FARMINGTON CITY
PLANNING COMMISSION

August 06, 2026

PLANNING COMMISSION MEETING NOTICE AND AGENDA
Thursday August 06, 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 **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. 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.

SPECIAL EXCEPTION APPLICATION – *public hearing*

1. Sean Davis – Applicant is requesting a Special Exception approval to allow impervious surface exceeding 5,000 sq. ft. at 663 Emerald Oaks Dr. The additional lot coverage would accommodate a new proposed home.

SUBDIVISION AND ZONE CHANGE APPLICATION – *APPLICATION HAS BEEN PULLED PER APPLICANT REQUEST UNTIL FURTHER NOTICE. A NEW NOTICE WILL BE SENT PRIOR TO ANY FUTURE HEARINGS.*

2. Smoot – Applicant is requesting consideration of a rezone of approximately 1.6 acres of property from the AE (Agriculture Estates) zone to the BP (Business Park) zone and Consideration of the Conceptual Plan for the Mountain View Business Park project consisting of a daycare and office building at 77 and 111 South 650 W.

ZONE TEXT AMENDMENT – *public hearing*

3. Farmington City – Applicant is requesting amendments to Chapter 11-14 to update minimum lot and setback standards as well as height standards in the BP (Business Park) zoning district.

RETURNING ITEMS – *previously tabled or item has been heard before / no public hearing*

4. Cole West – Rezone from AA to LR and Schematic Subdivision and Preliminary PUD for the Avocet Subdivision (originally called Primrose Lane Subdivision) consisting of us to 19 lots at 44 W 1600 S and 1575 S Frontage Road.

5. Boyer Company – Preliminary Plat and Final Planned Unit Development Master Plan for the Brickmoor Subdivision at approximately 1700 North Main Street consisting of 128 townhomes and 40 single-family detached lots.

SUMMARY ACTION AND OTHER BUSINESS

6. Applications and Approval of Minutes
    a. Planning Commission Minutes July 16, 2026
    b. Multiple Zone Texts regarding to Title 11, SPARC, bond requirements, update to home occupation allowances and provisions related to Planning Commission

7. City Council Reports, Upcoming Items & Trainings.
    a. City Council Report
    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 August 03, 2026. Carly Rowe, Planning Secretary.

Farmington City
Planning Commission Staff Report
August 6, 2026

Item 1: Lot Coverage Special Exception

Public Hearing:	Yes
Application No.:	26-34
Property Address:	663 West Emerald Oaks Drive
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	0.98 acres
Property Owner:	Sean Davis
Applicant:	Sean Davis

Request*: The applicant is seeking a special exception to allow for increased lot coverage of impervious surface per 11-30-040 G.*

Background Information

The property owner is preparing to build a new home on the site. While the LR zoning district has no coverage restrictions as it relates to the primary structure, the Foothill overlay in Section 11-30-040 F places a maximum impervious material coverage area of 35% or 5,000 square feet, whichever is smaller.

While fairly restrictive, the code does allow for consideration of additional impervious material coverage by way of a Special Exception. Such exceptions require on-site detention/retention as recommended by the City Engineer to meet volume calculations for a 100-year storm event.

The subject property is a large lot including 0.98 acres or 42,688 square feet. 35% of this lot coverage would be 14,941 sq. ft. of impervious material coverage. The new structures, including driveway, patio and pool area, as well as retaining walls come to about 17,963 sf of impervious surface, which is about 42% of the total lot area. Staff is suggesting the lot coverage allowance be capped at 43%, or 18,355 sf, to allow for changes that may come up during the building/permit process, or if the applicant plans to build a small shed, or for landscaping.

The criteria for consideration of a Special Exception are included with this report along with plans and renderings showing the work to be completed.

Suggested Motion

Move that the Planning Commission approve the Special Exception allowing impervious material coverage of the subject property up to 43% of the total lot area.

Findings:

1. 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;
2. Will not create unreasonable traffic hazards; and
3. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Supplemental Information

1. Special Exception Code
2. Vicinity Map
3. Proposed Site Plan with grading and drainage

11-3-045: SPECIAL EXCEPTIONS:

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.

4. The Planning Commission shall hold a public hearing, except as provided in D.2. above, and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards.

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; and

c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

663 W Emerald Oaks Dr

0 75 150 225 300 Feet

0 20 40 60 80 Meters

N W FC E S

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.

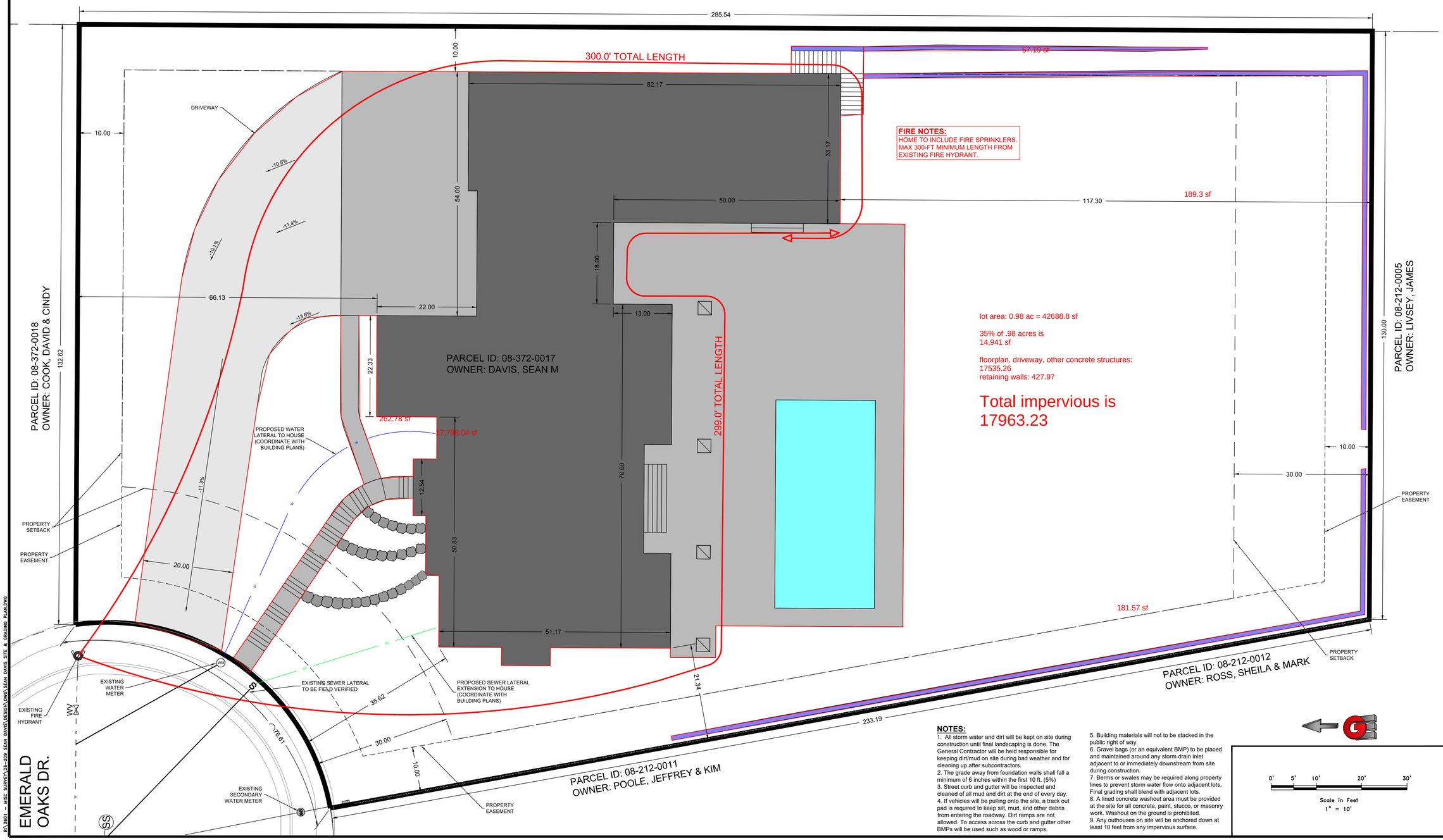
SITE PLAN

SEAN DAVIS - FARMINGTON

663 W EMERALD OAKS DRIVE

ALL OF LOT 17, CORNERSTONE SUBDIVISION AMENDED

FARMINGTON, DAVIS, UTAH



FIRE NOTES:
HOME TO INCLUDE FIRE SPRINKLERS.
MAX 300-FT MINIMUM LENGTH FROM EXISTING FIRE HYDRANT.

lot area: 0.98 ac = 42688.8 sf

35% of .98 acres is
14,941 sf

floorplan, driveway, other concrete structures:
17535.26
retaining walls: 427.97

Total impervious is
17963.23

NOTES:

1. All storm water and dirt will be kept on site during construction until final landscaping is done. The General Contractor will be held responsible for keeping dirt/mud on site during bad weather and for cleaning up after subcontractors.
2. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 ft. (5%)
3. Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
4. If vehicles will be pulling onto the site, a track out pad is required to keep silt, mud, and other debris from entering the roadway. Dirt ramps are not allowed. To access across the curb and gutter other BMPs will be used such as wood or ramps.
5. Building materials will not to be stacked in the public right of way.
6. Gravel bags (or an equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.
7. Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.
8. 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.
9. Any outhouses on site will be anchored down at least 10 feet from any impervious surface.

0' 5' 10' 20' 30'

Scale in Feet
1" = 10'

SCALE: 1" = 10'
DATE: 7-9-26
DESIGN: PCA
DRAWN: PCA
CHECKED: RC
DWG:

REVISIONS

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE PLAN
SEAN DAVIS - FARMINGTON
663 W EMERALD OAKS DRIVE
FARMINGTON, DAVIS, UTAH

