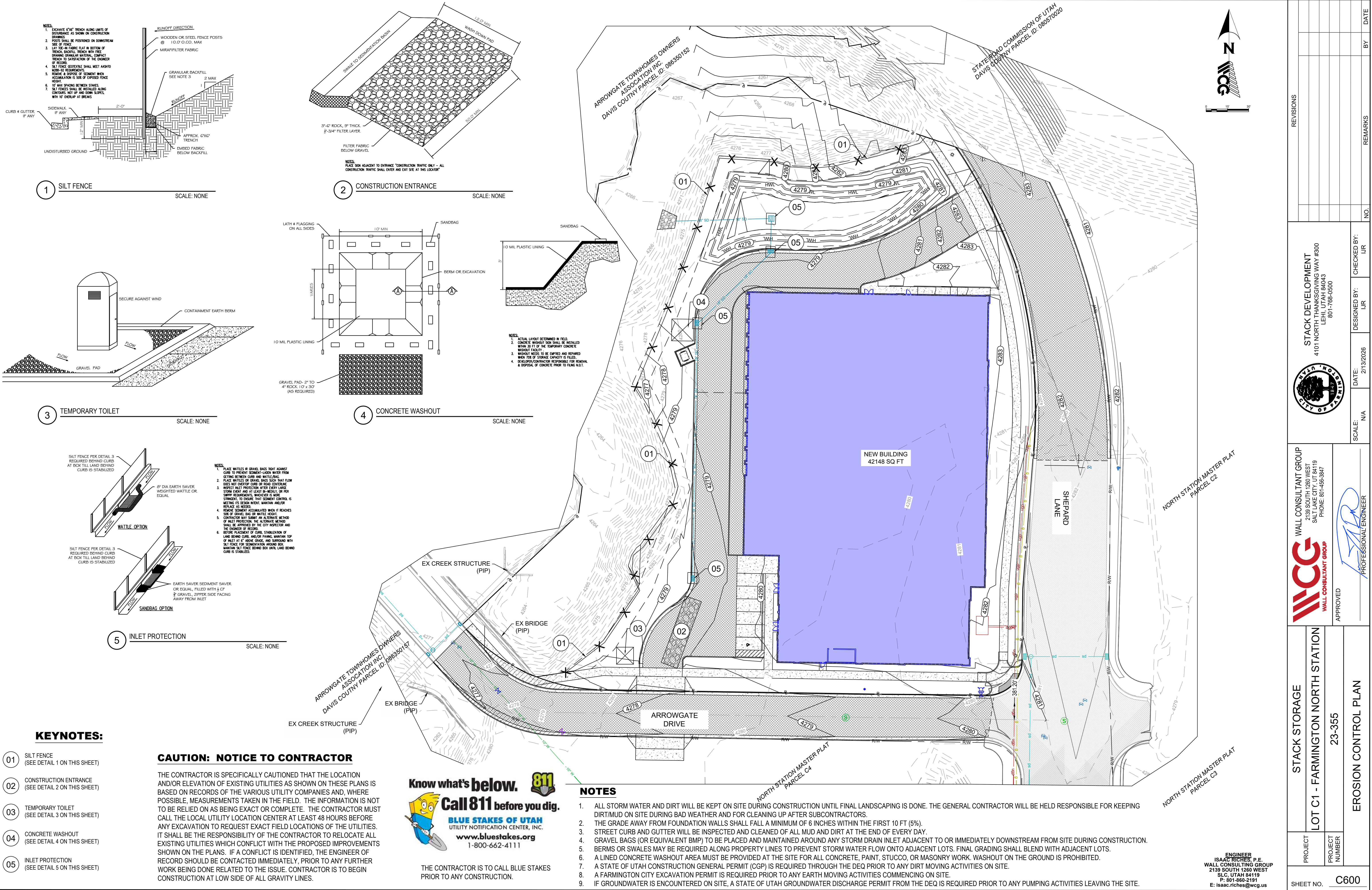
PROFILE VIEW



PLAN VIEW



PROJECT		PROJECT NUMBER		SHEET NO.	
STACK STORAGE		23-355		C402	
LOT C1 - FARMINGTON NORTH STATION		SHEPARD LANE PROFILE			
ISAAC RICHES, P.E. WALL CONSULTING GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 P: 801-860-2191 E: isaac.riches@wcg.us		APPROVED PROFESSIONAL ENGINEER		REVISIONS	
WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		DATE: 2/13/2026		NO.	
SCALE: N/A		DESIGNED BY: IJR		REMARKS	
CHECKED BY: IJR		BY		DATE	
STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500					



1 SILT FENCE

SCALE: NONE

2 CONSTRUCTION ENTRANCE

SCALE: NONE

3 TEMPORARY TOILET

SCALE: NONE

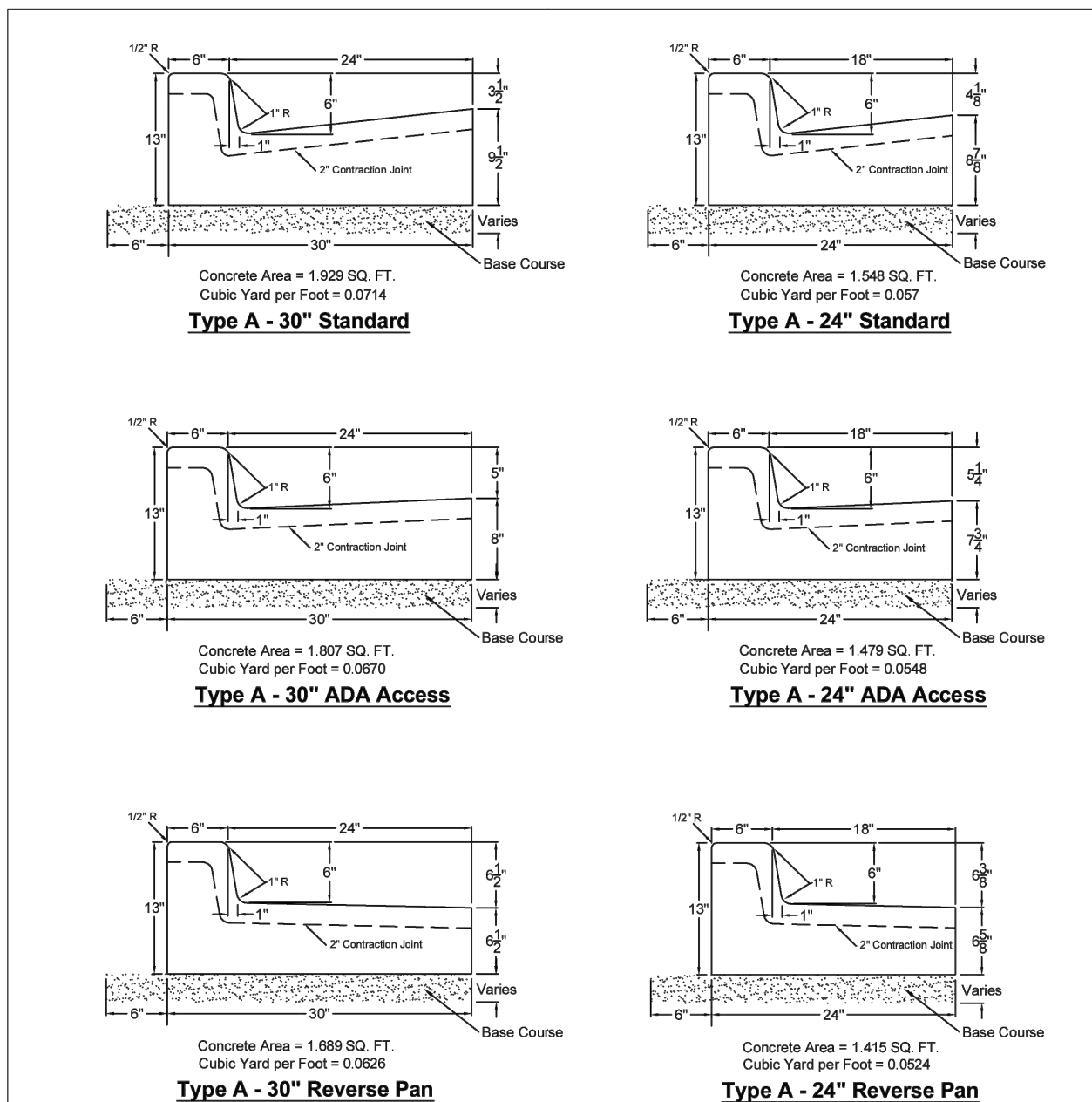
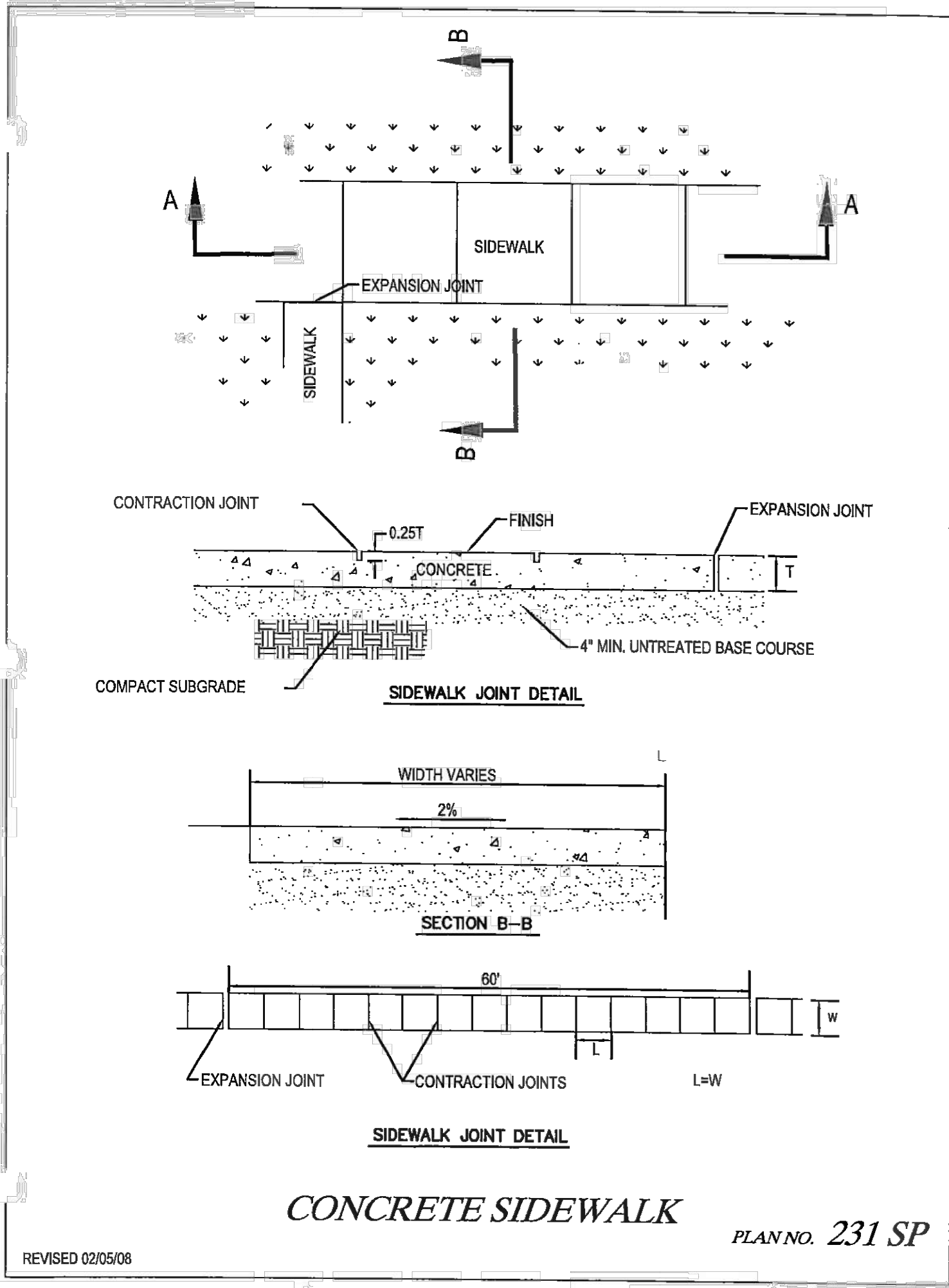
4 CONCRETE WASHOUT

SCALE: NONE

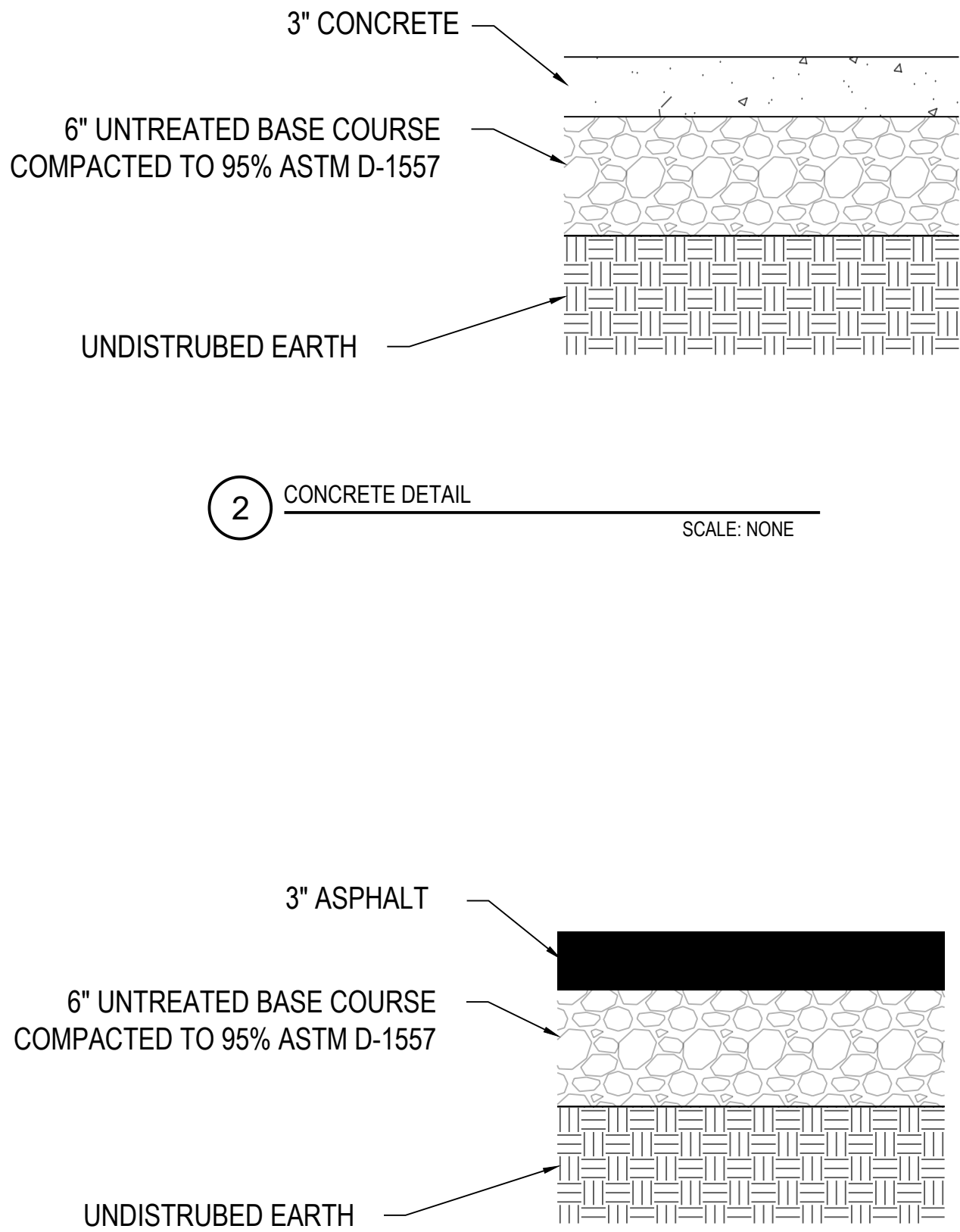
5 INLET PROTECTION

SCALE: NONE

PROJECT		STACK STORAGE		WALL CONSULTANT GROUP 2139 SOUTH 1280 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3647		STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500		REVISIONS			
PROJECT NUMBER		23-355		APPROVED		DATE: 2/13/2026		DESIGNED BY: IJR		CHECKED BY: IJR	
		EROSION CONTROL PLAN		PROFESSIONAL ENGINEER		SCALE: N/A				NO.	
SHEET NO.		C600		LOT C1 - FARMINGTON NORTH STATION		APPROVED				REMARKS	
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				23-355		APPROVED				DATE	
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				WALL CONSULTANT GROUP		APPROVED				DATE	
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				PHONE: 801-456-3647		APPROVED				BY	
				CG		APPROVED				DATE	
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				2139 SOUTH 1280 WEST		APPROVED				BY	
				SALT LAKE CITY, UT							

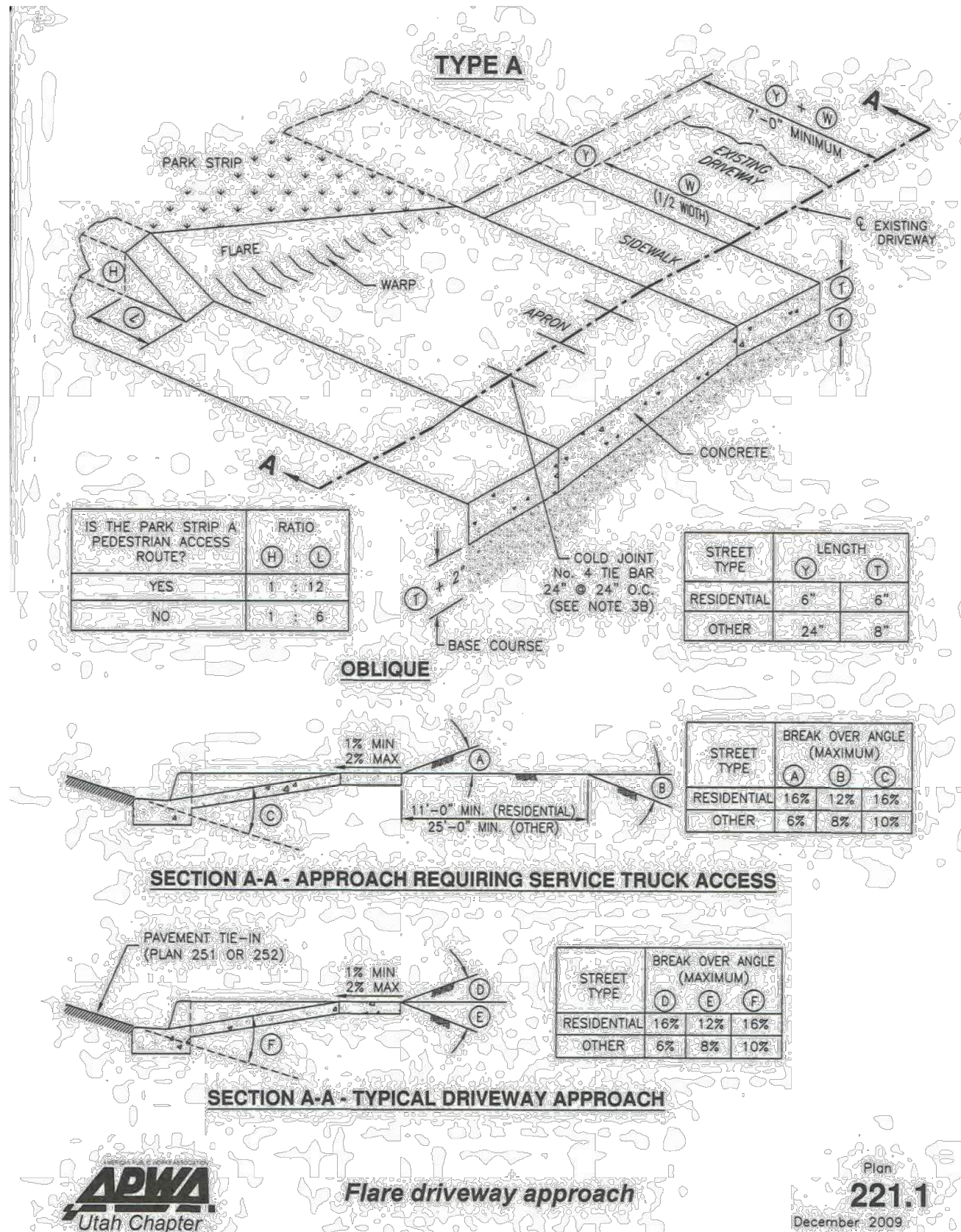


6 FARMINGTON CITY DETAIL 231 SP - SIDEWALK
SCALE: NONE

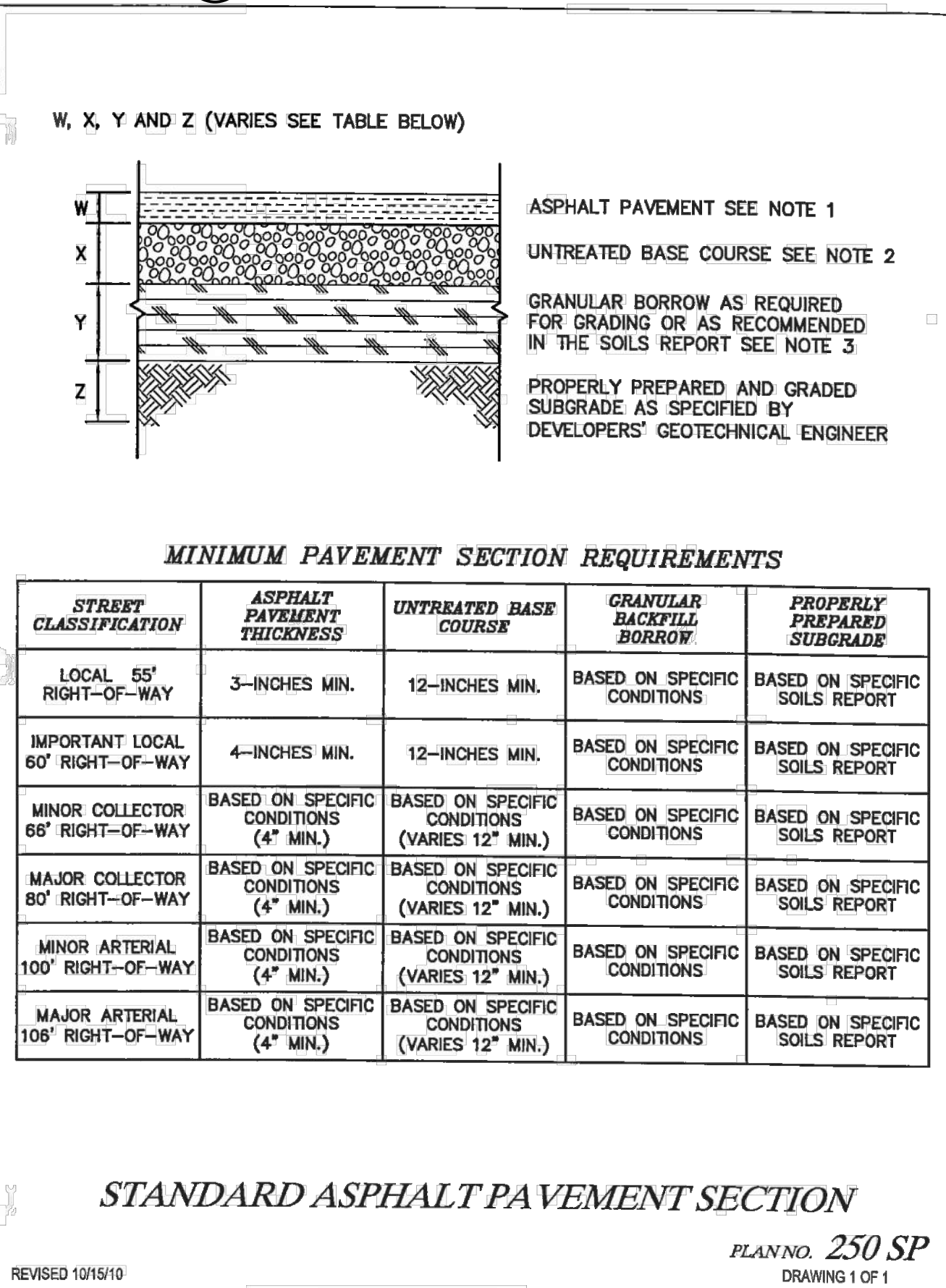
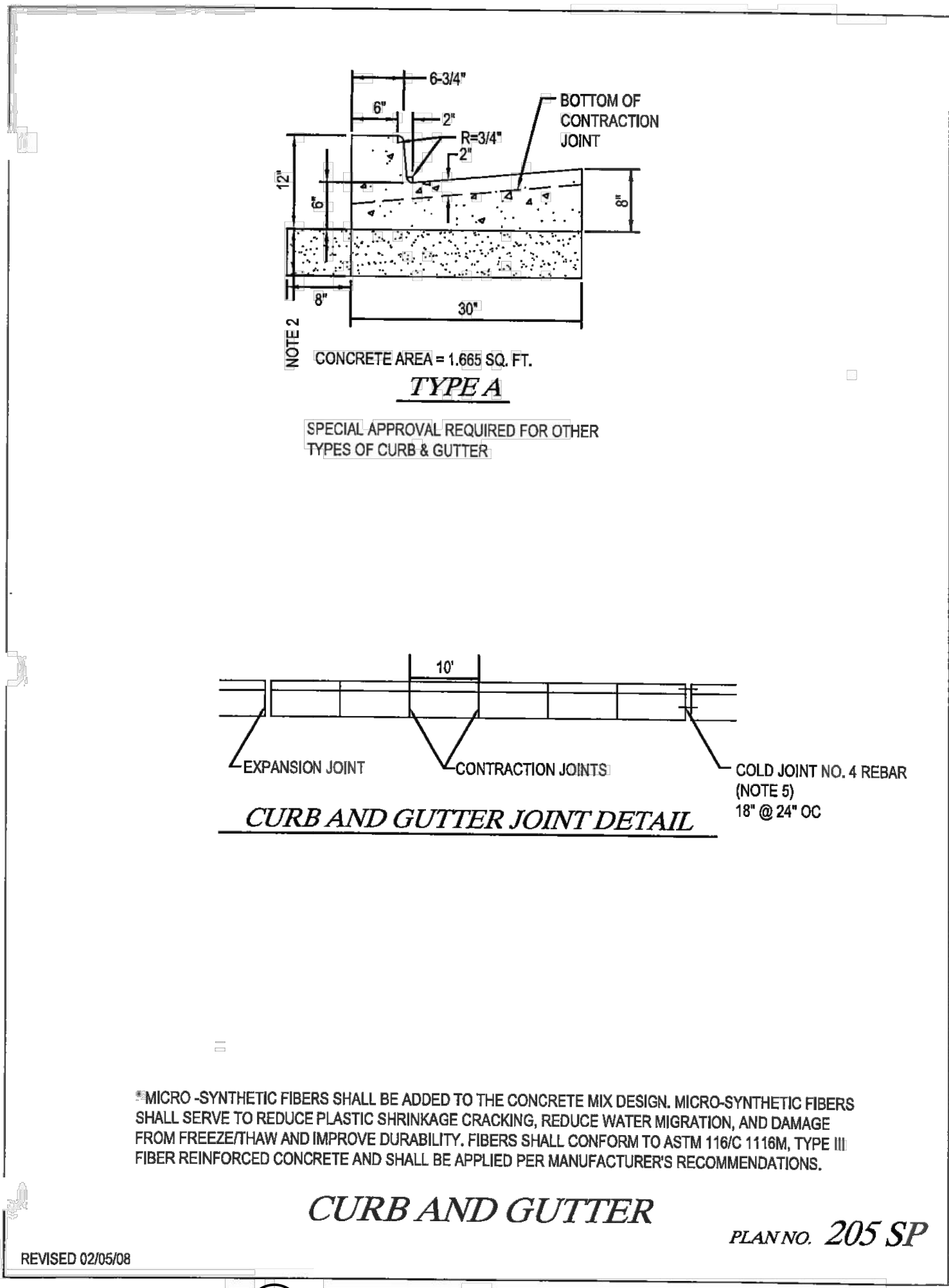