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

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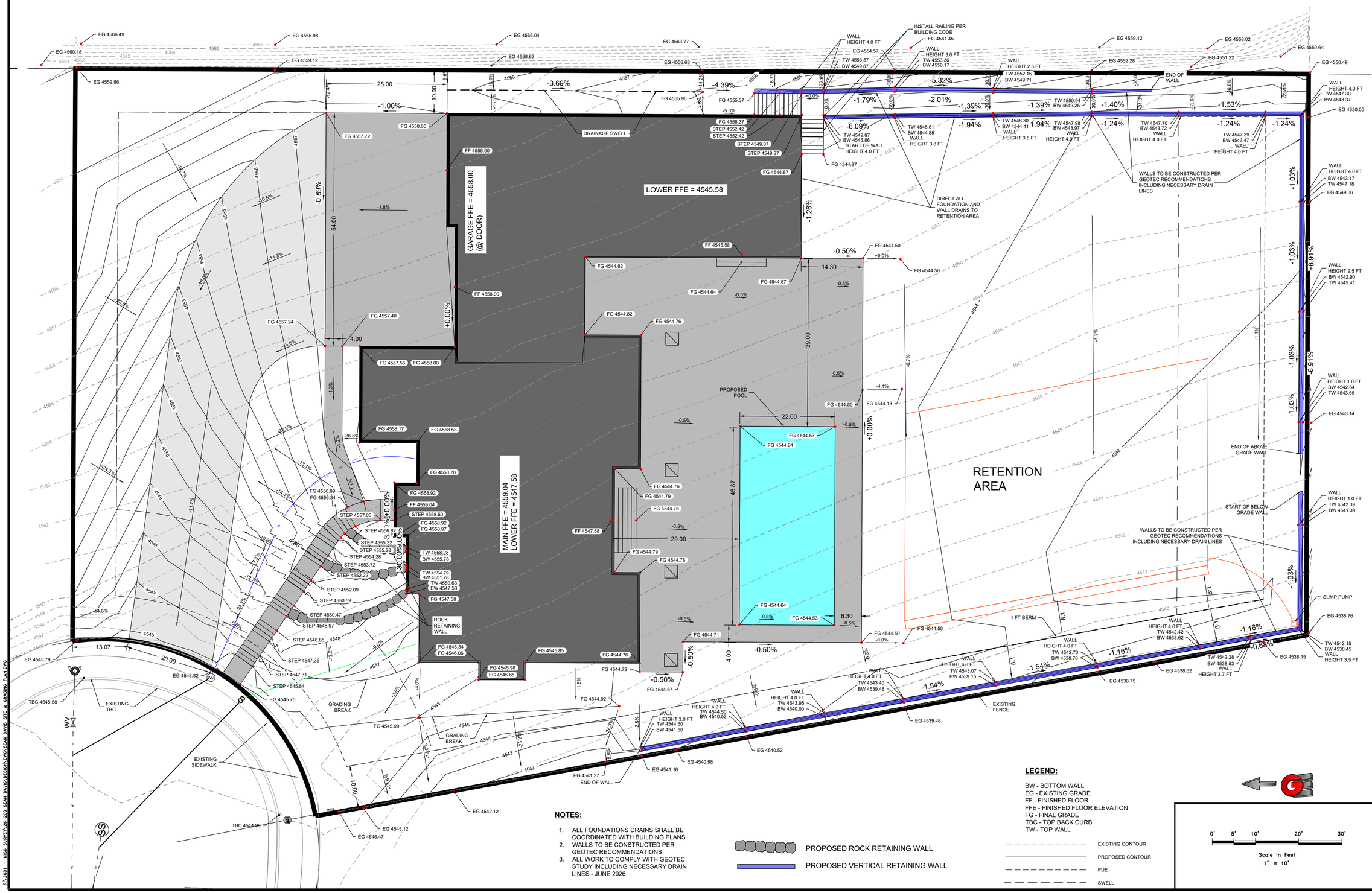
DRAINAGE PLAN

SEAN DAVIS - FARMINGTON

663 W EMERALD OAKS DRIVE



NOTES:

1. ALL FOUNDATIONS DRAINS SHALL BE COORDINATED WITH BUILDING PLANS.
2. WALLS TO BE CONSTRUCTED PER GEOTEC RECOMMENDATIONS
3. ALL WORK TO COMPLY WITH GEOTEC STUDY INCLUDING NECESSARY DRAIN LINES - JUNE 2026

LEGEND:

BW - BOTTOM WALL
EG - EXISTING GRADE
FF - FINISHED FLOOR
FFE - FINISHED FLOOR ELEVATION
FG - FINAL GRADE
TBC - TOP BACK CURB
TW - TOP WALL

PROPOSED ROCK RETAINING WALL
PROPOSED VERTICAL RETAINING WALL
EXISTING CONTOUR
PROPOSED CONTOUR
PUE
SWELL

0' 5' 10' 20' 30'
Scale in Feet
1" = 10'

SCALE 1" = 10'
DATE 7-9-26
DESIGN PCA
DRAWN PCA
CHECKED RC

REVISIONS

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DWG:

REGISTERED PROFESSIONAL ENGINEER
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DRAINAGE PLAN
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C2
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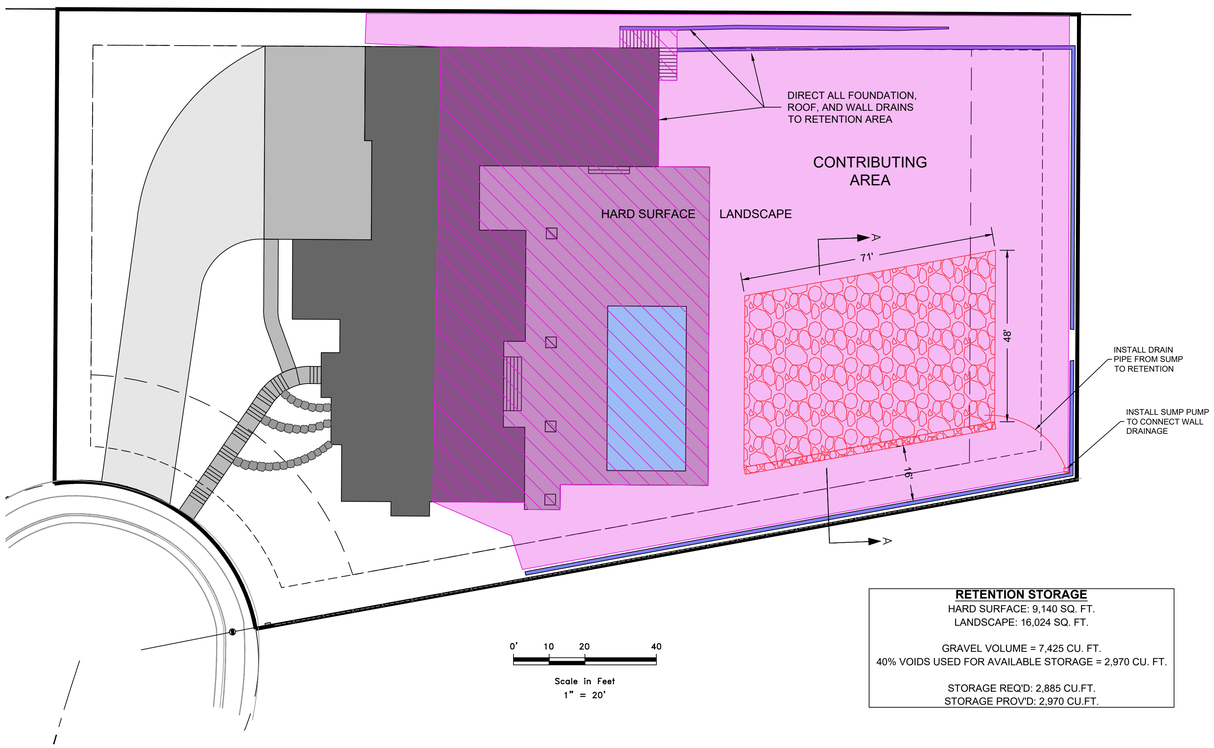
SITE INFORMATION

SEAN DAVIS - FARMINGTON

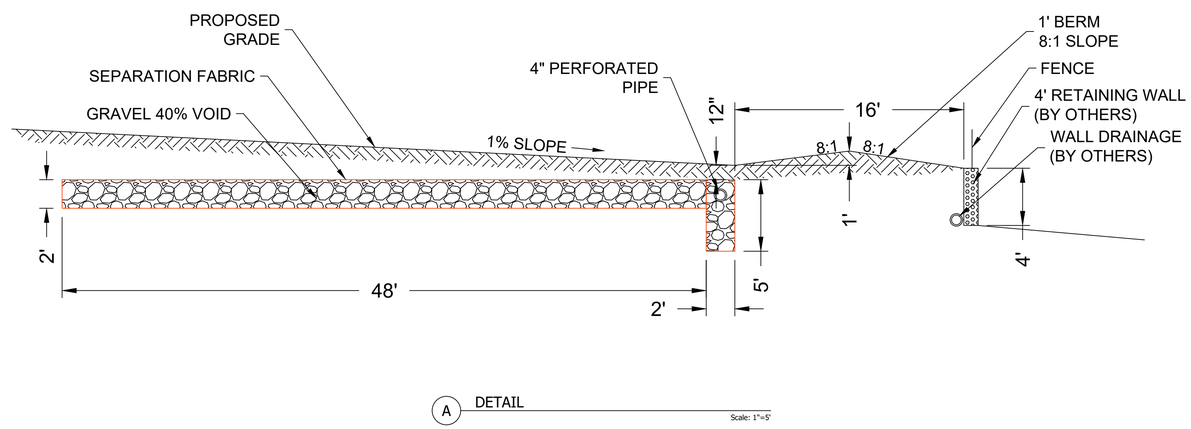
663 W EMERALD OAKS DRIVE



RETENTION STORAGE
HARD SURFACE: 9,140 SQ. FT.
LANDSCAPE: 16,024 SQ. FT.

GRAVEL VOLUME = 7,425 CU. FT.
40% VOIDS USED FOR AVAILABLE STORAGE = 2,970 CU. FT.

STORAGE REQ'D: 2,885 CU.FT.
STORAGE PROV'D: 2,970 CU.FT.



A DETAIL
Scale: 1"=5'

Sean Davis - Site Plan
Farmington, Davis County, Utah

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE 801.476.0202 FAX 801.476.0066

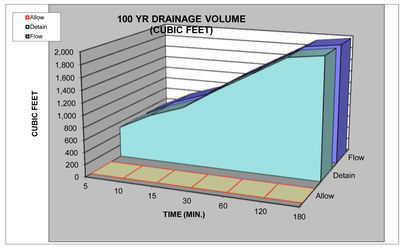
Areas	Detained Area Sq. Ft.	Acre	C
Hard Surface	9,140	0.2098	0.85
Landscape	16,024	0.3679	0.15
Total/Weighted	25,164	0.5777	0.40

Allow Release Rate (cfs/acre) 0.000
Q Allowable (cfs) 0.00

100yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	0	7.30	511	511
10	0	5.55	778	778
15	0	4.58	963	963
30	0	3.09	1,299	1,299
60	0	1.91	1,606	1,606
120	0	1.14	1,917	1,917
180	0	0.787	1,985	1,985
360	0	0.421	2,124	2,124
720	0	0.247	2,492	2,492
1440	0	0.143	2,885	2,885

*NOAA Data



	CUBIC FEET	CUBIC YARDS
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	2,885	107

STORAGE REQUIRED FOR
100 YR - 24 HR STORM EVENT

REVISIONS

DATE	DESCRIPTION

SCALE:
DATE: 7-9-26
DESIGN: PCA
DRAWN: PCA
CHECKED: RC
DWG:

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
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C3

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Item #2. Smoot – Applicant is requesting consideration of a rezone of approximately 1.6 acres of property from the AE (Agriculture Estates) zone to the BP (Business Park) zone and Consideration of the Conceptual Plan for the Mountain View Business Park project consisting of a daycare and office building at 77 and 111 South 650 W.

APPLICATION HAS BEEN PULLED PER APPLICANT REQUEST UNTIL FURTHER NOTICE. A NEW NOTICE WILL BE SENT PRIOR TO ANY FUTURE HEARINGS.

Farmington City
Planning Commission Staff Report
August 6, 2026

Item 3: Zone Text Amendment – Section 11-14-050 and 11-14-060: BP Zoning District setback and height allowances.

Public Hearing: Yes
Application No.: 26-29
Applicant: Farmington City Staff

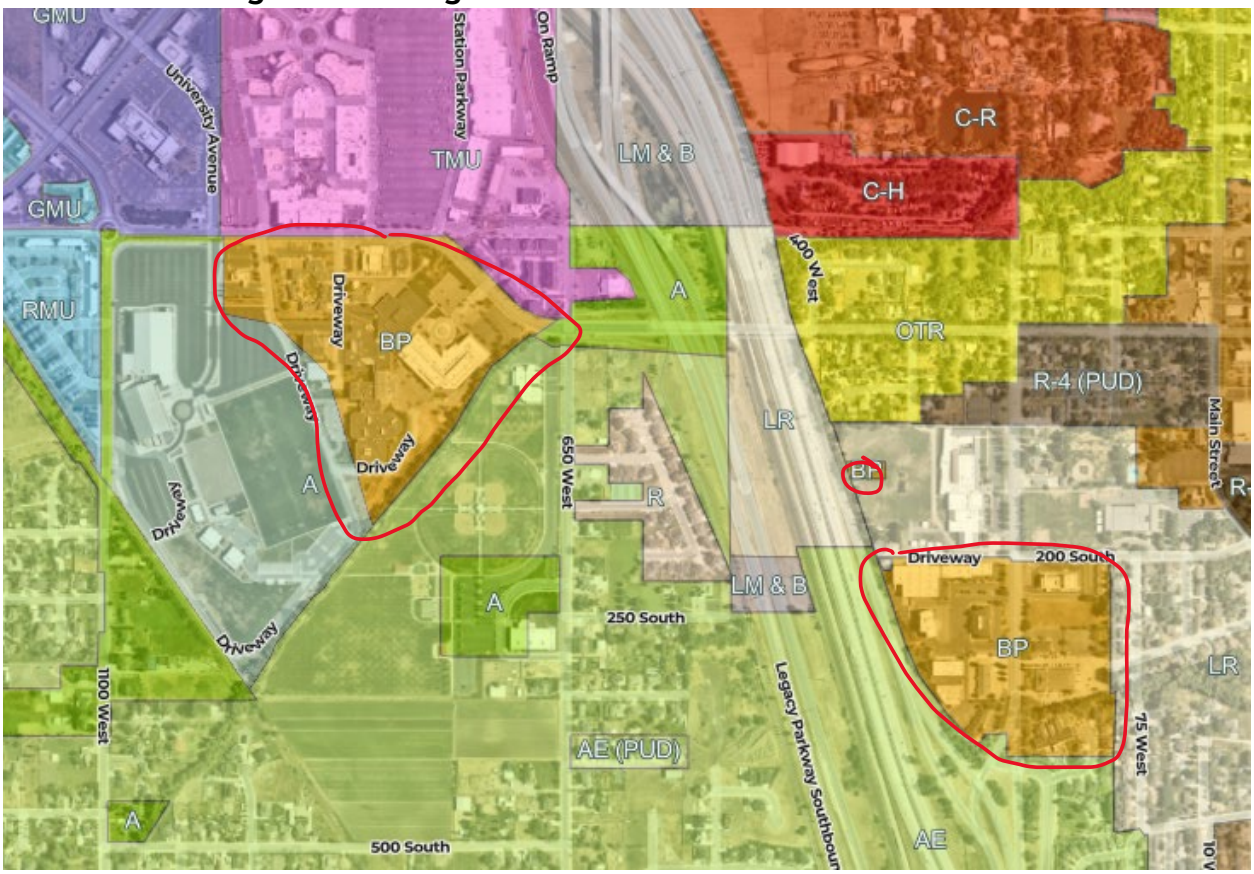
Background Information:
There are currently just a couple of areas within the city which are governed by the BP zoning district.

The regulations of the BP district are found in Chapter 11-14 of the city's code.

11-14-010: "The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services which will be compatible with, and serve as a transition to, nearby residential areas and will promote a quiet, clean environment. In certain unique locations, residential planned unit developments may also be appropriate to provide this transition. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will complement, and serve as a transition to, surrounding land uses."

Most sites within this district are currently developed, this includes the property around the jail and Utah Justice Complex as well as commercial properties along 200 West Street just off of I-15. While it is important to consider how this will impact new construction, it is important to note that any redevelopment or changes to existing developed sites would also be subject to the proposed changes.

Current BP Zoning District Designations:

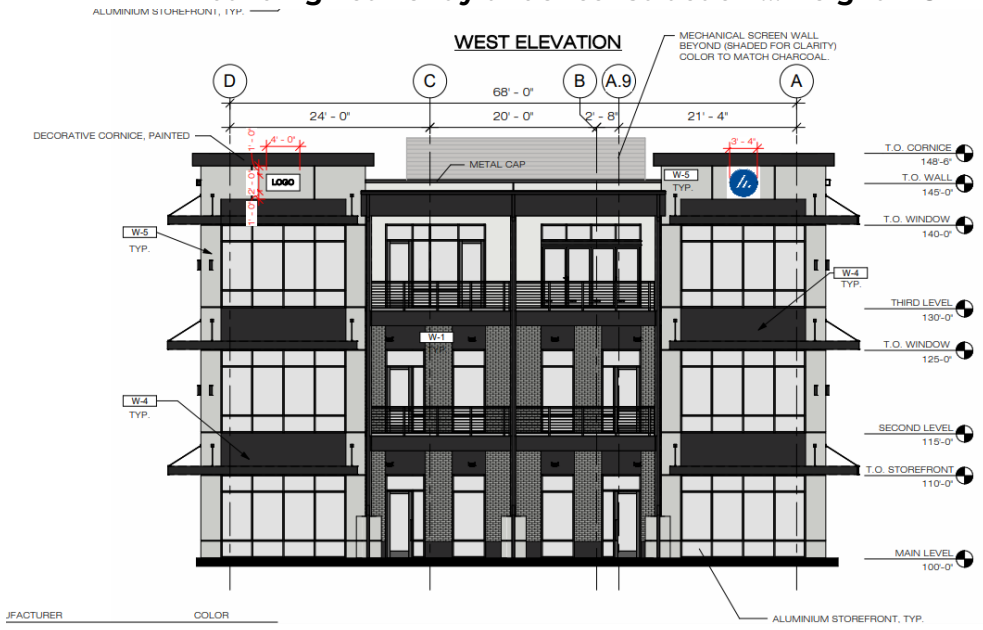


For some time now one property within the BP district has been listed for sale. As staff has worked with potential builders for this site, interested users have run into conflict with the requirements of the zone on potentially desirable uses for the city.

The proposed text amendment caters better to a taller building by not pushing it further back from the street and allowing the Planning Commission to consider a special exception for additional height. The current height allowance accounts for a 3 story building, the proposed amendments keep the 3 story height limit in effect but would allow for the planning commission to grant potentially as much as 9 extra feet of height to account for architecture. Staff is in support of this consideration as expectations of ceiling height in modern office buildings has increased. The amendment will allow for the consideration of higher value space and potentially improved architecture.

Recently 2 office buildings have been erected in the mixed-use zoning districts which do not have a height limit, only a limit to the number of stories on a building. Each of these buildings exceed 45 ft. in height.

HBME building - currently under construction … Height 148’



Regus office building - recently finished … Height 148’ 6”

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

Findings:

1. The amendments allow for more flexibility in site planning within the BP district and give the city by way of the Planning Commission the ability to consider whether additional height is appropriate or not.

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING SECTIONS 11-14-050 AND 11-14-060 OF TITLE 11, PLANNING AND ZONING, TO UPDATE SETBACK AND HIEGHT ALLOWANCES FOR BUILDINGS IN THE BP (BUSINESS PARK) ZONING DISTRICT.

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

Section 3. 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 18th day of August, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A

11-14-050: MINIMUM LOT AND SETBACK STANDARDS:

A. Setback From Streets: The minimum setback from public or private streets shall be twenty feet (20') ~~for buildings or structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total)~~. The minimum ~~side and rear~~ setback from streets may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).

B. Commercial Side And Rear Setbacks: The minimum side ~~and rear~~ setback~~s~~ from property lines shall be twenty feet (20') ~~for buildings and structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total)~~The rear setback shall be thirty feet (30'). If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten feet (10') in width, shall be maintained along the property lines. The minimum side and rear setback for commercial buildings and structures may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application.

11-14-060: HEIGHT STANDARDS:

Nonresidential buildings or structures in a BP Zone shall not exceed forty five feet (45') in height and three (3) stories, except accessory buildings, which shall not exceed fifteen feet (15') in height. The Planning Commission may approve additional height for non-residential buildings in this zoning district ~~unless approved otherwise~~ as a special exception. Residential main buildings and accessory buildings shall not exceed thirty feet (30') in height.

Farmington City
Planning Commission Staff Report
August 6, 2026

Item 4: Rezone from the AA (Agriculture) zone to the LR (Large Residential) zone and Consideration of Schematic Subdivision and Preliminary PUD (Planned Unit Development) Master Plan for the Primrose Lane Subdivision.

Public Hearing:	**No – Previously Held on July 16, 2026**
Application No.:	**26-17**
Property Address:	**44 W 1600 S and 1575 S Frontage Road**
General Plan Designation:	**NR (Neighborhood Residential)**
Current Zoning Designation:	**AA (Agriculture)**
Requested Zone:	**LR (Large Residential)**
Number of Lots:	**Up to 19**
Area:	**2.8 acres**
Property Owner / Applicant:	**Douglas Fadel, Trust / Cole West**

Update

The Planning Commission voted to table a decision on this item at the last Planning Commission meeting asking the developer to look at alternate options which included a reduction in the number of lots for the development and to ensure that the Development Agreement was in a final form.

The applicant has provided 2 alternate proposals for the property which show 15 or 17 units on the property instead of the original 19. The DA has been prepared for the 19 units as originally requested, but alternate language is also prepared for consideration should the Commission wish to recommend one of the alternate options. See 'Alternative Motions' in this report.

The Planning Commission may recommend approval of any of the included options, or the commission may still recommend denial of a rezone and any proposal should it fail to find justification for such.

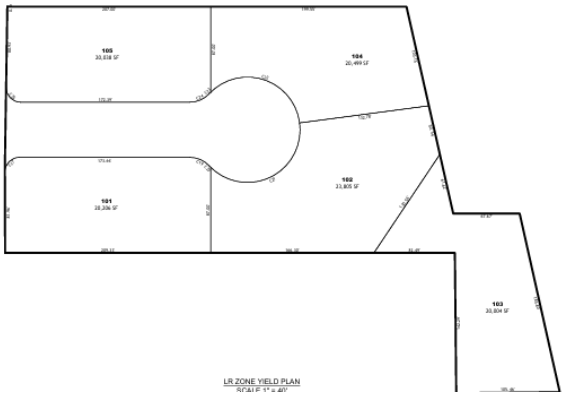
Original Background Information

The subject property is undeveloped land just east of I-15 adjacent to the frontage road and the northbound flyover from I-15 to the West Davis Corridor.

The AA zoning currently applies to this and a handful of nearby properties to the north and south. The requested LR zone can be found to the east and south with some higher density R and R-2 zoning in neighborhoods to the north near the park.