3 ASPHALT DETAIL
SCALE: NONE

7 CURB WALL DETAIL
SCALE: NONE



8 FARMINGTON CITY DETAIL 231 SP - SIDEWALK
SCALE: NONE



9 FARMINGTON CITY DETAIL 250 SP - ASPHALT
SCALE: NONE

REVISIONS		NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

21/3/2026

DESIGNED BY: IJR
CHECKED BY: IJR

SCALE: N/A

DATE: 2/13/2026

APPROVED

WALL CONSULTANT GROUP
2139 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

PROFESSIONAL ENGINEER

STACK STORAGE

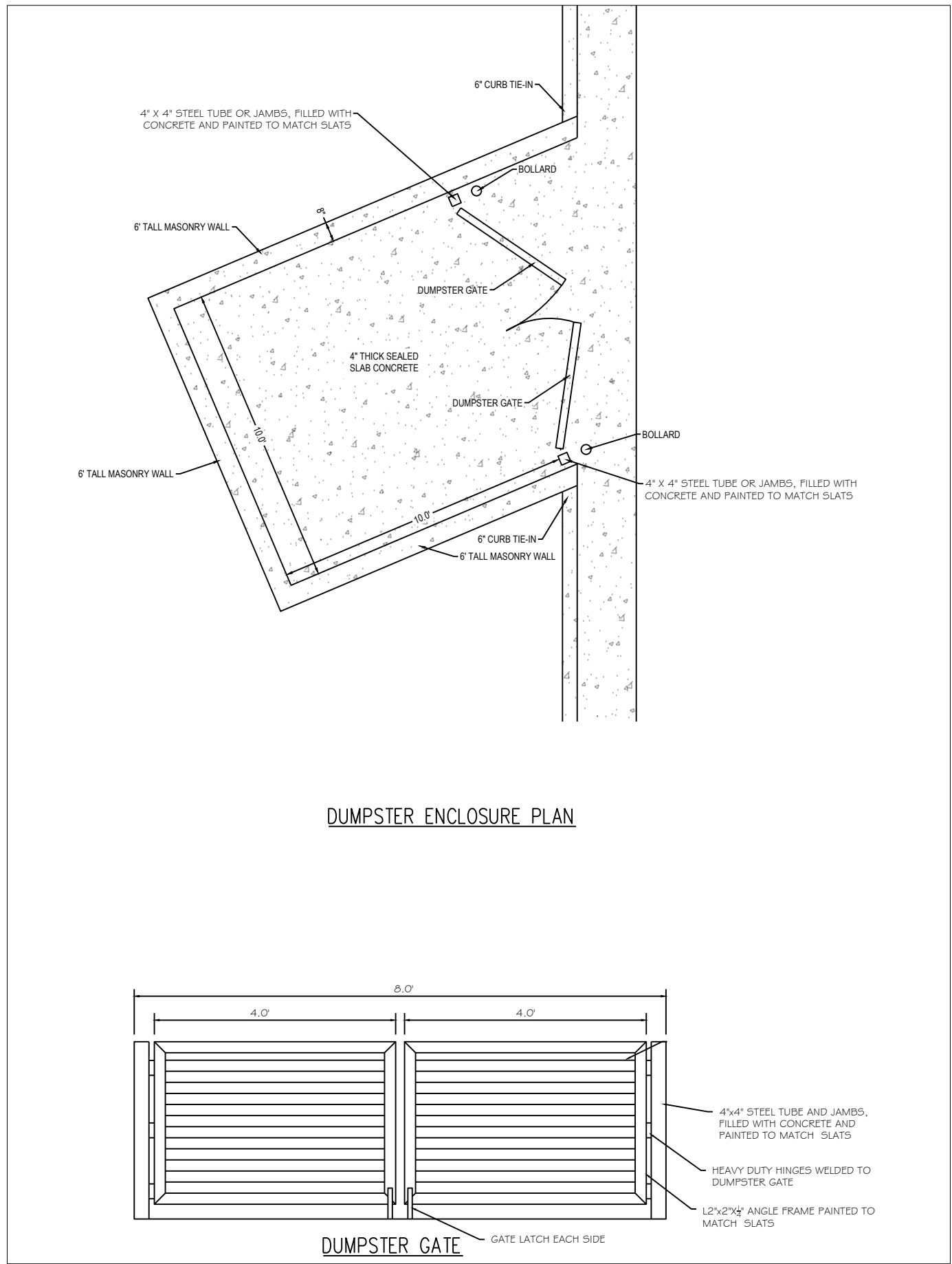
LOT C1 - FARMINGTON NORTH STATION

23-355

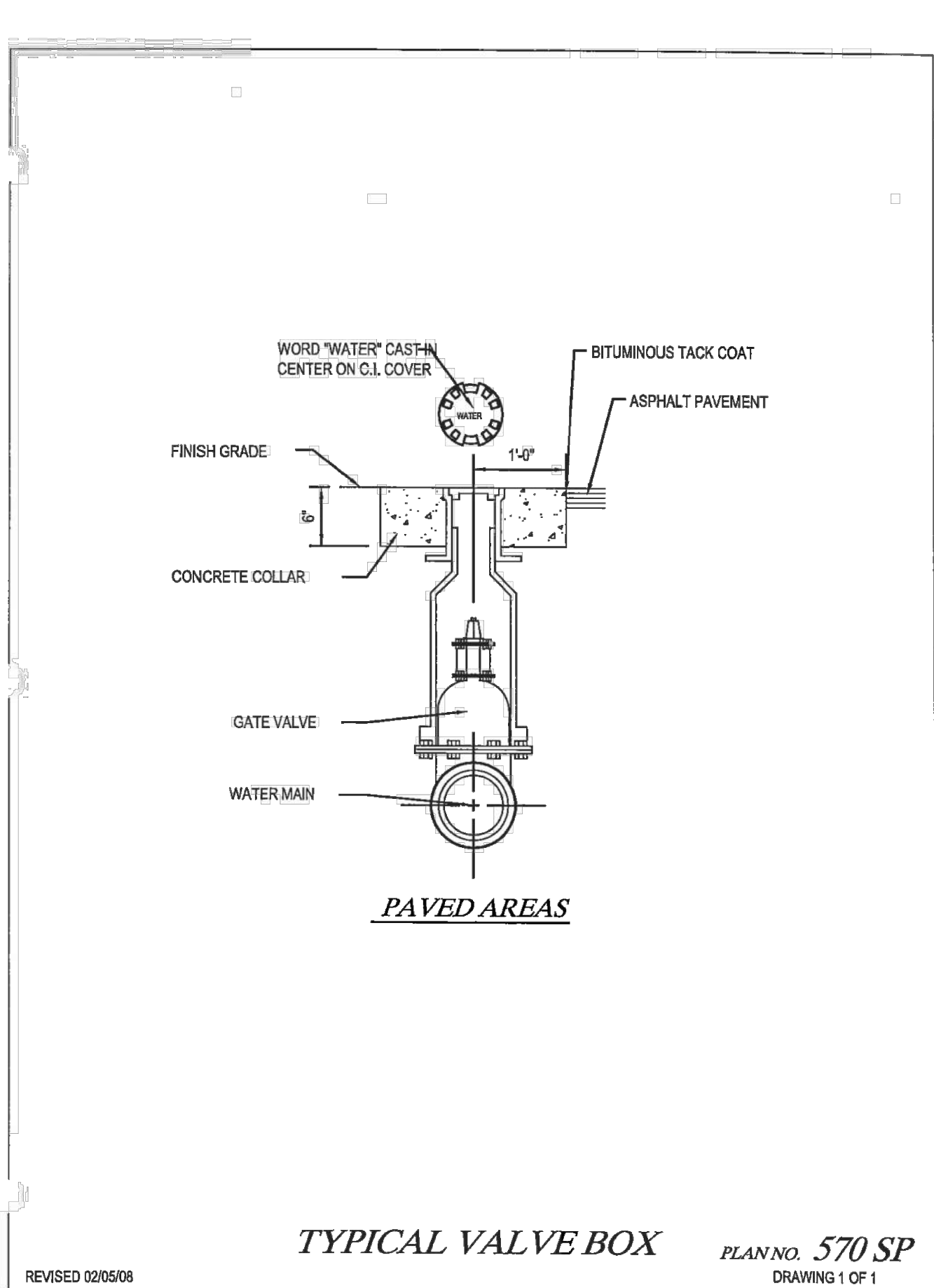
DETAILS

PROJECT NUMBER

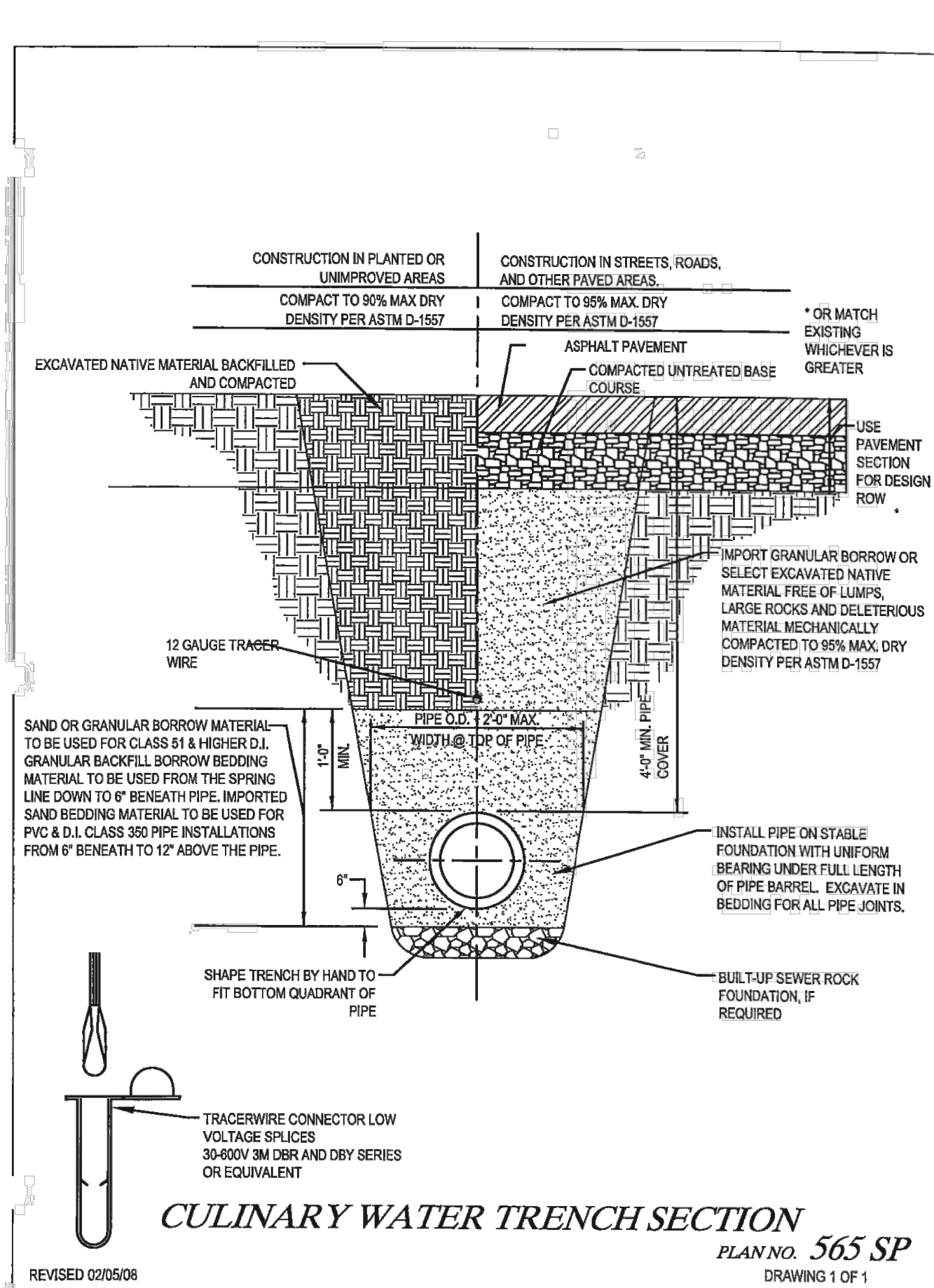
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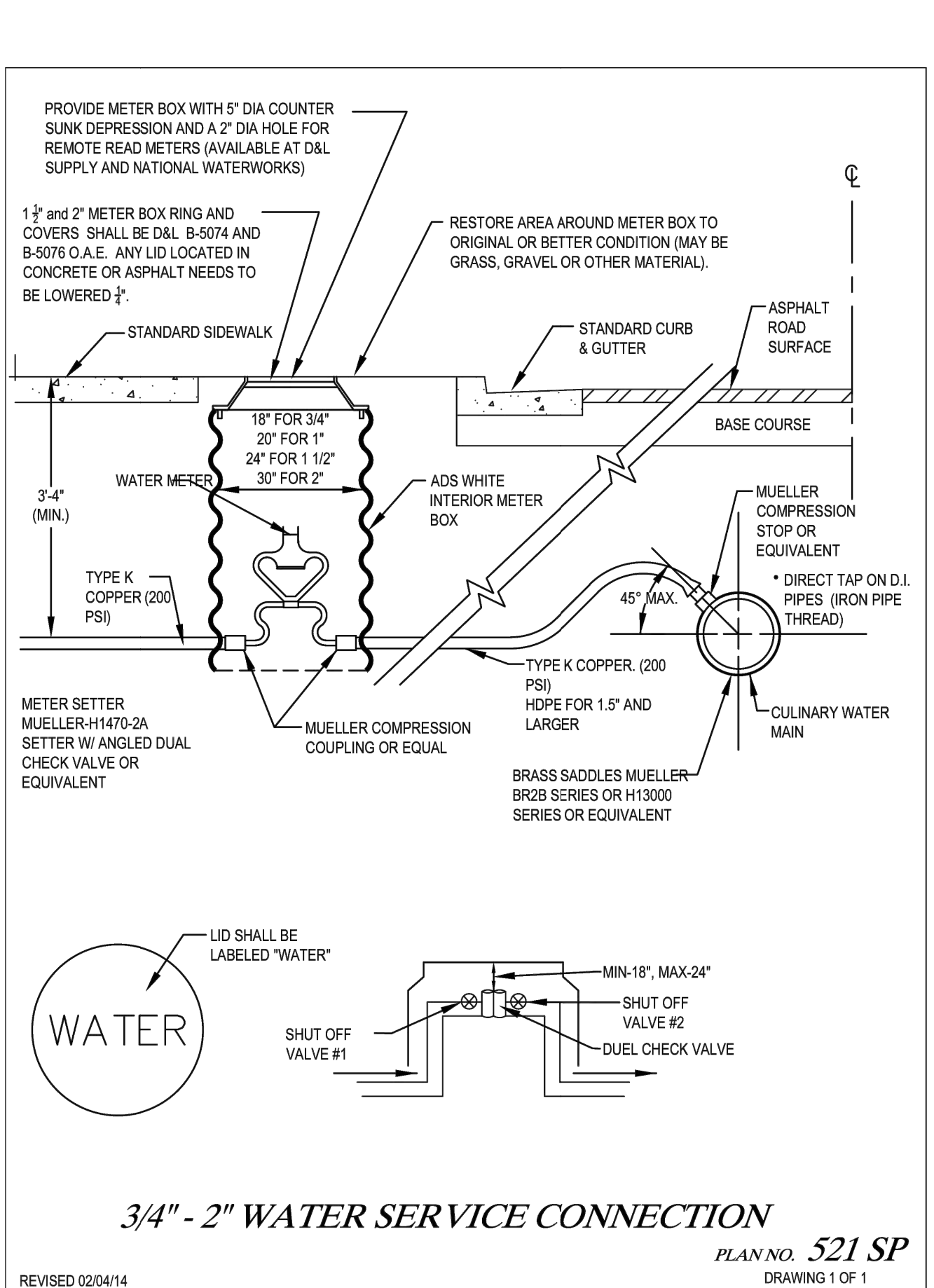
1 DUMPSTER DETAIL SCALE: NONE