Development of the property is highly limited under the current zoning. The applicant is seeking a rezone to the LR district to develop single family lots. The 20,000 square foot conventional lot size found in the LR zone would yield a subdivision of 5 total lots.

(Yield Plan)



Most of the development in the area includes homes on lots of approximately 10,000 square feet in size having used the Alternative standards found in the LR district by providing open space. Rather than providing open space within the project area, the current proposal includes a development agreement which established the parameters for the purchase of TDR (Transfer of Development Right) lots. The TDR concept is specifically outlined as an option within the LR zoning district. The use of TDR lots allows for the consideration of adding additional lots into a project. In the case of this proposal the applicant is seeking to purchase 14 TDR lots from the city to bring the total number of lots to 19. The TDR purchase supports open space off site and if accepted would allow for lots of 4,500 square feet in size or larger as proposed, a nearby example of lots of this nature can be found on the south side of 1700 South in Centerville's Woods Park Subdivision.

The project includes a single larger lot that fronts 1600 South Street and 18 smaller single family home lots along a private drive accessed from the frontage road. A schematic plan has been provided along with example architecture to be used in the construction of homes.

The project as proposed includes a private street along with a request to use setbacks which vary from the standards of the LR zone. As such a PUD (Planned Unit Development) overlay is being requested and the provisions accounting for the requested deviations are found in the included development agreement. Notably the applicant is seeking approval of the lot sizes and reduced setbacks in the side, front, and rear yards.

Together with the rezone request the applicant has submitted a schematic subdivision design. The Development Review Committee (DRC) has undertaken an initial review of the design and generally recognizes the ability to serve the project as proposed. There are known questions or issues to be fully resolved related to storm water management, flood plain alteration, and wetland delineation. Should the City grant approvals of the current request, the applicant would be required to do more extensive design and engineering and provide proof of resolution related to all applicable requirements including any documentation needed resolving water related concerns or issues from applicable entities such as FEMA or the Army Corp of Engineers.

The Planning Commission is tasked with providing a recommendation to the City Council regarding the proposal and whether or not it is a good direction for the use of the subject property.

As a subjective legislative action, staff is providing the Planning Commission with a selection of motions to consider:

Alternative Motions

1. **Motion to recommend APPROVAL of the requested rezone to the LR district, PUD Overlay, Schematic Subdivision Plan, and the included Development Agreement allowing for the 19 lots.**

   Findings:
   a. **The requested zoning and PUD overlay creates development which is consistent with the city's adopted General Plan and which is appropriate at the subject property in relation to its surroundings.**

2. **Motion to recommend APPROVAL of the requested rezone to the LR district, PUD Overlay, Schematic Subdivision Plan, and Development Agreement with the following changes limiting the number of lots to 17.**

   i. **Section 3 of the Development Agreement shall be amended to read:**
   Vested Rights. As of the Effective Date, Developer has the vested right to proceed with application for preliminary and final plat approval for the Project in accordance with the Preliminary PUD Master Plan, with the maximum of seventeen (17) lots for the Property, conditioned upon the Developer completing its obligations under this Agreement.

   ii. **Section 4.2 of the Development Agreement shall be amended to read:**
   Maximum Lots Permitted. The Project shall be allowed to proceed with a maximum lot number of seventeen (17) lots, as provided on the Preliminary PUD Master Plan and conditioned upon the Developer completing its obligations under this Agreement.

   iii. **Section 5.3.2 of the Development Agreement shall be amended to read:**
   The value of each TDR is nine-thousand dollars ($9,000.00), and the total value of all TDR's for this project is one-hundred eight thousand dollars ($108,000.00) (the "TDR Amount"). The Developer must pay the TDR Amount to the City prior to recordation of the final plat (the "Final Plat") of the Project. Notwithstanding any other provision of Utah or Farmington codes, the Developer agrees that City may withhold plat approval and recordation indefinitely until the TDR Amount is paid.

   iv. **Exhibit B** shall be updated to include exhibits included with this report which show 17 lots.

   Findings:
   a. **The requested zoning and PUD overlay creates development which is consistent with the city's adopted General Plan and which is appropriate at the subject property in relation to its surroundings.**

3. **Motion to recommend APPROVAL of the requested rezone to the LR district, PUD Overlay, Schematic Subdivision Plan, and Development Agreement with the following changes limiting the number of lots to 15.**

   i. **Section 3 of the Development Agreement shall be amended to read:**
   Vested Rights. As of the Effective Date, Developer has the vested right to proceed with application for preliminary and final plat approval for the Project in accordance with the Preliminary PUD Master Plan, with the maximum of fifteen (15) lots for the Property, conditioned upon the Developer completing its obligations under this Agreement.

   ii. **Section 4.2 of the Development Agreement shall be amended to read:**
   Maximum Lots Permitted. The Project shall be allowed to proceed with a maximum lot number of fifteen (15) lots, as provided on the Preliminary PUD Master Plan and conditioned upon the Developer completing its obligations under this Agreement.

   iii. **Section 4.4.4. of the Development Agreement shall be amended to read;**
   Lot size. Lots shall be allowed to include a minimum of 5,500 square feet in area.

   iv. **Section 5.3.2 of the Development Agreement shall be amended to read:**
   The value of each TDR is nine-thousand dollars ($9,000.00), and the total value of all TDR's for this project is ninety thousand dollars ($90,000.00) (the "TDR Amount"). The Developer must pay the TDR Amount to the City prior to recordation of the final plat (the "Final Plat") of the Project. Notwithstanding any other provision of Utah or Farmington codes, the Developer agrees that City may withhold plat approval and recordation indefinitely until the TDR Amount is paid.

   v. **Exhibit B** shall be updated to include exhibits included with this report which show 15 lots.

   Findings:
   a. **The requested zoning and PUD overlay creates development which is consistent with the city's adopted General Plan and which is appropriate at the subject property in relation to its surroundings.**

4. **Motion to recommend DENIAL of the requested rezone, PUD Overlay, Schematic Subdivision Plan, and proposed Development Agreement.**

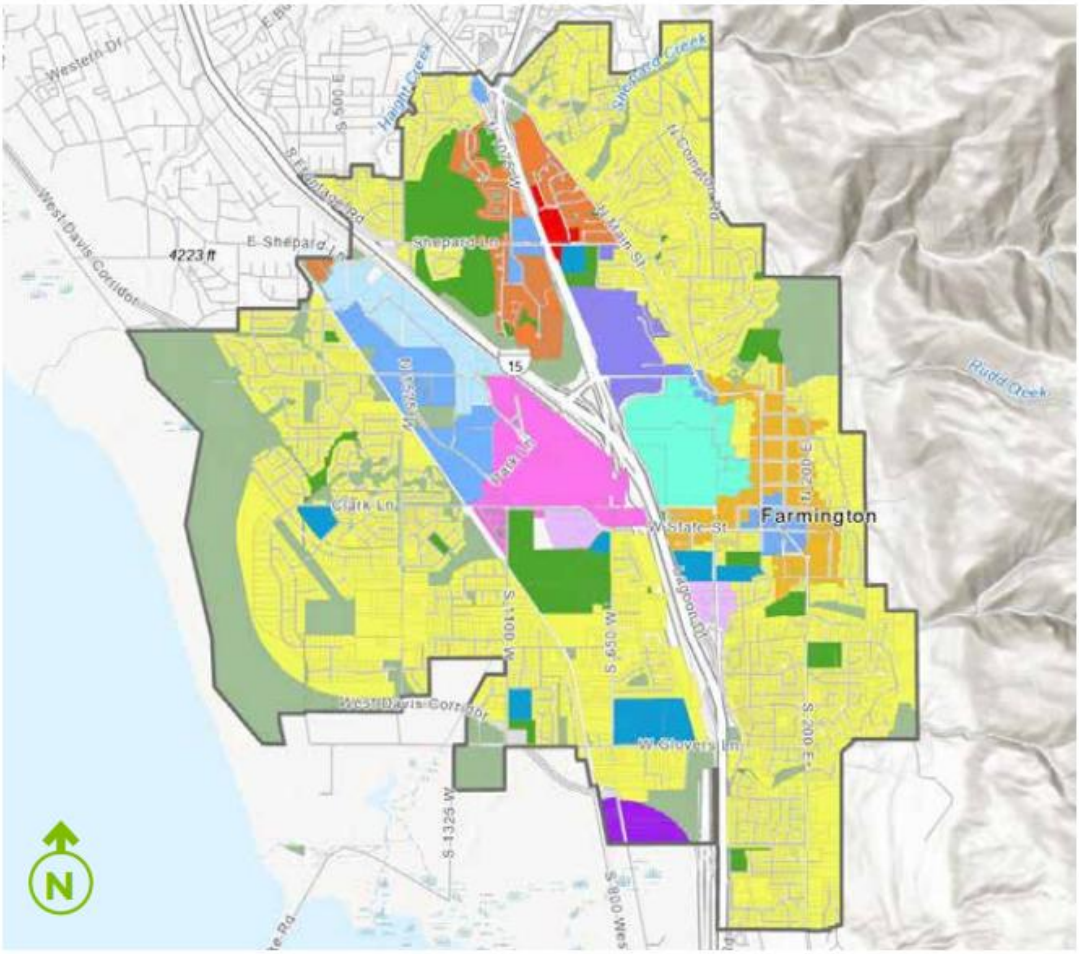
   Findings:
   a. **The request is not consistent with the city's adopted General Plan and would create development which is incompatible with surrounding properties.**

5. **Motion to TABLE this item for further consideration.**

Supplemental Information

1. **General Plan Future Land Use Maps**
2. **Current Zoning Map**
3. **Vicinity Map**
4. **Development Agreement / Schematic Plan**

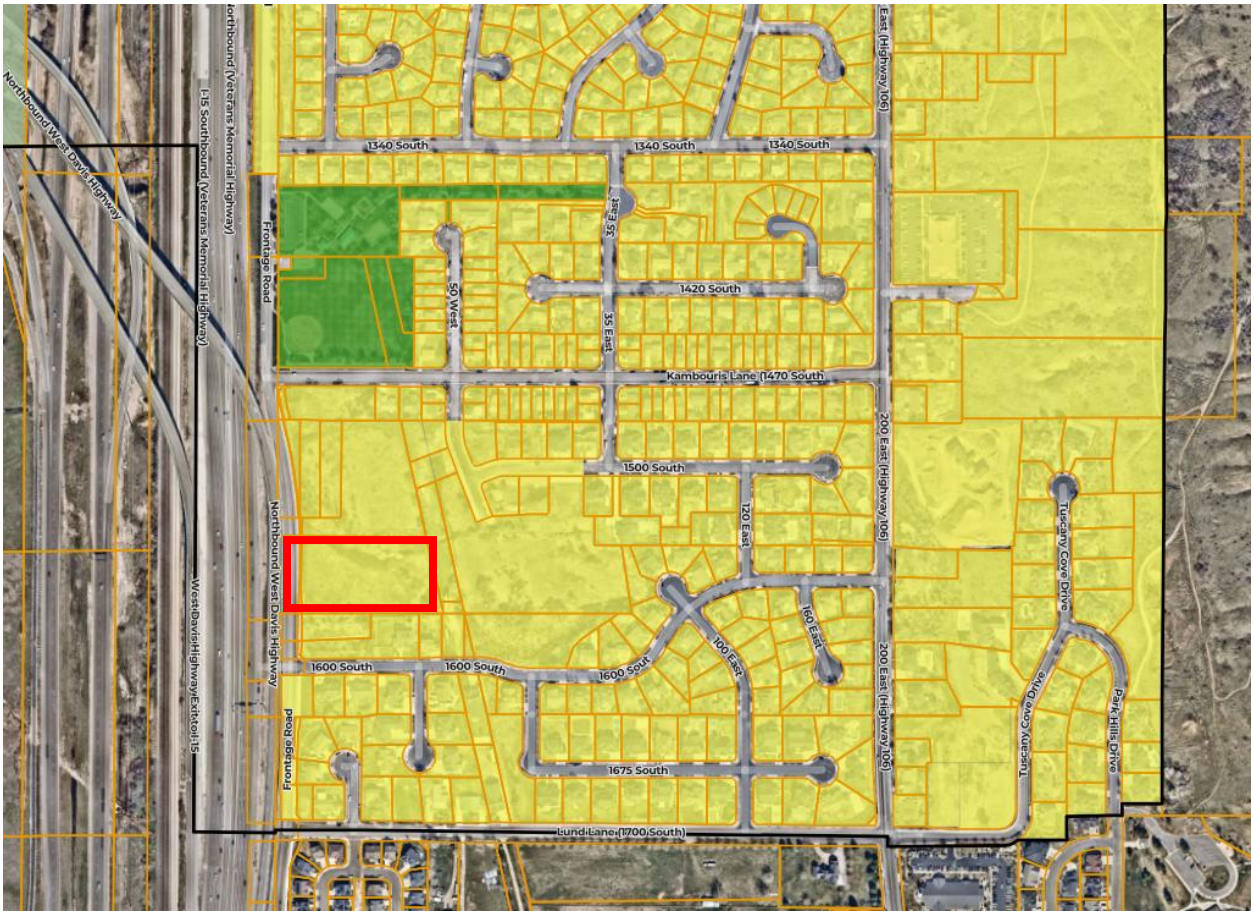
11.8 Future Land Use Map



NR

The Neighborhood Residential areas of Farmington offer opportunities for conventional residential neighborhoods. These areas include medium-to-large residential lots and may also include clustered developments with smaller lots that offer shared open spaces and/or protect sensitive areas.

GENERAL PLAN – FUTURE LAND USE MAP – AREA CLOSEUP



Yellow = Neighborhood Residential
Green = Community and Recreation (Park / Trail)

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.

N
W
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0 75 150 225 300 Feet

0 10 20 30 40 Meters

VICINITY MAP

Primrose Lane PUD

FARMINGTON
MORE TIME FOR LIVING

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.

N
W FC E
S

0 75 150 225 300 Feet
0 10 20 30 40 Meters

VICINITY MAP

Primrose Lane PUD

FARMINGTON
MORE TIME FOR LIVING
1847

After recording, please send to:
Farmington City
Attn: City Recorder
160 S. Main Street
Farmington, Utah 84025

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is made and entered into as of the Effective Date (defined below), by and between Cole West, LLC., a Utah limited liability corporation ("Developer"), and Farmington City, a municipality and political subdivision of the State of Utah (the "City"). This Agreement is approved by current property owner The George K. Fadel Trust dated December 29, 1975 (the "Property Owner"), through its trustee. City and Developer are jointly referred to as the "Parties" and each individually as a "Party."

RECITALS:

A. Property Owner owns a combined 2.86 acres of land on abutting the east I-15 frontage road and 1600 South Street, identified in Davis County Recorder Records as parcel ID numbers 07-070-0168, 07-070-0125, 07-272-0041 and 07-272.0050, more particularly described on Exhibit A attached hereto (the "Property"). Developer has the Property under contract from the Property Owner.

B. The Developer desires to establish a planned unit development (PUD) on the Property and seeks City approvals to do so.

C. The Parties desire to enter into this development agreement in order to establish parameters and conditions necessary for such approval.

D. By this Agreement, the City and Developer confirm the Property's vested entitlements for development of the Project (defined below). The City has determined that entering into this Agreement furthers the purposes Title 10, Chapter 20 of the Utah Code, the Utah Municipal Land Use, Development, and Management Act; the City's General Plan; and the City's land use ordinances. As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project (defined below) in accordance with the terms and provisions of this Agreement and the Preliminary PUD Master Plan. This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-20-102(18).

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and the City hereby agree to the following:

1. **Recitals; Definitions.**

1.1. **Recitals**. The Recitals set forth above are incorporated herein by this reference.

1.2. **Defined Terms**. Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized has the meaning given to it by this Agreement. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the exhibits. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

1.2.1. "Agreement" means this Agreement including all of its exhibits.

1.2.2. "Applicable Law" has the meaning set forth in Subsection 15.1.

1.2.3. "City" means the City of Farmington, and includes, unless otherwise provided, any and all of the City's agencies, departments, officials, employees or agents.

1.2.4. "City Code" means the Farmington City Code in effect as of Effective Date.

1.2.5. "City Council" means the city council of the City.

1.2.6. "Effective Date" has the meaning set forth in the Section 2 below.

1.2.7. "Future Law" means the laws, ordinances, policies, standards, guidelines, directives, procedures, and processing fee schedules of the City which may be in effect in the future at any time when a Land Use Application is submitted and which may or may not apply to the Project based upon the terms of this Agreement.

1.2.8. "Land Use Application" means an application required by Title 11 of the City Code that is required to develop land and construct improvements thereon.

1.2.9. "Lot(s)" means a tract of land that is created by and shown on a subdivision plat approved by the City and recorded with the Davis County Recorder's Office.

1.2.10. "Preliminary PUD Master Plan" means the development plan for the Property attached hereto as Exhibit B.

1.2.11. "Project" means the development to be constructed by Developer on the Property in accordance with the Preliminary PUD Master Plan.

1.2.12. "Term" has the meaning set forth in Subsection 15.2 below.

2. **Effective Date**. This Agreement is effective as of the date it has been fully executed by the Parties and Property Owner. (the "Effective Date").

3. **Vested Rights**. As of the Effective Date, Developer has the vested right to proceed with application for preliminary and final plat approval for the Project in accordance with the Preliminary PUD Master Plan, with the maximum of nineteen (19) lots for the Property, conditioned upon the Developer completing its obligations under this Agreement.

4. **Zoning; Deviations**. Developer shall develop the Property in a manner that is consistent with the uses allowed by this Agreement

4.1. **Zoning**. The Project will be developed in accordance with (i) this Agreement (ii) the Preliminary PUD Master Plan, and (iii) the requirements of the underlying zone, except as modified by this Agreement.

4.2. **Maximum Lots Permitted**. The Project shall be allowed to proceed with a maximum lot number of nineteen (19) lots, as provided on the Preliminary PUD Master Plan and conditioned upon the Developer completing its obligations under this Agreement.

4.3. **Layout; Circulation and Connectivity**. Developer is entitled to develop the Project in accordance with the dimensional requirements and development standards allowed by this Agreement and the Preliminary PUD Master Plan.

4.4. **Deviations from Underlying Zone Requirements**. Developer shall be allowed the following modifications from the underlying zone standards:

4.4.1. Side yard setback. The required setback for side yards shall be reduced from ten feet (10') to seven feet (7').

4.4.2. Corner side yard setback. The required corner side yard setback for the Project shall be reduced to fifteen feet (15').

4.4.3. Front and Rear setback. The required front and rear setback for the Project shall be reduced to twenty feet (20').

4.4.4. Lot size. Lots shall be allowed to include a minimum of 4,500 square feet in area.

4.4.5. Lot width. Lot widths within the Project may be forty-four feet wide (44'), reduced from eighty-five feet (85').

5. **Developer Obligations**.

5.1. **Preliminary PUD Master Plan**. Developer agrees to be bound by the Preliminary PUD Master Plan and to develop in conformance with it. Minor adjustments to the plan required by engineering and practical difficulties that arise during further study may be approved by City staff. Major adjustments will require the City Council to approve an

amendment to this Agreement and approval of a modified Preliminary PUD Master Plan. Major adjustments include, but are not limited to, increasing the number of lots or requesting additional deviations from the underlying zone requirements.

5.2. **Private Facilities**. Developer agrees to construct and cause that an HOA be created to maintain any and all private facilities used in common including but not limited to the proposed Private Road and storm water management facilities.

5.3. **Transfer of Development Rights**.

5.3.1. Prior to the execution of this Agreement, the City created a sending zone on property owned by the City at the location of its Regional Park at approximately 200 South 650 West enabling the exchange of TDR lots, and the receiving zone is the Property referenced herein.

5.3.2. The value of each TDR is nine-thousand dollars ($9,000.00), and the total value of all TDR's for this project is one-hundred twenty-six thousand dollars ($126,000.00) (the "TDR Amount"). The Developer must pay the TDR Amount to the City prior to recordation of the final plat (the "Final Plat") of the Project. Notwithstanding any other provision of Utah or Farmington codes, the Developer agrees that City may withhold plat approval and recordation indefinitely until the TDR Amount is paid.

5.4. **Conservation Easement**. The Preliminary PUD Master Plan includes a notation indicating that a conservation easement associated with Parcel ID # 07-272-0050 must be vacated. The Developer is responsible to obtain all legal approvals related to the vacation of the portion of the conservation easement, or, if such approvals are not obtained, amend the Preliminary PUD Master Plan to remove that notation. This Agreement does not obligate the City to vacate any portion of the conservation easement; such approval and vacation must occur separately.

6. **City's Obligations**.

6.1. **Conditions of Approval**. The City shall (a) promptly review, consider and execute all consents, submittals or other documents as may be required in connection with any Land Use Application, or other required governmental approvals; and (b) promptly meet and consider such actions as required by Title 10, Chapter 20 of the Utah Code, the Utah Municipal Land Use, Development, and Management Act, and applicable City ordinances to provide all appropriate consents, approvals, and opinions as requested by Developer from time to time. The City shall cooperate with Developer and contractors working on the Project in their endeavors to obtain any other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Property or portions thereof (such as, by way of example, public utilities or utility districts or agencies) and, at the request of Developer, in the execution of such permit applications and agreements

as may be required to be entered into with such other agencies, which request shall not be unreasonably denied.

6.2. **Dedication of Right of Way or Easements**. Developer shall be required to dedicate property and the City shall accept Developer's dedication of any right-of-way to ensure the property line goes to the back of curb for existing street improvements. Developer shall also be required to dedicate Public Utility and Access Easements where applicable for the purpose of facilitating space for utilities needed to service the Property and nearby properties as well as grant permission for the use of sidewalk adjacent to the street improvements as shown in the included Preliminary PUD Master Plan, so long as it is constructed to the City's standards and specifications. Acceptance of dedication associated with this development shall conform to all standard City practices, including applicable warranty periods and bond retention.

6.3. **System Improvements**. The City shall not require Developer to construct or upsize any System Improvement, unless the City and Developer execute a reimbursement agreement on terms acceptable to Developer.