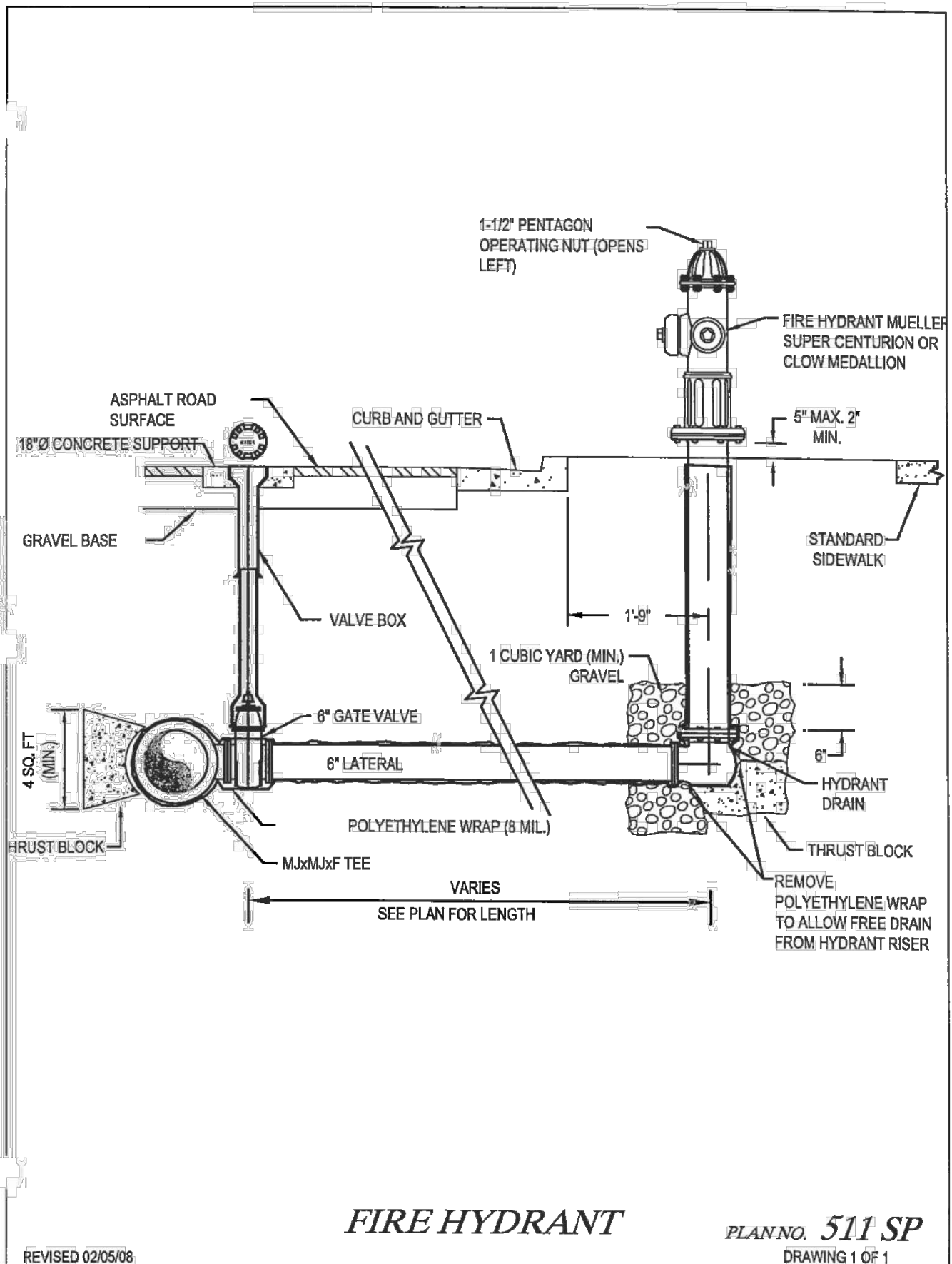
2 FARMINGTON CITY DETAIL 570 SP - VALVE BOX SCALE: NONE



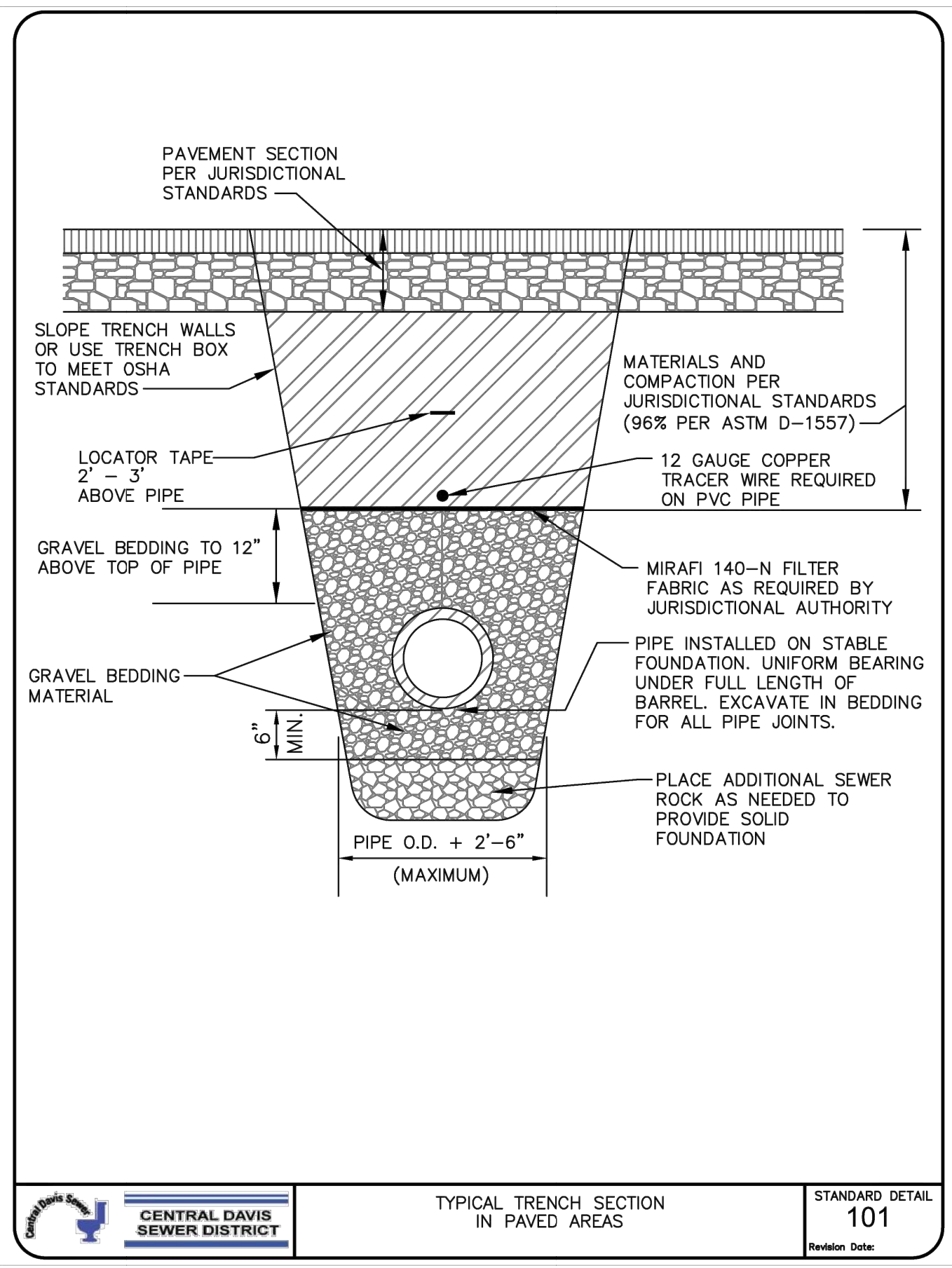
3 FARMINGTON CITY DETAIL 565 SP - WATER TRENCH SCALE: NONE



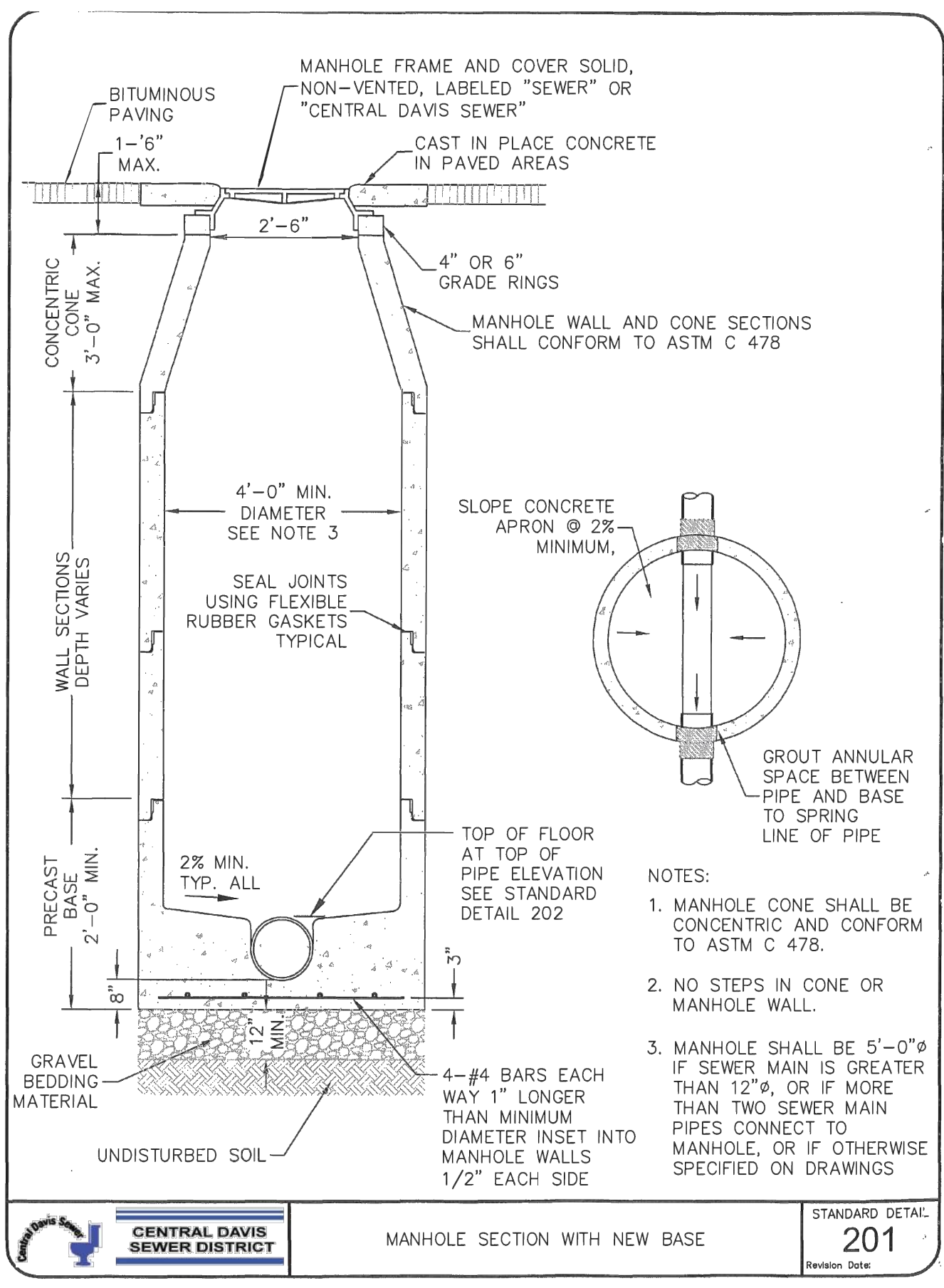
4 FARMINGTON CITY DETAIL 521 SP - WATER CONNECTION SCALE: NONE



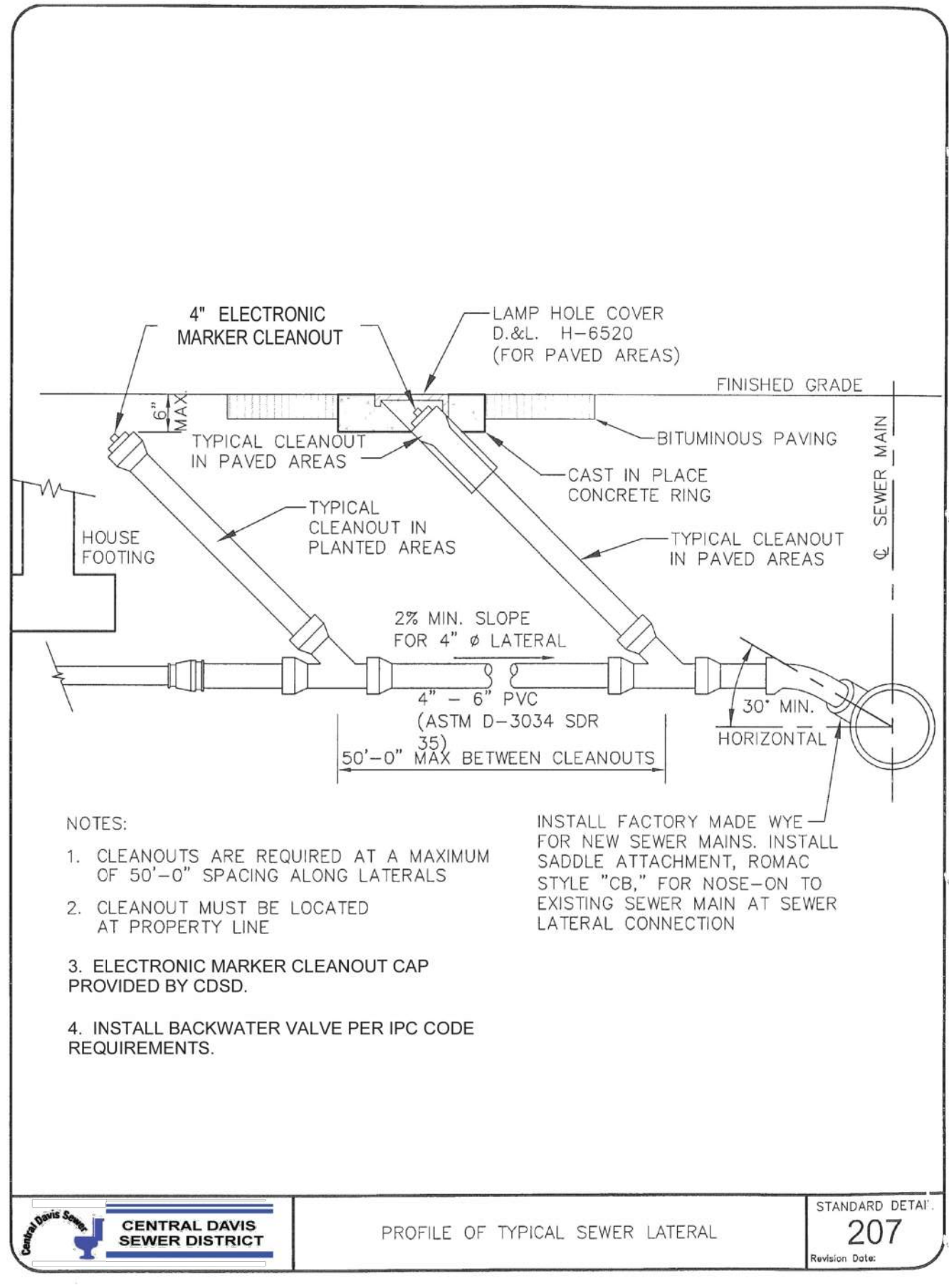
5 FARMINGTON CITY DETAIL 511 SP - FIRE HYDRANT SCALE: NONE