7. **Future Approvals.** Developer is required to submit Land Use Applications through the regular land development process and such Land Use Applications shall be reviewed by the City's staff. The City's staff shall approve a Land Use Application if the Land Use Applications complies with this Agreement and the applicable provisions of the City Code. All future Land Use Application approvals will be reviewed in accordance with the vested rights referenced in Section 3.1 of the Agreement.

8. **Wetlands**. Developer shall preserve and not develop upon any delineated wetlands within the Project unless any such development complies with the wetland requirements of the U.S. Army Corps of Engineers or other applicable governmental agency.

9. **Assignment.** Notwithstanding anything to the contrary in this Agreement, the rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer without the consent of the City, where such assignment is to an affiliate, or to an entity controlled or owned by Developer. All other assignments shall require the consent of the City as provided herein.

9.1. **Notice**. Developer shall give notice in accordance with Section 13 of this Agreement to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section 10. Such notice shall include providing the City with all necessary contact information for the proposed assignee.

9.2. **Partial Assignment**. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future

obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

9.3. **Grounds for Denying Assignment**. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

9.4. **Assignee Bound by this Agreement**. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

10. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature between the Parties and may only be modified by a subsequent writing duly executed by the Parties hereto.

11. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

12. **Legal Rights.** The Developer is represented by counsel and has had an opportunity to receive advice from counsel on this matter. The Developer agrees that any obligation entered into in this Development Agreement that may be construed as a restriction of the Developer's rights under clearly established state law, then its inclusion in this written agreement constitutes adequate disclosure under section 10-20-508 of the Utah Code. The Developer agrees that it will not attempt to void any obligation identified in this Development Agreement, and agrees to waive any objection to a condition of this Development Agreement pursuant to that subsection of Utah law.

13. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be (a) served personally upon the party for whom intended, (b) sent by nationally recognized express delivery service, or (c) or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below. Additionally, any such notices, requests and demands may be sent by electronic mail, so long as such notice is also delivered by one of the methods describe above.

To Developer:
CW Avocet, LLC
Attn: Ethen Weaver
610 North 800 West
Centerville, Utah 84014
ethen.weaver@colewest.com

With a copy to:
Cole West, LLC
Attn: Quin Stephens
610 north 800 West
Centerville, Utah 84014
quin@colewest.com

and

To the City:
Farmington City
Attn: City Attorney
160 S. Main Street
Farmington, Utah 84025
Email: proberts@farmington.utah.gov

With a copy to:
Farmington City Manager
160 S. Main Street
Farmington, Utah 84025
Email:bmellor@farmington.utah.gov

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

14. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. Any amendment must be recorded in the Davis County Recorder's Office to be effective.

15. **General Terms and Conditions.**

15.1. **Applicable Law**. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the rules, regulations, official policies, standards, and specifications applicable to the development of the Project in effect on the Effective Date (the "Applicable Law"), including the applicable City Code, resolutions, state law, and federal law.

15.2. **Termination of Agreement**. The term of this Agreement shall commence on the Effective Date of this Agreement and shall continue in full force and effect until the earlier of the following events: (i) certificates of occupancy have been issued for all buildings within the Project, or (ii) ten (10) years from the date on which this Agreement is recorded with the Davis County Recorder's Office; provided, however, that if Developer is not in breach of any material provisions of this Agreement when said 10-year period expires, and any portions of the Project have not been completely built-out, then this Agreement shall automatically be extended for an additional period of five (5) years (as applicable, the "Term").

15.3. **Run with the Land**. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights, and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership.

15.4. **Default & Remedies**. If either Developer or the City fails to perform their respective obligations under the terms of this Agreement (as applicable, the "Defaulting Party"), the non-defaulting party shall provide written notice to the Defaulting Party specifically identifying the claimed event of default and the applicable provisions of this Agreement claimed to be in default. The Defaulting Party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The Parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the Parties shall have the rights and remedies available at law and in equity, including injunctive relief or specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. If the City elects to consider terminating this Agreement due to an uncured default by Developer, then the City shall give to Developer written notice of the City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to, or at the time of, said public meeting. If the City's legislative body determines that a material uncured Default has occurred and is continuing, the City may thereafter pursue the remedy of termination.

15.5. **Non-liability of City Officials or Employees**. No officer, representative, agent, or employee of the City shall be personally liable to Developer or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount which may become due, Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

15.6. **Referendum or Challenge**. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements and a rezone of the Property. If a referendum or challenge relates to the City Council's approval of this Agreement and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code Ann. § 20A-7-601, then

Developer may deliver a notice of rescission to the City to terminate this Agreement. Upon Developer's delivery of a notice of rescission pursuant to this Subsection 15.6, this Agreement shall automatically terminate whereupon the Parties shall have no further rights or obligations under this Agreement. If the referendum or a legal challenge is successful in overturning the approval of this Agreement, then either party may terminate this Agreement by delivery of notice of recission, whereupon this Agreement shall automatically terminate, and the Parties shall have no further rights or obligations under this Agreement.

15.7. **Ethical Standards**. Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301, *et seq*. and/or 67-16-3, *et seq*.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in the Utah Code or City Code.

15.8. **No Officer or Employee Interest**. It is agreed that no officer or employee of the City has, or shall have, any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee, or member of Developer, or any member of any such persons' families, shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises Developer's operations, or authorizes funding or payments to Developer. This section does not apply to elected offices.

15.9. **Performance**. Each Party, person, and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt, or inconvenience any other Party, person, and/or entity governed by this Agreement, the development of any portion of the Property, or the issuance of final plats, certificates of occupancy, or other approvals associated therewith. This section shall not be construed to require a Party or its representatives to provide an approval contrary to Applicable Law, regulations, or this Agreement.

15.10. **Governing Law & Venue**. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second Judicial District Court of the State of Utah, Farmington Division.

15.11. **Third Party Rights**. The Parties to this Agreement are Developer and the City. There are no intended third-party beneficiaries of this Agreement. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property.

15.12. **Further Documentation**. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering, and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

15.13. **Force Majeure**. Any prevention, delay, or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars or civil commotions; pandemics; fires or other casualties; or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay, or stoppage.

15.14. **Relationship of Parties**. This Agreement does not create any joint venture, partnership, undertaking, business arrangement, or fiduciary relationship between the City and Developer.

15.15. **Headings**. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

DEVELOPER:

CW Avocet, LLC

By: _____
Name: Darlene Carter
Its: Chief Executive Officer

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2026, personally appeared before me _____, the _____ of CW Avocet, LLC a Utah limited liability company**,** whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

FARMINGTON CITY

By: _____
Name: _____
Its: _____

Attest:

_____
DeAnn Carlile
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2026, personally appeared before me _____, the authorized signer of Farmington City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Farmington City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul Roberts
City Attorney

PROPERTY OWNER

The George K. Fadel Trust dated December 29, 1975

By: _____
Name: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2026, personally appeared before me _____, whose identity is personally known to me, to be the person who executed the Development Agreement as trustee of The George K. Fadel Trust dated December 29, 1975, and who duly acknowledged to me that they executed the same for the purposes therein stated.

_____
Notary Public

EXHIBIT A

Legal Description Parcels

Davis County Parcel ID #: 07-070-0168:

A PART OF THE NW 1/4 OF SEC 31-T3N-R1E, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT LIES S 00^15'20" W 1550.17 FT & N 89^44'40" W 1685.67 FT FR THE N 1/4 COR OF SD SEC 31; TH W 465.50 FT TO THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 11/10/2021 AS E# 3434349 BK 7884 PG 1208; TH ALG SD PPTY THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 16220.92 FT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 217.70 FT (LC BEARS N 00^24'06" W 217.70 FT) & N'LY ALG THE ARC OF A 1853.50 FT RADIUS CURVE TO THE LEFT 32.31 FT (LC BEARS N 01^17'08" W 32.31 FT); TH E 411.13 FT; TH S 12^45'42" E 256.33 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS 00^19'39" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.) CONT. 2.514 ACRES LESS & EXCEPT THAT PPTY CONV TO UDOT IN WARRANTY DEED RECORDED 07/30/2025 AS E# 3627354 BK 8800 PG 261 DESC AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING I-15 KNOWN AS PROJECT NO. S-R199(343), BEING PART OF AN ENTIRE TRACT OF LAND, SIT IN LOT 2 & IN LOT 1 OF SEC 31-T3N-R1E, SLB&M, THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT A PT IN THE EXISTING E'LY FRONTAGE ROAD R/W LINE OF THE I-15 FRONTAGE ROAD (800 WEST STR), SD PT IS 1456.85 FT S 00^15'20" W ALG THE CENTER 1/4 SEC LINE & 2151.84 FT W, FR THE N 1/4 COR OF SD SEC 31, AT A PT IN THE ARC OF A 16,249.03 FT RADIUS (16,220.92 FT RADIUS BY RECORD) NON-TANGENT CURVE TO THE LEFT (NOTE: RADIUS BEARS S 89^40'42" W) AT A PT APPROXIMATELY 37.50 FT PERP'LY DISTANT E'LY FR THE I-15 FRONTAGE ROAD (800 WEST STR) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 143+00.35; & RUN TH N'LY 131.53 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00^27'50" (NOTE: CHORD TO SD CURVE BEARS N 00^33'13" W FOR A DIST OF 131.53 FT), TO A PT IN A 1,853.70 FT RADIUS (1,853.50 FT RADIUS BY RECORD) NON-TANGENT CURVE TO THE LEFT (NOTE: RADIUS BEARS S 89^12'49" W); TH N'LY 32.31 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00^59'55" (NOTE: CHORD TO SD CURVE BEARS N 01^17'08" W FOR A DIST OF 32.31 FT), TO THE NW COR OF SD ENTIRE TRACT, AT A PT OF NON-TANGENCY; TH E 4.58 FT ALG THE N'LY LINE OF SD ENTIRE TRACT, TO A PT IN A 1537.50 FT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: RADIUS BEARS N 89^07'46" W); TH S'LY 0.84 FT ALG THE ARC OF SD CURVE THROUGH A DELTA OF 00^01'53" (NOTE: CHORD TO SD CURVE BEARS S 00^53'11" W FOR A DIST OF 0.84 FT), TO A PT 37.50 FT RADIALLY DISTANT E'LY FR SD CONTROL LINE OPPOSITE ENGINEER STATION 144+63.36; TH S 00^54'08" W 163.01 FT TO THE POB. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00^06'12" COUNTER-CLOCKWISE TO OBTAIN NAD83 HWY BEARINGS.) CONT. 0.008 ACRES

TOTAL ACREAGE 2.506 ACRES

Davis County Parcel ID #: 07-272-0041:

ALL OF LOT 41, TUSCANY VILLAGE PUD.

CONT. 0.24000 ACRES.

Davis County Parcel ID #: 07-272-0050:

BEG AT THE SE COR OF LOT 41 OF TUSCANY VILLAGE PUD, & RUN TH N 89^26'37" E 30.46 FT ALG THE S BNDRY OF PARCEL B OF SD TUSCANY VILLAGE PUD; TH N 12^42' W 144.81 FT ALG THE E LINE OF THE FORMER BAMBERGER RR R/W TO THE NE COR OF SD LOT 41; TH S 0^33'23" E 141.57 FT ALG THE E BNDRY OF SD LOT 41 TO THE POB.