6 CDSO STD DETAIL 101 - TRENCH SCALE: NONE



7 CDSO STD DETAIL 201 - SSMH SCALE: NONE



8 FARMINGTON CITY DETAIL 207 SP - SEWER LATERAL SCALE: NONE

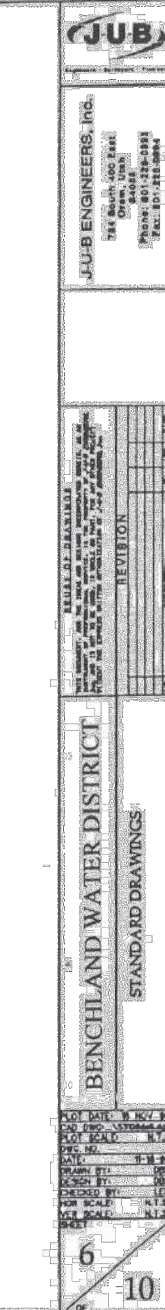
REVISIONS		NO.	BY	DATE

PROJECT	PROJECT NUMBER	STACK DEVELOPMENT	4101 NORTH THANKSGIVING WAY #300	LEHI, UTAH 84043	801-768-0500	CHECKED BY:	DESIGNED BY:	DATE:	SCALE:	REMARKS

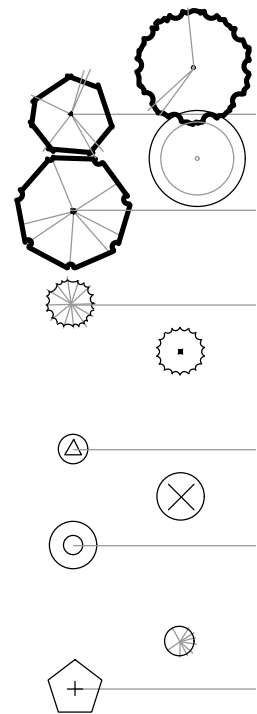
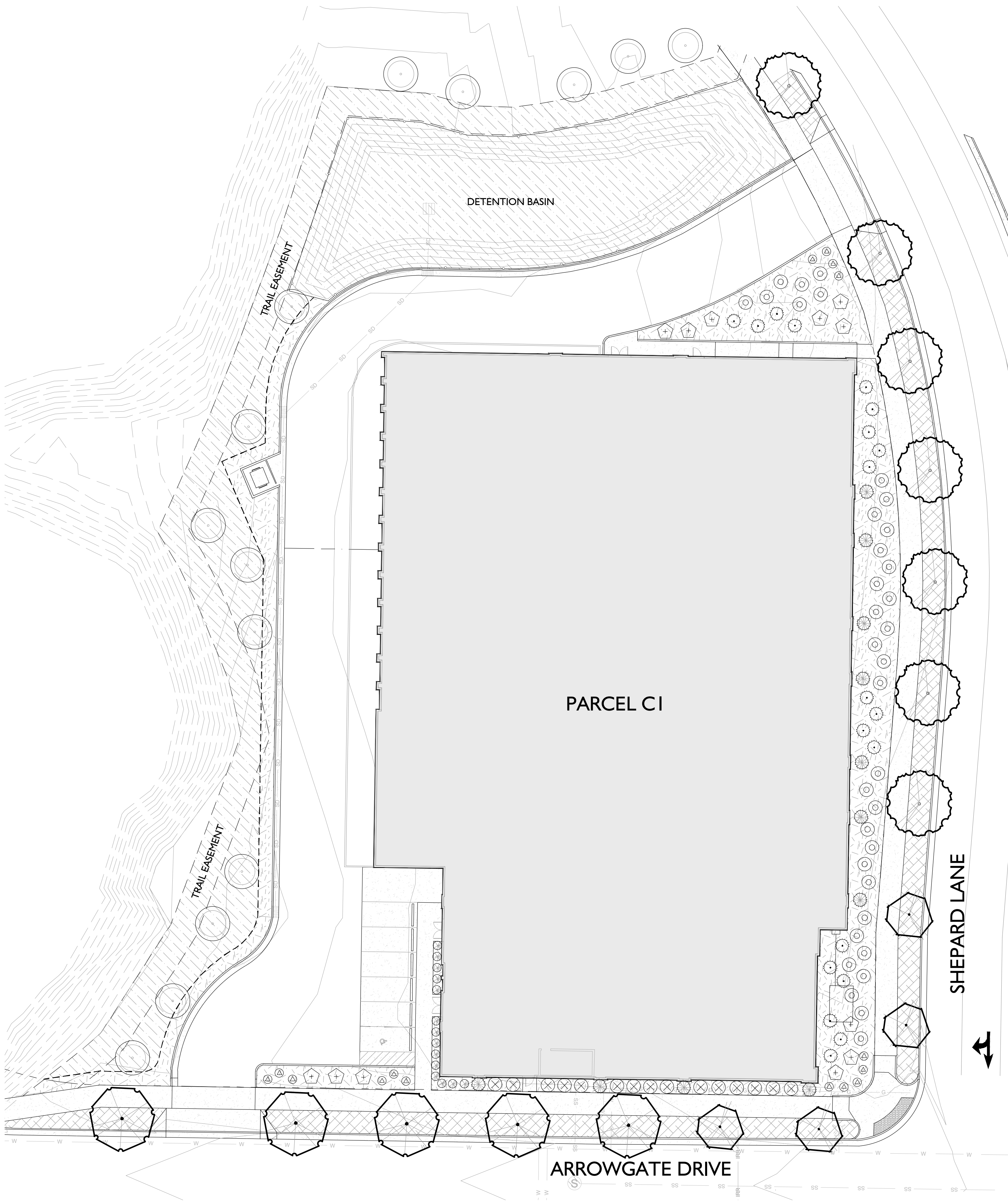
WALL CONSULTANT GROUP	2139 SOUTH 1280 WEST	SALT LAKE CITY, UT 84119	PHONE: 801-456-3847	APPROVED	PROFESSIONAL ENGINEER

STACK STORAGE	LOT C1 - FARMINGTON NORTH STATION	23-355	DETAILS

SHEET NO.	C701



REMARKS	NO.



LANDSCAPE SCHEDULE

Qty	Botanical Name	Common Name	Size
DECIDUOUS TREES			
8	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2" Cal.
4	Prunus sargentii	Sargent Cherry	2" Cal.
14	Populus fremontii	Fremon Poplar	2" Cal.
5	Tilia cordata 'Greenspire'	Linden	20 Gal.
EVERGREEN SHRUBS			
11	Juniperus chinensis 'Blue Point'	Upright Chinese Juniper	5 Gal.
19	Juniperus chinensis 'Sea Green'	Chinese Juniper	3 Gal.
DECIDUOUS SHRUBS			
15	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
15	Prunus pumila 'UCONNPP002'	Jade Parade® Sand Cherry	2 Gal.
35	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
ORNAMENTAL GRASSES			
14	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
12	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
TURF			
4,680 S.F.	SYNLawn, SYNNatural 55		Synthetic
NATIVE VEGETATION			
16,235 S.F.	Dryland Revegetation Mix		Seed
MULCH			
8,872 S.F.	Decorative Gravel Mulch, 1 1/2" - All Planters Unless Noted Otherwise		3" Depth

Note: Trees along proposed trail average 40' o.c.

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones ¾" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



LANDSCAPE ARCHITECTURE
& LAND PLANNING

1375 EAST PERRY'S HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TEXT/MO. 801.554.6146
SCOTT@STBDESIGNLLC.COM



ISSUE DESCRIP.	DATE
	5.20.2026

#	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

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STACK NORTH STATION
COMMERCIAL C1
FARMINGTON, UTAH

LANDSCAPE
PLAN

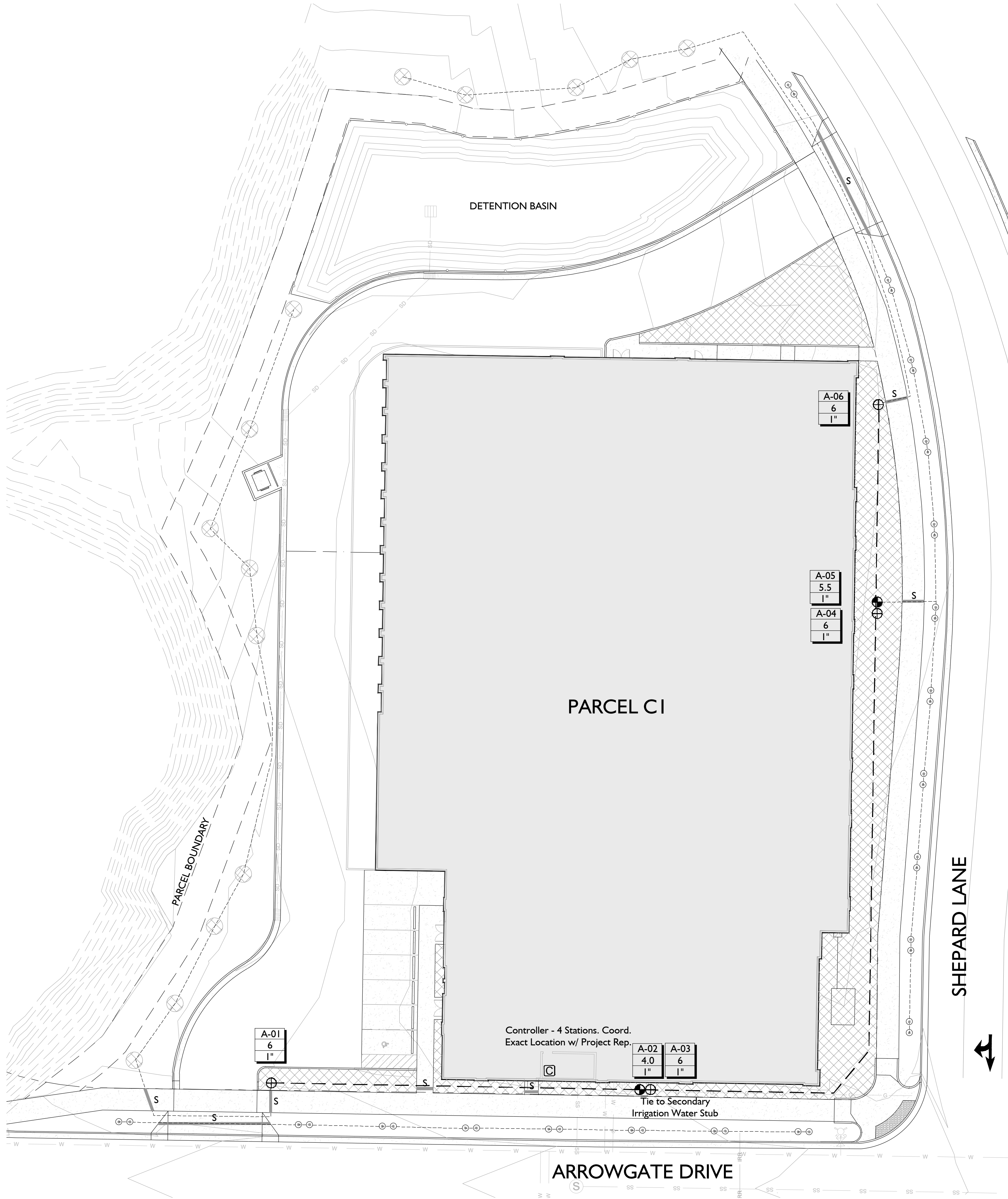
L101

A



LANDSCAPE PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH



IRRIGATION SCHEDULE

Sym.	Model
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Rainbird RWS (Root Watering System) - RWS-B-C-1401 (.25 GPM)
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	EPA WaterSense Controller - Rainbird ESP4ME3 w/ ESP-SM3 Module - 7 Stations LNK2WIFI and WR2-RFC Rain Sensor
-----	Lateral Pipe - Schedule 40 PVC
—	Mainline - 1" Schedule 40 PVC
S	Irrigation Slewing (See Plan)
	A-01 Valve # 26.7 GPM 1 1/2" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all slewing necessary to complete this project is shown on plan. Portions of irrigation slewing may have been previously installed by others. Coordinate location and usage with Owner's Representative.



LANDSCAPE ARCHITECTURE
& LAND PLANNING

1375 EAST PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM



ISSUE DESCRIPT.	DATE
	5.20.2026

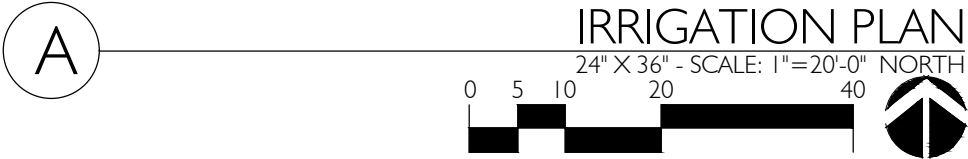
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This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2026

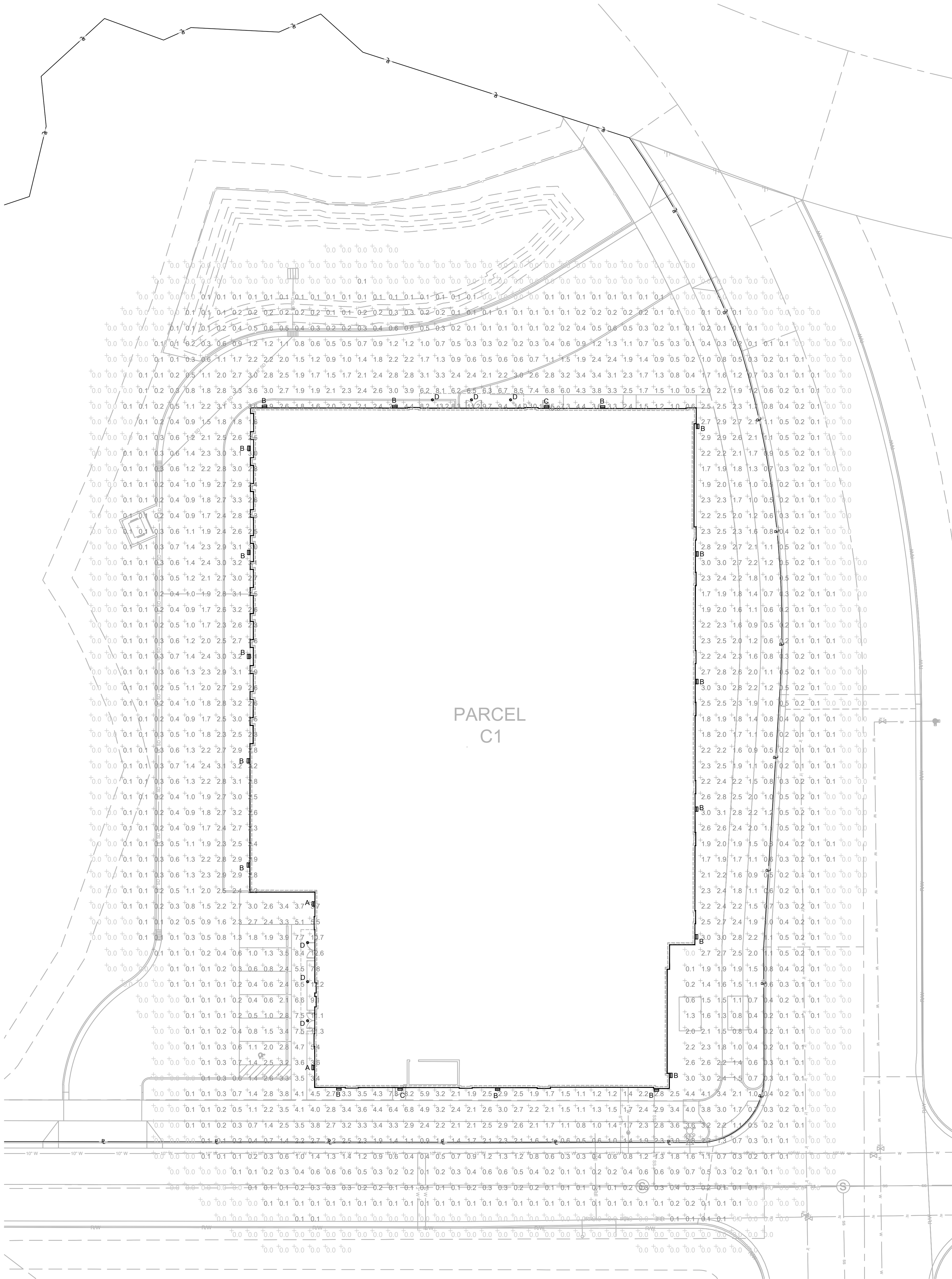
STACK NORTH STATION
COMMERCIAL C1
FARMINGTON, UTAH

IRRIGATION
PLAN

L201



MicroStationLibrary\Building\Lighting\Photometrics\OverallSitePlan-LightingPhotometrics.dwg Project File - overall SITE PLAN - Lighting of Storage - 02/27/2026 14:17 PM



OVERALL SITE PLAN - LIGHTING PHOTOMETRICS
SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE						
TAG	MANUFACTURER	MODEL NUMBER	VOLTAGE	FIXTURE DATA		DESCRIPTION
				WATTAGE	LUMENS	
A	WESTGATE	WPX-42W-MCTP	120	42	5670	LED WALL PACK LIGHT FIXTURE
B	WESTGATE	WPX-32W-MCTP	120	32	4320	LED WALL PACK LIGHT FIXTURE
C	WESTGATE	WPX-24W-MCTP	120	24	3260	LED WALL PACK LIGHT FIXTURE
D	LITON	DL36R2S-L20JE	120	22	2200	6" RECESSED LED DOWNLIGHT

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.
EXTERIOR LIGHTING CALC'S	+	0.2 FC	14.0 FC	0.0 FC	N/A	N/A

WPX SERIES

Outdoor Lighting

WPX-42W-MCTP
LED CUTOFF WALL PACK



Customer Name:
Project Name:
Note: Type: A AND B

LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 11W/ 21W/ 32W/ 42W
- Power Factor: >0.95
- Efficacy: 135 LPW

Mechanical:

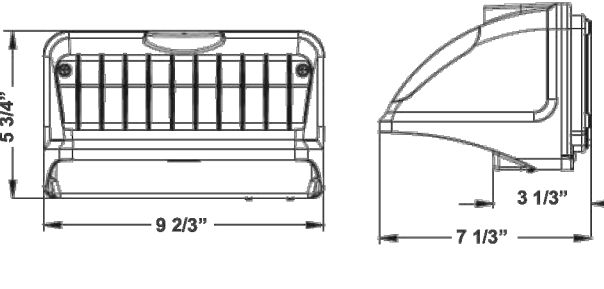
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4°F to 104°F
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

WESTGATE

THE FUTURE IS HERE... AND IT'S QUITE BRIGHT!



Customer Name:
Project Name:
Note: Type: A AND B

LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 11W/ 21W/ 32W/ 42W
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- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4°F to 104°F
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

WPX SERIES

Outdoor Lighting

WPX-24W-MCTP
LED CUTOFF WALL PACK



Customer Name:
Project Name:
Note: Type: c

LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 12W/18W/24W
- Power Factor: >0.95
- Efficacy: 135LPW

Mechanical:

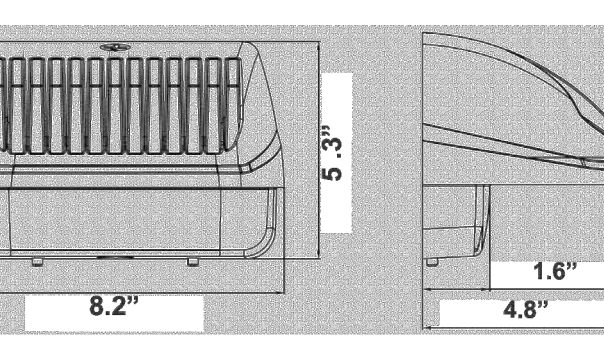
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4°F to 104°F
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

WESTGATE

THE FUTURE IS HERE... AND IT'S QUITE BRIGHT!



Customer Name:
Project Name:
Note: Type: c

LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 12W/18W/24W
- Power Factor: >0.95
- Efficacy: 135LPW

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4°F to 104°F
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

LITON

TYPE D PROJECT

CATALOG#

DL36R2 : 6" ROUND VANDAL RESISTANT RECESSED DOWNLIGHT (IP65/IP67)

1000LM-2600LM (10W-30W)



ORDERING : DL36R2W-L15-B10-T27

Finish	Lumens	Beam Spread	Control	Color Temperature	Emergency Options	Options
White	DL36R2W	Control	Blank	Color Temperature	Blank	Options
Silver	DL36R2S	Non-Dimming (120V)	UE-DUN	4000K (90 CRI)	-T27	Blank
Bronze	DL36R2B	UnDim (120V/277V)	UE-DUN	2700K (90 CRI)	-T27	-LVR
Black	DL36R2L	0-10V (120V/277V)	UE-D10	2700K (90 CRI)	-T27-C97	-FR
Light Silver	DL36R2LS	Incandescent (120V)	-DIM	3000K (90 CRI)	-T39	-CW
Dark Grey	DL36R2DG	0-10V (120V/277V)	UE-D10P1	3000K (90 CRI)	-T39-C97	-CW
Metallic Gold	DL36R2MG	0-10V (347V)	347-D10P1	5000K (90 CRI)	-T35	-K08
Metallic Black	DL36R2MB	UnSense - Integral Motion/ PhotoSensor (120V)	SUN-INT1	5000K (90 CRI)	-T39	-K08
				RGB-W Control	-RGBWV24*	
				590nm Amber (Turtle Safe)	-TAM-LVR	
				Emergency Options	Blank	
				Emergency Inverter	-EMAC*	
				Emergency Inverter	-EMAC*	

* Special order. Minimum Order. Extended lead time may apply. Consult Factory.

* Special Order Finish. Minimum order quantity (MOQ) applies. Order less than MOQ are subject to a special point set up fee for the quantity ordered. Extended lead times may apply. Consult Factory.

* Starting temperature for CW option: -40°C (-40°F) and up to 70°C (158°F).

* Remote Power Supplies and Control Gear Required. Available with Wireless or DMX Control. See pg 4 for consult factory for details.

* Not compatible with 1000lm selection; use with 1500lm and above.

* Must be ordered with LVR.

* (-EMAC) is not compatible with CW option.

Custom DALI Color-Please note that we appreciate custom finishes. Custom finishes are subject to a special point set up fee for the quantity ordered. Extended lead times may apply. Consult Factory.

LITON WWW.LITON.COM PRODUCT SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Page 1 of 11

PARAGON

ENGINEERING SERVICES

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T - 717 843.3300 F - 717 699.0205

www.SAArchitects.com

OVERALL SITE PLAN - LIGHTING PHOTOMETRICS

STACK - Farmington UT Storage

STACK Storage, LLC

Innovator Drive & Commerce Drive Farmington, Utah 84025

Davis County

FILE NO: 1582-25-004

DATE: XX-XX-XX

SCALE: AS NOTED

DRAWN BY: JRW

DRAWING NO: E-602

NOT FOR CONSTRUCTION

70% SET 02-27-2026

E-602



SHEET INDEX MAP

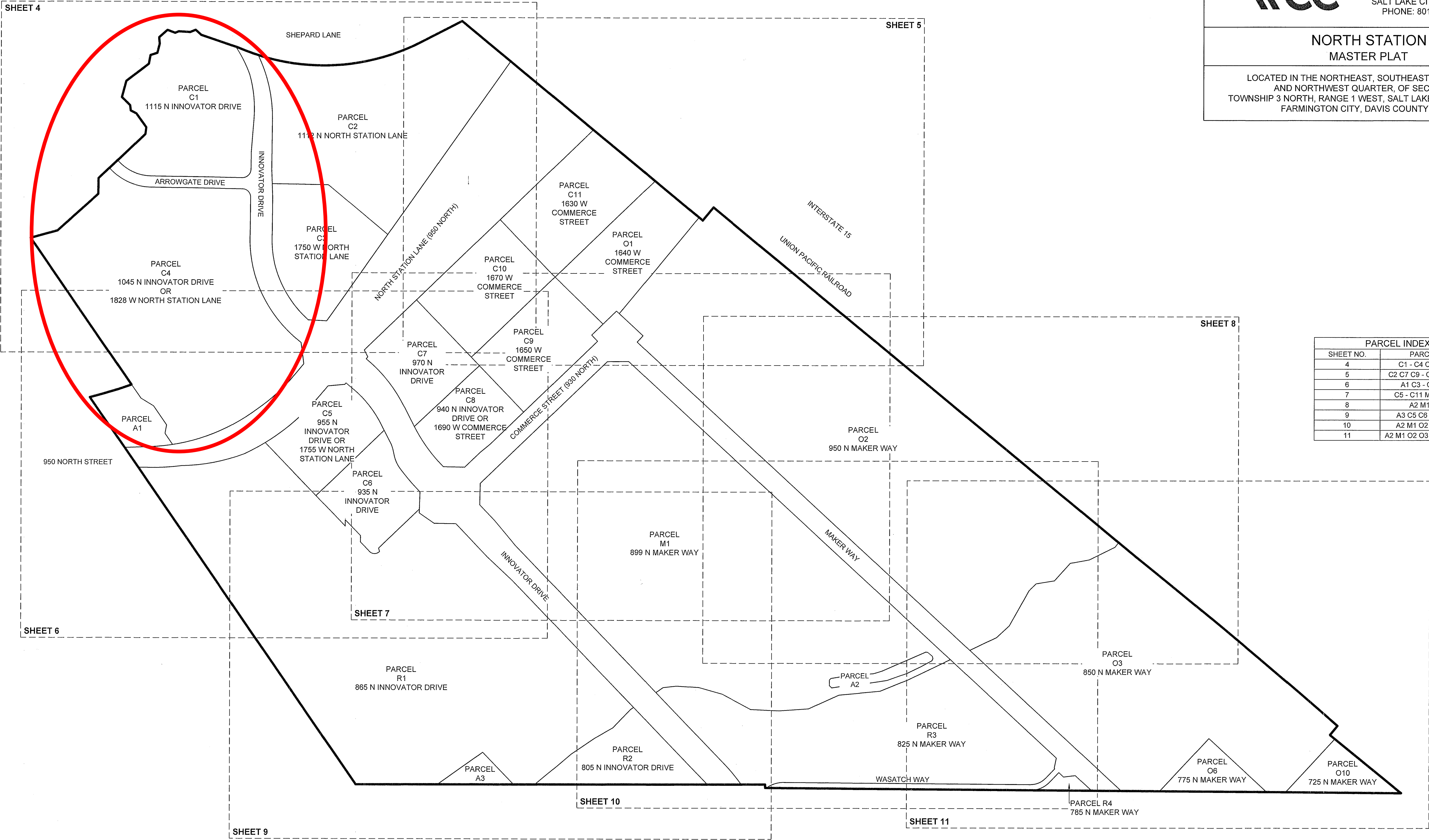
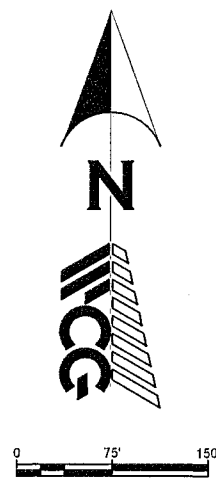
SHEET 3 of 11



WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

NORTH STATION
MASTER PLAT

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST,
AND NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



PARCEL INDEX	
SHEET NO.	PARCEL NO.
4	C1 - C4 C7 C9 - C11
5	C2 C7 C9 - C11 M1 O1 O2
6	A1 C3 - C10 M1 R1
7	C5 - C11 M1 O1 O2 R1
8	A2 M1 O2 O3
9	A3 C5 C6 M1 R1 - R3
10	A2 M1 O2 O3 R1 - R4
11	A2 M1 O2 O3 O6 O10 R3 R4

LEGEND

- SUBDIVISION BOUNDARY LINE
- PARCEL LINE



Farmington City Planning Commission Staff Report June 18, 2026

Item 2: Zone Text Amendment – Amendments to Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.

Public Hearing: Yes
Application No.: 26-16
Applicant: Farmington City Staff

Request: City staff is recommending a zone text amendment which codifies when fire sprinkler systems are required on single family homes along with other clean up language to Title 10.

Background Information

In 2025 the State of Utah passed the 3rd Substitute of House Bill 48 which enables cities to require an automatic fire sparkler system on homes in certain conditions but only if the city has adopted an ordinance providing for such. Farmington City Fire has expressed interest in adopting a code in order to improve safety for occupants of certain homes and surrounding property owners and residents.

The included ordinances has been drafted in cooperation with the Community Development and Building Department, the Farmington City Fire Department, and the City Attorney. Based on allowances or limitations identified in HB 48, staff is recommending approval of the proposed ordinance which in summary:

- Requires that dwellings of any size which are built in high-risk areas identified on the included map in zones 5, or 6 be built with an automatic sprinkler system.
- Requires that any new dwelling exceeding 10,000 square feet in total floor area be required to have an automatic fire sprinkler system no matter where it is built in Farmington.

Additional details are specified in the included ordinance along with other clerical updates to the Title 10, Building Regulations.

Suggested Motion

Move that the Planning Commission recommend approval of the zone text amendment as included with this report.

Findings:

1. The amendment sets a clear standard and requirement for when automatic sprinkler systems are required within the bounds and parameters identified by state statute.
2. The ordinance will provide additional protection for life and property within the city.