CONT. 0.05 ACRES

Davis County Parcel ID# 07-070-0125:

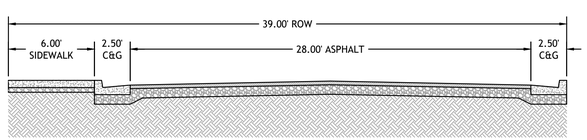
A PARCEL OF LAND BEING PART OF THE NW 1/4 OF SEC 31-T3N-R1E, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE N'LY BNDRY LINE OF TUSCANY VILLAGE PUD RECORDED AS E# 2417499 BK 4697 PG 262 & THE W'LY LINE OF THE FORMER BAMBERGER ELECTRIC RAILROAD (BERR) R/W, SD POB BEING S 00^14'41" W 1550.17 FT ALG THE E LINE OF SD NW 1/4 & N 89^45'19" W 1685.67 FT FR THE N 1/4 COR OF SD SEC 31; & RUN TH ALG SD W'LY LINE OF BERR R/W N 12^46'21" W 41.01 FT TO THE S LINE OF THE PPTY DESC IN THAT SPECIAL WARRANTY DEED, RECORDED AS E# 2848717 BK 6205 PG 885; TH ALG SD S LINE N 89^59'47" E 67.67 FT TO THE E'LY LINE OF SD BERR R/W; TH ALG SD E'LY LINE S 12^46'21" E 41.00 FT TO SD N'LY BNDRY LINE OF SD TUSCANY VILLAGE PUD; TH ALG SD N'LY BNDRY LINE S 89^59'21" W 67.67 FT TO THE POB.

CONT. 0.063 ACRES.

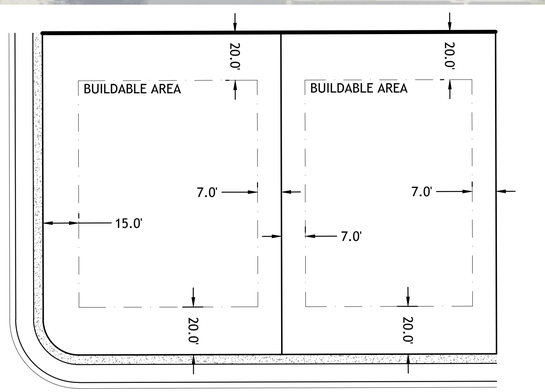
Visual depiction of all parcels:

EXHIBIT B

Preliminary PUD Master Plan



RESIDENTIAL ROAD SECTION
NOT TO SCALE



TYPICAL LOT SETBACKS
NOT TO SCALE

EDM Partners
2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	2.86 ACRES
LOTS	19
DENSITY	6.6 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY, PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

Fadel Parcels

Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: May 29, 2026

SHEET NUMBER: C-1

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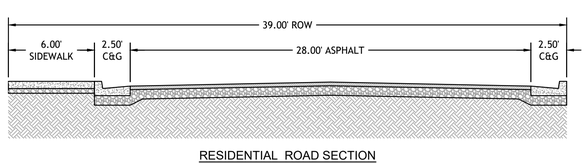

RESIDENTIAL ROAD SECTION
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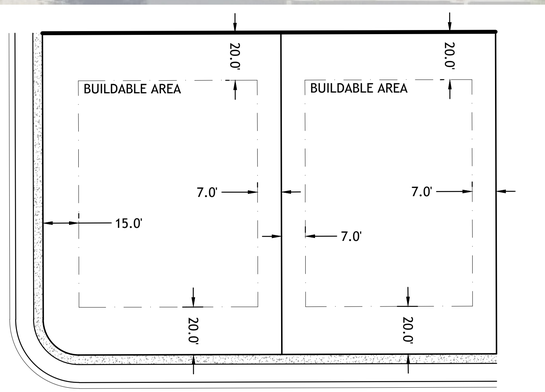

TYPICAL LOT SETBACKS
NOT TO SCALE

EDM Partners
2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	2.85 ACRES
LOTS	17
DENSITY	6.0 DU/AC

DISCLAIMER:
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Avocet Subdivision

Conceptual Site Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: July 17, 2026

SHEET NUMBER: C-1

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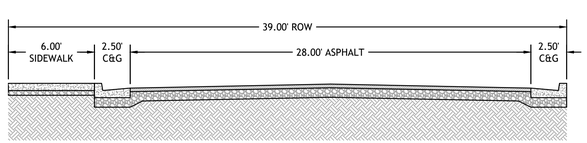

RESIDENTIAL ROAD SECTION
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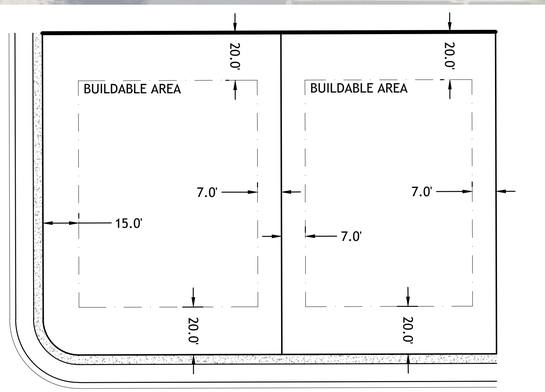

TYPICAL LOT SETBACKS
NOT TO SCALE

EDM Partners
2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	2.85 ACRES
LOTS	15
DENSITY	5.3 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

Avocet Subdivision

Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	

No.	DATE	REMARKS

DATE: July 17, 2026

SHEET NUMBER: **C-1**

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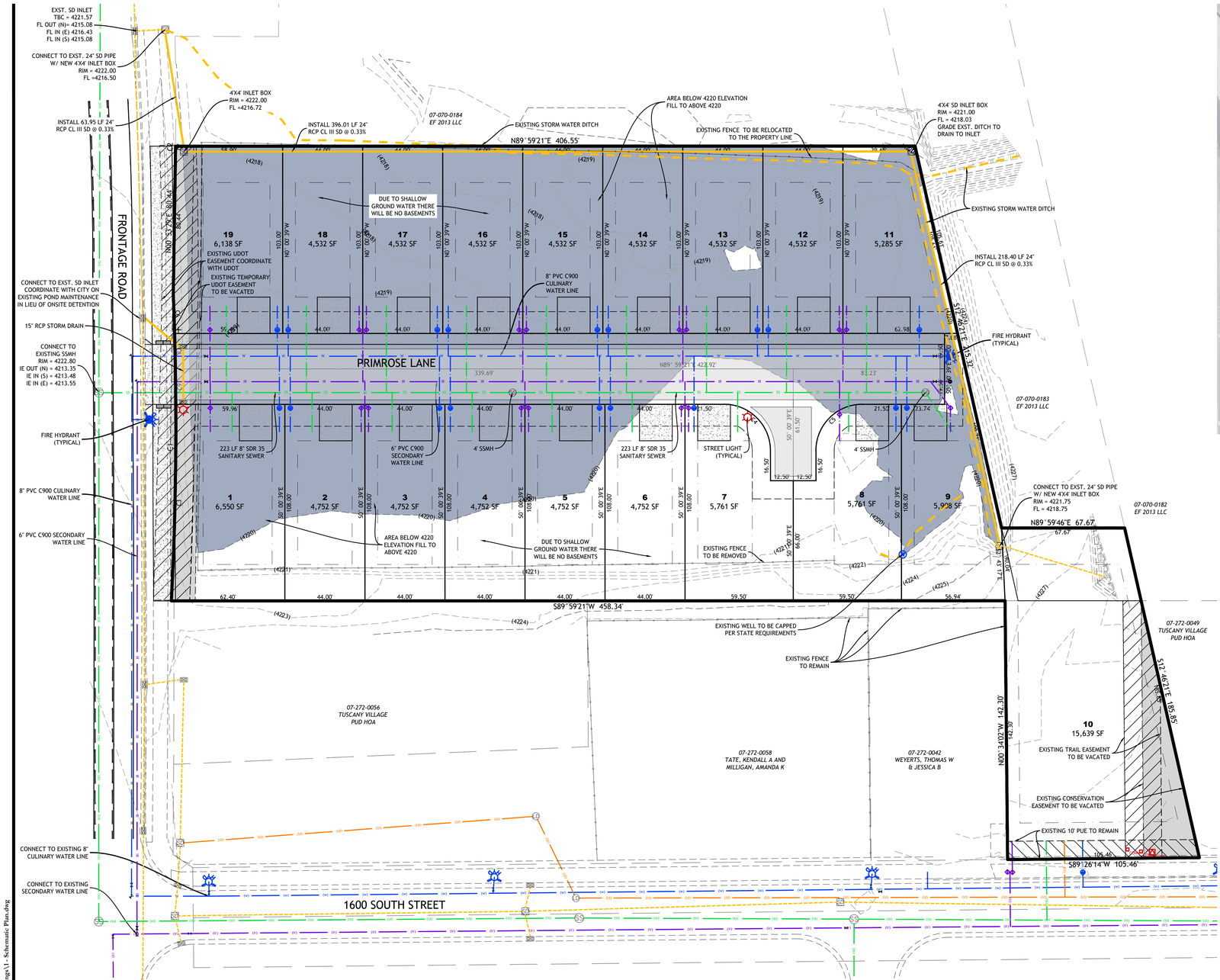
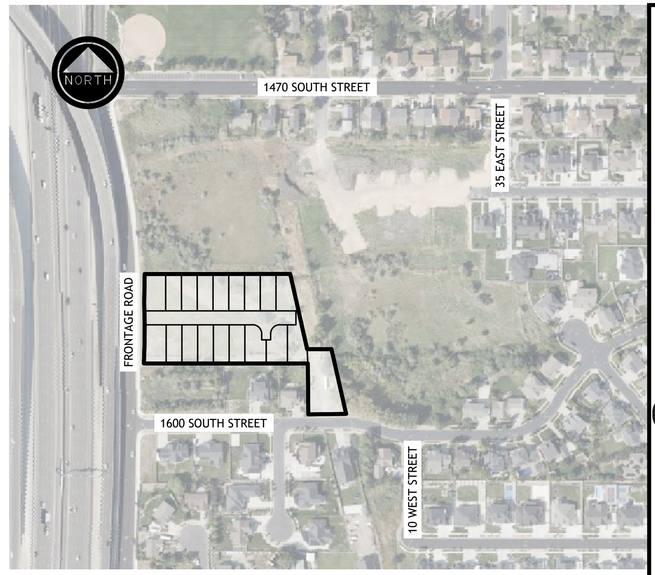
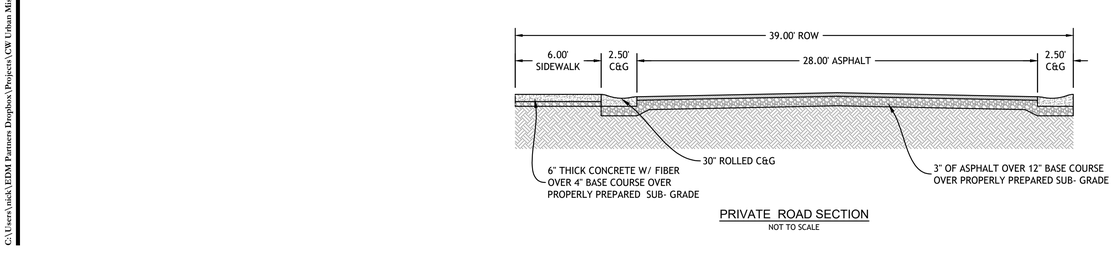