Supplemental Information

1. Farmington City Fire Memo
2. Enabling Ordinance with proposed zone text language and Wildland Interface Area map.
3. **2025 HB 48 S3:** <https://le.utah.gov/Session/2025/bills/static/HB0048.html>
4. **DNR - Utah Wildfire Risk Explorer:** <https://wrap.wildfirerisk.utah.gov/Map/Public/>

Farmington Fire Sprinkler Ordinance Criteria and Information

- **Purpose of a Farmington Sprinkler Ordinance:** Farmington City has a water distribution system that provides on average 2000 gallons per minute (gpm) from the hydrant system. A residential structure that exceeds 6000sq ft requires over 2000 gpm/min to effectively mitigate a fire
 - 6000 sq ft 2200/gpm
 - 9500 sq ft 3300/gpm
 - 13000 sq ft 4400/gpm
- **Developmental Criteria.** Utah State 2026 Fire Code Amendments bill, modified the State Fire Code Act and amended § 15A-5-203. This legislation identifies the criteria where residential sprinkler systems are valuable and needed. The legislation was recommended by the Business and Labor Interim Committee and sponsored by Rep. Thomas W. Peterson and Sen. Evan J. Vickers. Utah's State Fire Code is adopted by legislative action.
- **Code Language Development:** The defensible statement is that the Utah code process is heavily influenced by construction, design, and building-owner representation, more than 2 to 1 over fire personnel. The Uniform Building Code Commission includes multiple construction-industry seats, including contractors, architects/design professionals, a building owners association member, and only one fire official seat.
- **Farmington City Ordinance:** The proposed ordinance follows the sprinkler authority already created in **Utah Code § 15A-5-203**, which authorized when a city may require sprinklers for residential homes and ties the requirement to defined risk conditions such as WUI exposure, lack of hydrants/fire-flow infrastructure, steep sole access, and very large homes.

10-10-030: APPLICABILITY

The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

- It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
- It has a combined total floor area exceeding 10,000 square feet;
- It has at least double the average square combined total floor area of the floor plans of unsprinkled homes in the same subdivision;

- It is located greater than 800 feet from a public fire hydrant; or
 - Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.
- Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:
 - It is located outside of the Wildland-Urban Interface Area;
 - It is built on a one-lot subdivision; and
 - It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.
- **Important Points to Consider:** Farmington City/Farmington Fire is not exceeding Utah law; Farmington is using the limited, specific code/ authority placed in state code through the Legislature's construction/fire-code process.
- **This is a cost-effectiveness ordinance.** NFPA 13D recognizes that the common objection is cost, but identifies that cost discussions often overlook code-based incentives and infrastructure savings. Residential sprinklers reduce water infrastructure needs to mitigate residential structure fire, allows for fewer hydrants, allows for reduced hydrant maintenance. A residential sprinkler ordinance also offers access-road tradeoffs and development flexibility where water, access, or wildfire risk would otherwise make a project difficult.
- **The ordinance will identify homes where the cost of not sprinkling could be shifted to the city.** Large homes, steep access, limited hydrants, WUI exposure, and inadequate access increase fire-flow demand, apparatus needs, firefighter risk, water-system expectations, and community exposure. This ordinance identifies these those conditions as the point where local sprinkler requirement may be justified.
- **Davis County and Utah Municipal Current and Planned Sprinkler Ordinances:**
 - South Davis Metro (Bountiful, Centerville)
 - Layton
 - Fruit Heights
 - South Weber
 - Park City
 - Weber Fire- Weber County Unincorporated
 - Draper City

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 10: BUILDING REGULATIONS TO ESTABLISH STANDARDS FOR WHEN FIRE SPRINKLER SYSTEMS ARE REQUIRED IN SINGLE-FAMILY DWELLINGS. (26-5)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed amendment and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 2. Enactment. The Wildland Interface Area map included as Exhibit B as referenced by Section 10-2-213 of the new amended ordinance included in Exhibit A is hereby adopted.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 7th day of July, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

TITLE 10

BUILDING REGULATIONS

CHAPTER 1

BUILDING DIVISION

10-1-010: BUILDING DIVISION CREATED:

Construction Code, for purposes of this Chapter, shall have the same meaning as set forth in the State Construction [and Fire Codes Administration](#) Act, as adopted and amended by the state of Utah from time to time, and shall also refer to the Construction Codes adopted by the City in this Chapter.

10-1-020: UNIFORM CODE ADOPTION:

Farmington City hereby adopts those certain Construction Codes, as adopted and amended by the State of Utah pursuant to the State Construction [and Fire Codes Administration](#) Act, including all Construction Codes which may be adopted by the State from year to year pursuant to the Act.

10-1-030: FIRE CODE:

The ~~international~~[International fire-Fire code-Code](#) (IFC), ~~2018-2024~~ edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-1-040: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-1-050: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-12-060: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-12-070: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 2 CONSTRUCTION CODES

10-2-010: DEFINED:

The codes adopted in this chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

10-2-020: BUILDING CODE:

The International Building Code (IBC), ~~2015~~ [2024](#) edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

10-2-030: RESIDENTIAL CODE:

The International Residential Code (IRC), ~~2015-2021~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix E (subject to the provisions of section 10-2-090 of this chapter), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

10-2-040: PLUMBING CODE:

The International Plumbing Code (IPC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

10-2-050: MECHANICAL CODE:

The International Mechanical Code (IMC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

10-2-060: FUEL GAS CODE:

The International Fuel Gas Code (IFGC), ~~2014-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

10-2-070: ELECTRICAL CODE:

The National Electrical Code (NEC), [2017-2023](#) edition, issued by the National Fire Protection Association as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

10-2-080: ENERGY CONSERVATION CODE:

The International Energy Conservation Code (IECC), [2015-2024](#) edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Utah Code Annotated section 15A-2-102(1), the HUD Code, and subject to Utah Code Annotated section 15A-4-103, and appendix E of the 2015 edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

[10-2-082: SWIMMING POOL AND SPA CODE:](#)

[The residential provisions of the International Swimming Pool and Spa Code, 2024 edition, issued by the International Code Council as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Swimming Pool and Spa Code of Farmington City as it relates to residential swimming pools and spas.](#)

10-2-090: MANUFACTURED HOUSING CODES:

Subject to the provisions of Utah Code Annotated section 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the federal manufactured housing construction and safety standards act (HUD code), issued by the department of housing and urban development and published in 24 CFR parts 3280 and 3282, as revised April 1, 1990, and as adopted by the state of Utah; appendix E of the 2015 edition of the international residential code as adopted herein in section 10-2-030 of this chapter and adopted by the state of Utah; the 2005 edition of the NFPA 225 model manufactured home installation standard issued by the National Fire Protection Association, as adopted by the state of Utah.

10-2-100: ABATEMENT OF DANGEROUS BUILDINGS CODE:

The ~~uniform~~Uniform code~~Code~~ for the ~~abatement~~Abatement of ~~dangerous~~Dangerous buildings~~Buildings~~, 1997 edition, issued by the International Conference Of Building Officials, is hereby adopted and incorporated herein by reference as the abatement of dangerous buildings code of Farmington City.

10-2-110: PROPERTY MAINTENANCE CODE:

The ~~international~~International property~~Property maintenance~~Maintenance code~~Code~~, ~~2012-2024~~ edition, as issued by the International ~~Code Council~~Conference Of Building Officials and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the property maintenance code of Farmington City.

10-2-111: EXISTING BUILDING CODE:

The International Existing Building Code, 2024 edition, as issued by the International Code Council and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the existing building code of Farmington City.

10-2-112: FIRE CODE:

The ~~international~~International fire~~Fire code~~Code (IFC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-2-113: WILDLAND URBAN INTERFACE CODE – INTERFACE AREA:

- A. The International Wildland-Urban interface Code (WUI), 2024 edition, issued by the International Code Council, as amended and adopted by the State of Utah, is hereby adopted and incorporated by reference as the wildland-urban interface code for Farmington City.
- B. The City Council shall designate, by ordinance, the wildland interface area, as defined in the International Wildland-Urban Interface Code.

10-2-114: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-2-115: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-2-116: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-2-117: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 10

AUTOMATIC FIRE SPRINKLER SYSTEMS IN SINGLE-FAMILY DWELLINGS

10-10-010: PURPOSE:

The requirements of this chapter shall increase the safety of occupants of single-family dwellings, occupants of adjacent dwellings, and to enhance the protection of property. The provision for automatic fire suppression aids in extinguishment and containment of fire within the structure, the safe and timely egress from the dwelling, and the safety of first responders in attempting fire suppression and rescue operations.

10-10-020: DEFINITIONS:

The following definitions apply to this chapter:

“COMBINED TOTAL FLOOR AREA” means the total floor area of all floor levels within the exterior walls of the dwelling unit, including attached garages.

“DEFENSIBLE SPACE” means an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate of an advancing wildfire and to create an area for fire suppression operations to occur.

[OTHER DEFINITIONS AS APPLICABLE OR DESIRED – PICK MOST LIKELY STRESS POINTS OR LOOPHOLES]

10-10-030: APPLICABILITY

A. The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

1. It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
2. It has a combined total floor area exceeding 10,000 square feet;

3. It is located greater than 800 feet from a public fire hydrant; or
4. Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.

B. Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:

1. It is located outside of the Wildland-Urban Interface Area;
2. It is built on a one-lot subdivision; and
3. It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.

10-10-040: REQUIREMENT:

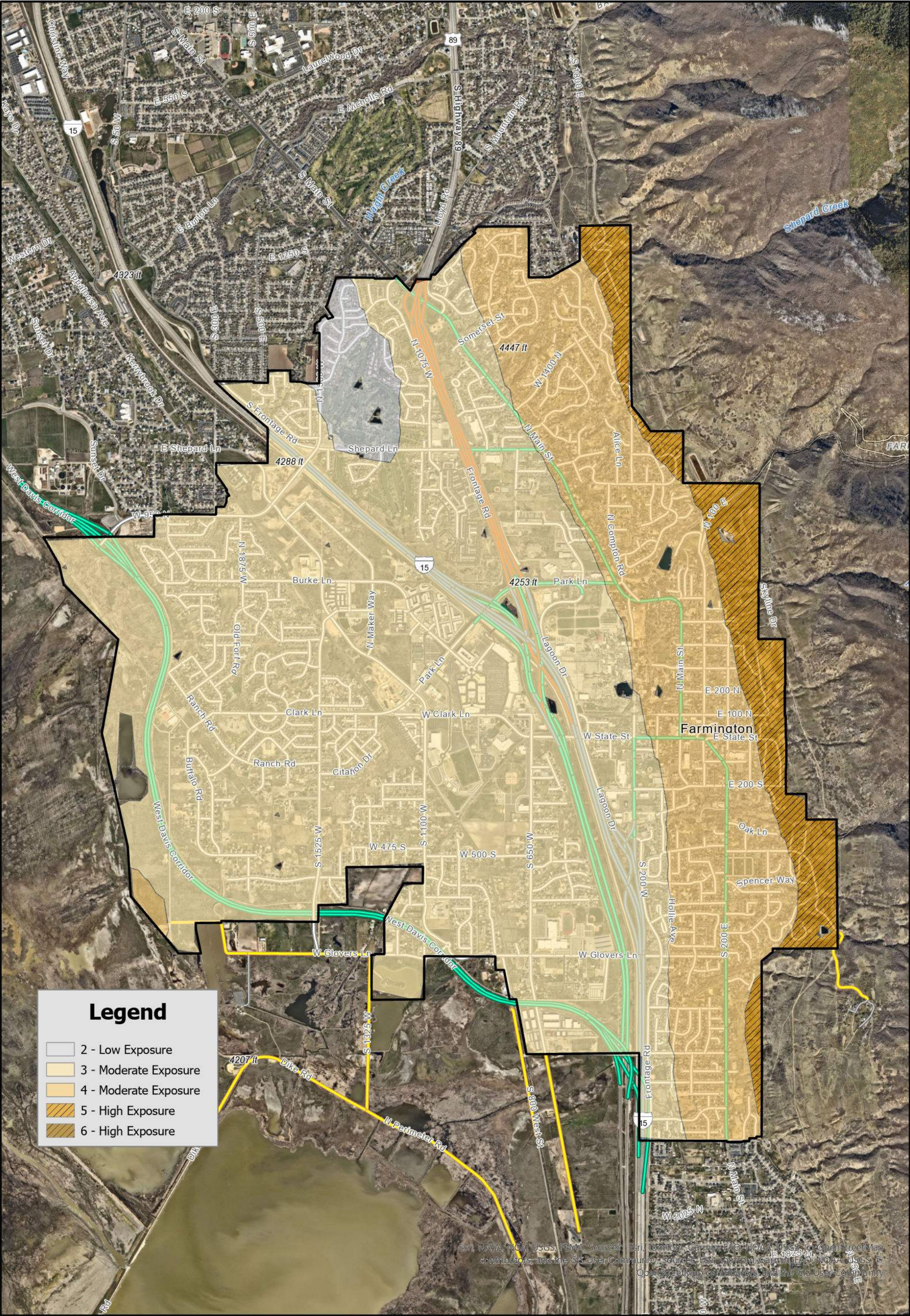
- A. New Construction. Beginning July 1, 2026, applications for newly constructed single-family dwellings that meet the criteria in section 10-10-030 and are not exempted, shall install automatic sprinkler systems during construction, and shall not obtain a certificate of occupancy until the automatic sprinkler system has been installed and passed inspection.
- B. Additions. Beginning July 1, 2026, a single-family dwelling that increases its combined total floor area to greater than 10,000 square feet shall be required to install an automatic sprinkler system in all areas of expansion, if the addition increases the combined total floor area for the dwelling by greater than thirty percent (30%).

10-10-050: LIABILITY FOR DISABLING AUTOMATIC FIRE SUPPRESSION SYSTEM:

If it is determined that a property owner, or an agent of a property owner, of a single-family dwelling subject to this chapter knowingly or recklessly disabled, disconnected or otherwise rendered an automatic fire sprinkler system inoperable, then the property owner shall be strictly liable for:

- A. Injuries to occupants of neighboring structures caused by a fire originating at the property owner's single-family dwelling, and
- B. Property damaged or destroyed by a fire originating at an owner's single-family dwelling.

Exhibit B



Esri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

Legend

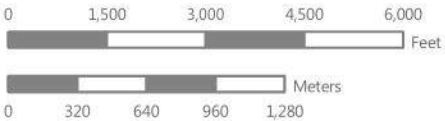
- 2 - Low Exposure
- 3 - Moderate Exposure
- 4 - Moderate Exposure
- 5 - High Exposure
- 6 - High Exposure



FARMINGTON CITY
Wildland Interface Area

(Derived from the Utah Division of Natural Resources Wildfire Hazard Smoothed Structure Exposure Score map data)

1:35,000



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



Farmington City Planning Commission Staff Report June 18, 2026

Item 3b: Special Exception – Wilson Building Height Special Exception

Public Hearing:	No
Application No.:	26-19
Property Address:	285 E State St
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	OTR -F (Original Townsite Residential-Foothill)
Area:	0.47 ac
Number of Lots:	1
Property Owner:	Clark and Shannon Wilson
Applicant:	Clark Wilson

Request: *The applicants are seeking approval for a special exception maximum accessory building height in the OTR zone of 15 feet.*

Background Information

This special exception is for a requested increased building height up to 20% of the required 15 maximum accessory building height, for a building that is 18 feet tall at the midpoint of the tallest pitch.

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.

Suggested Motion

Move that the Planning Commission approve the special exception for increased building height up to 18 feet for the accessory building located at 285 E State St, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

1. That the Fire Department approve the distance from State St to the accessory building.
2. The building complies with all other applicable New Construction Design Guidelines per the OTR zone (11-17-070), as well as all other applicable ordinance of the underlying zone.

Findings:

1. The project is located on a parcel of sufficient size to accommodate the special exception.
2. The project otherwise complies with the special exception approval standards of 11-3-045.

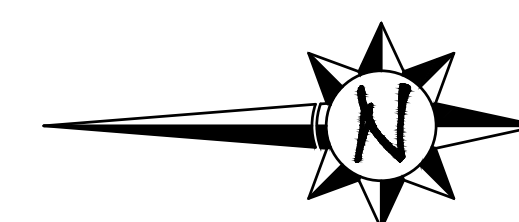
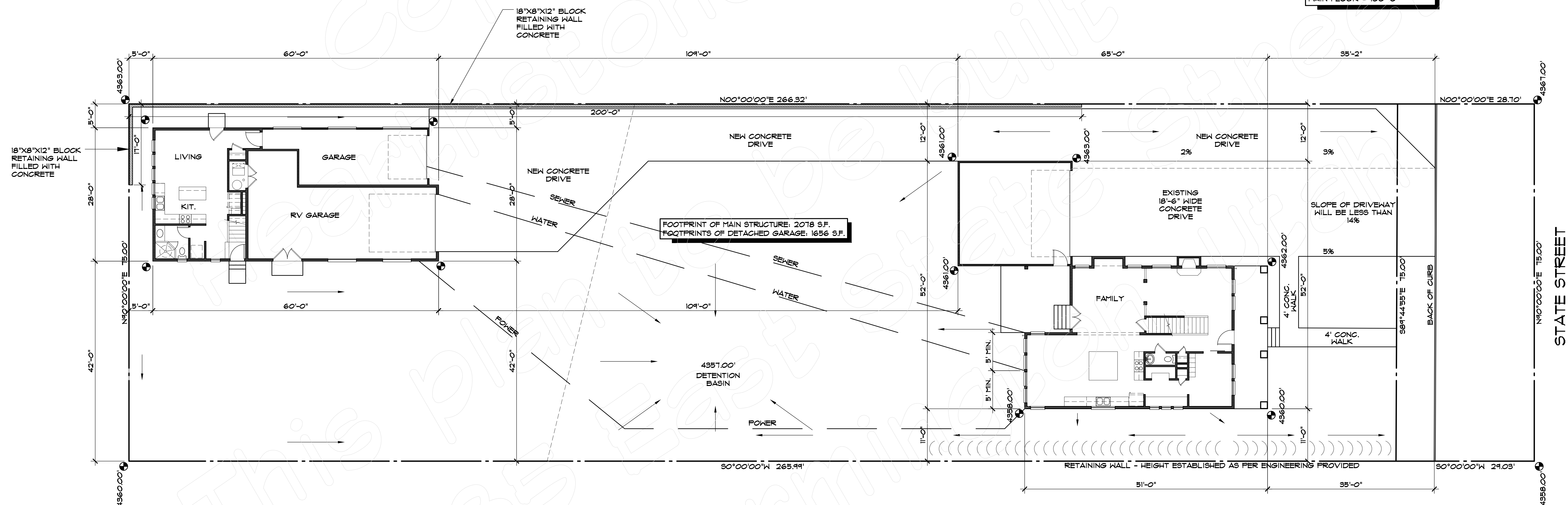
Supplemental Information

1. Vicinity Map
2. Site plan
3. Elevations

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%)
3. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SHALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.
6. TOP OF FND MUST BE SET HIGH ENOUGH TO ALLOW 6" EXPOSED, 6" SLOPE IN 10', AND ENOUGH DROP TO ALLOW DRAINAGE OF LOT IN COMPLIANCE WITH GRADING AND SITE PLANS.
7. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DRAINAGE WATER SHALL DRAIN TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

ELEVATIONS (ASSUMED)
TOP OF FTG (8' FND) = 91'-0"
TOP OF FTG (9' FND) = 90'-0"
GARAGE = 98'-6"
TOP OF FND. = 99'-0"
MAIN FLOOR = 100'-0"

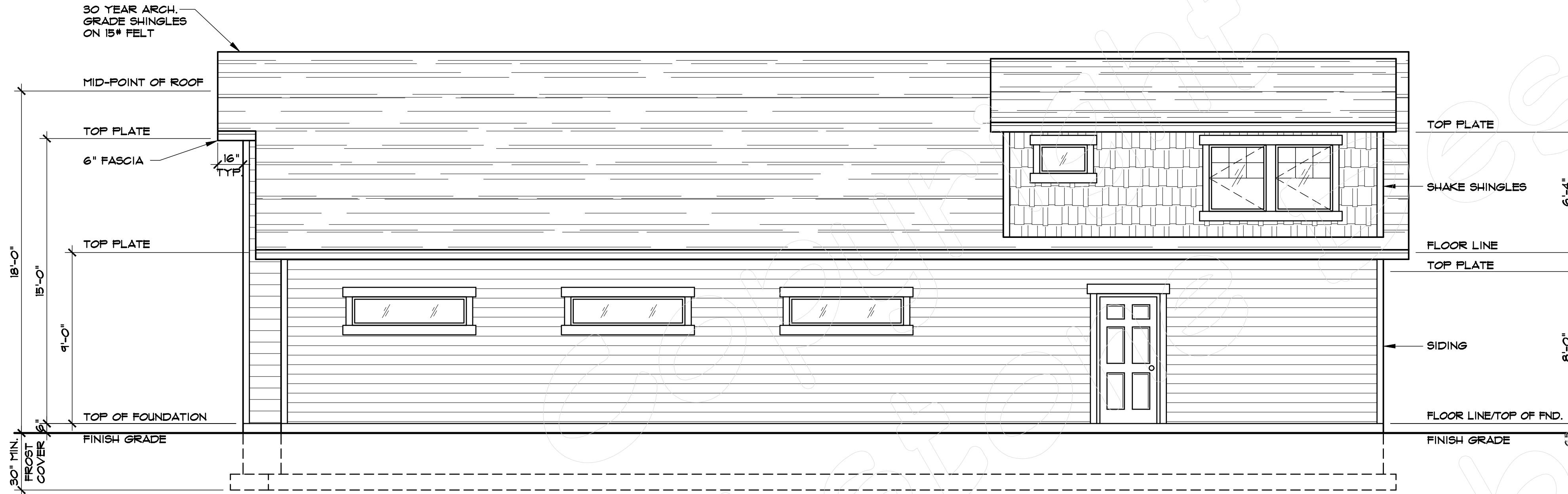


285 EAST STATE STREET
FARMINGTON, UTAH

THIS PLAN IS SPECIFIC TO THE LOT
INDICATED IN THE TITLEBLOCK.
ANY OTHER USE IS PROHIBITED.



CITY SET
THESE PLANS ARE THE PROPERTY OF HEARTHSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARTHSTONE DESIGN, INC.
THIS SET OF PLANS IS SPECIFIC TO THE LOT ENCLOSED. ANY OTHER LOT IS NOT ALLOWED.



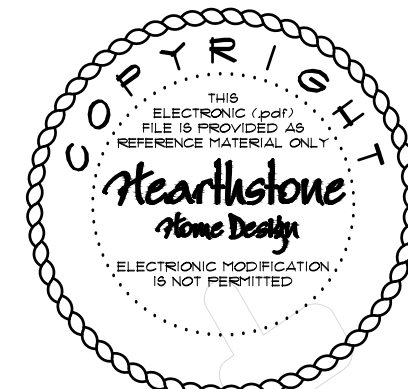
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



MASONRY NOTE:

1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES OF NOT LESS THAN 22 GAx1/8" SPACED NOT MORE THAN 24"o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36"o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK SUPPORT OVER OPENINGS, SEE VENEER LINTEL REQUIREMENTS OF IRC R703.8.3.
3. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ 33"o.c. AND BE NO LESS THAN 5/16" LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.

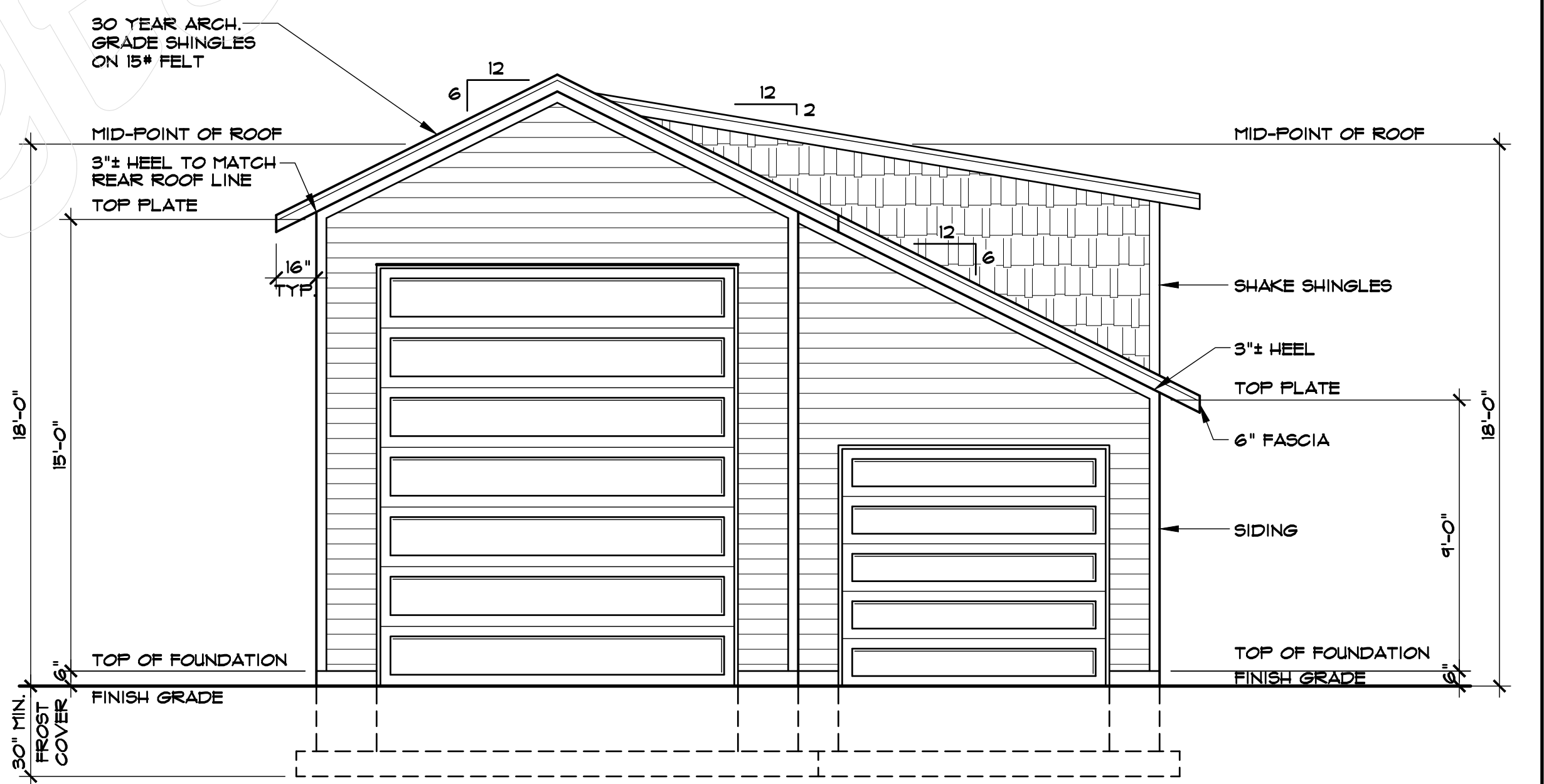
PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE FASHION IN A MANNER TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLEBLOCK. ANY OTHER USE IS PROHIBITED.

**FARMINGTON CITY
PLANNING COMMISSION**

May 21, 2026

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

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

SUBDIVISION APPLICATION – *no public hearing*

Item #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.

Community Development Director **Lyle Gibson** presented this item. The Planning Commission and City Council held hearings for this project, Discovery Gateway Subdivision, 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. This would count towards the Moderate-Income Housing Requirement. They agreed to dedicate some property to Farmington City that could have as many as 15 units built on it. The applicant has also considered easements with gas lines and wetlands, and done additional engineering for utility details and elevation grading. This includes a higher level of detail but consistent with what was presented previously.

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 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. This project still has some engineering items to resolve, and therefore there are a number of conditions to consider. The Development Review Committee (DRC) still has not approved this application.

Applicant **Colton Chronister**, representing Tri-Pointe Homes, confirmed they were agreeable to all conditions. Unit count was the same as last time with a townhome product. Cross access easements between some lots will not impact all phases. The first phase does of planned development does not have any sensitive areas to be considered.

Commissioner **Frank Adams** questioned Tri-Pointe to ensure they were aware of and agreeable to all conditions presented by Staff. He understands there are some time constraints and desire to move this along quickly. Each phase will need to individually comply with all listed conditions as applicable for that phase.

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

MOTION:

Frank Adams made a motion 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 1-8 as discussed on the record. The applicant has agreed to each to the extent they are applicable to each of the respective phases.

1. The applicant shall, to the satisfaction of the City and the Development Review Committee (DRC), address and resolve all comments from the DRC regarding all technical requirements prior to construction and approval of the final plat for any/all phases of this development.
2. Storm Water detention and/or retention design of each development phase shall comply with all applicable Farmington City codes and design standard requirements prior to receiving approved construction drawings and final plat approval of that development 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 each phase of development prior to seeking approved construction drawings and final plat approval of that development phase.
4. Any Stream Alteration permits required by the State of Utah shall be issued prior to seeking final construction documents and final plat approval for each development 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 on the final plat. Applicant shall

provide documentation that Lot 2 of the E&H Land Property Subdivision has granted easements in favor of this development for access and utilities as may be applicable.

6. The final subdivision plat of each phase 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.
8. Mr. Chronister has represented he has authority to bind Tri-Pointe, the applicant.

Findings 1-2:

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 1-3:

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

Kevin Sanders seconded the motion. The motion passed unanimously.

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 Spencer Klein	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #2: Applications and Approval of Minutes

- a. **Planning Commission Minutes from May 7, 2026**

Item #3: City Council Reports, Upcoming Items & Trainings.

- a. **City Council Reports from May 19, 2026.** **Gibson** said the Council is working on budget and fee schedules. June 4, 2026, will be the next Planning Commission meeting.

Joey Hansen made a motion to approve the **summary action items as presented.**

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
Commissioner Kevin Sanders	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

ADJOURNMENT

Spencer Klein motioned to adjourn at 7:21 PM.

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 Spencer Klein	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

Tyler Turner, Chair