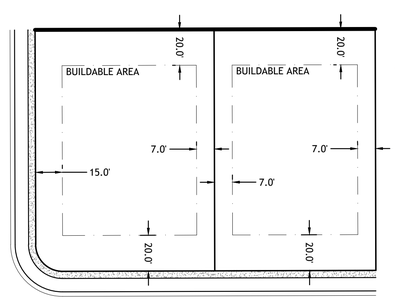


VICINITY MAP
1" = 200'



PRIVATE ROAD SECTION
NOT TO SCALE

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	168.78	1853.50	N0°20'44"E	168.73
C2	0.84	1537.50	N0°52'32"E	0.84
C3	108.04	1853.50	N1°17'04"E	108.02
C4	40.06	25.50	S45°00'39"E	36.06
C5	40.06	25.50	N44°59'21"E	36.06
C6	21.74	1853.50	N1°55'38"W	21.74
C7	0.84	1537.50	N0°52'32"E	0.84
C8	19.50	1853.50	N1°17'23"W	19.50
C9	19.50	1853.50	N0°41'13"W	19.50



TYPICAL LOT SETBACKS
NOT TO SCALE

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- CULINARY WATER FIXTURES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- SECONDARY WATER FIXTURES
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- PROPOSED DRAINAGE SWALE
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED LAND DRAIN
- EXISTING LAND DRAIN
- LAND DRAIN MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH
SCALE: 1" = 30'
0 15 30 60 90

OWNER:
Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Benchland Water District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Included with this subdivision application is a request for a zone change to LR with PUD overlay.
8. This project is depicted on FEMA firm number 49011F0384F, dated September 15, 2022. The project area is located within Zone A.
9. The subdivision will be filled and graded to a minimum elevation of 4220' based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.

FOR REVIEW
NOT FOR CONSTRUCTION

STATISTICS:

TOTAL AREA	2.85 ACRES
SINGLE FAMILY LOTS	19
DENSITY	6.67 DU/AC

LICENSED PROFESSIONAL ENGINEER
No. 388611
NICHOLAS M. MINGO
06/02/2026
STATE OF UTAH

Primrose Lane Subdivision
Schematic Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: June 2, 2026

SHEET NUMBER: O-1

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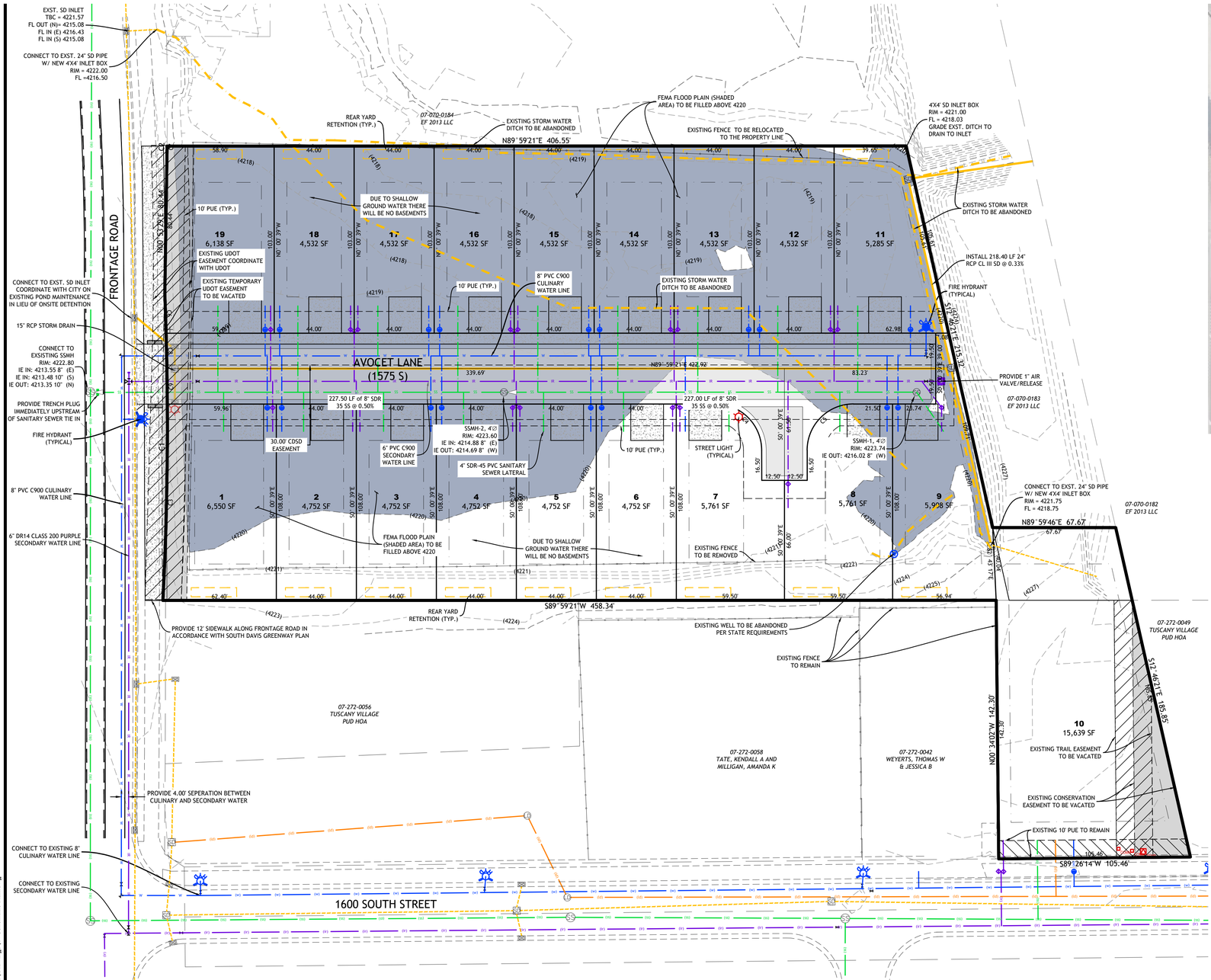
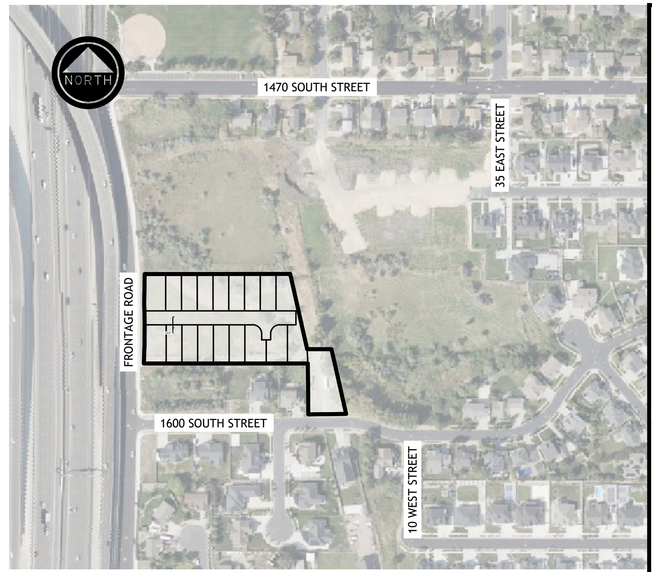
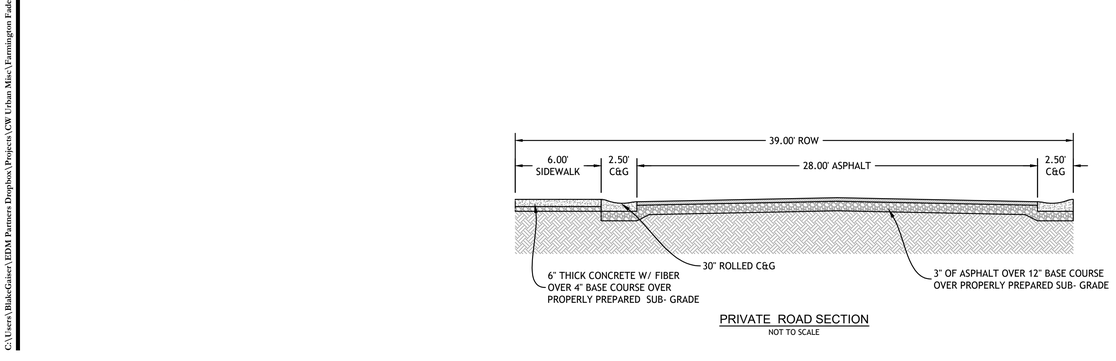




VICINITY MAP
1" = 200'



PRIVATE ROAD SECTION
NOT TO SCALE

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	168.78	1853.50	N0°20'44"E	168.73
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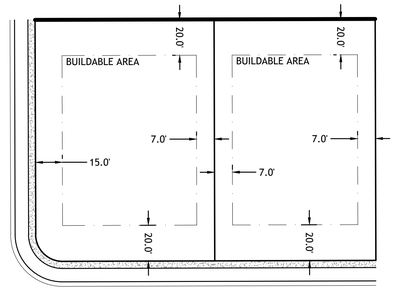
C3	108.04	1853.50	N1°17'04"E	108.02
C4	40.06	25.50	S45°00'39"E	36.06
C5	40.06	25.50	N44°59'21"E	36.06
C6	21.74	1853.50	N1°55'38"W	21.74
C7	0.84	1537.50	N0°52'32"E	0.84
C8	19.50	1853.50	N1°17'23"W	19.50
C9	19.50	1853.50	N0°41'13"W	19.50



TYPICAL LOT SETBACKS
NOT TO SCALE

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- CULINARY WATER FIXTURES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- SECONDARY WATER FIXTURES
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- PROPOSED DRAINAGE SWALE
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED LAND DRAIN
- EXISTING LAND DRAIN
- LAND DRAIN MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH
SCALE: 1" = 30'
0 15 30 60 90

OWNER:
Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Benchland Water District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Included with this subdivision application is a request for a zone change to LR with PUD overlay.
8. This project is depicted on FEMA firm number 49011F0384F, dated September 15, 2022. The project area is located within Zone A.
9. The subdivision will be filled and graded to a minimum elevation of 4220' based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.

FOR REVIEW
NOT FOR CONSTRUCTION

STATISTICS:

TOTAL AREA	2.85 ACRES
SINGLE FAMILY LOTS	19
DENSITY	6.67 DU/AC

LICENSED PROFESSIONAL ENGINEER
No. 3686131
NICHOLAS M. MINGO
07/10/2026
STATE OF UTAH

Avocet Subdivision
Schematic Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 10, 2026

SHEET NUMBER: **O-1**

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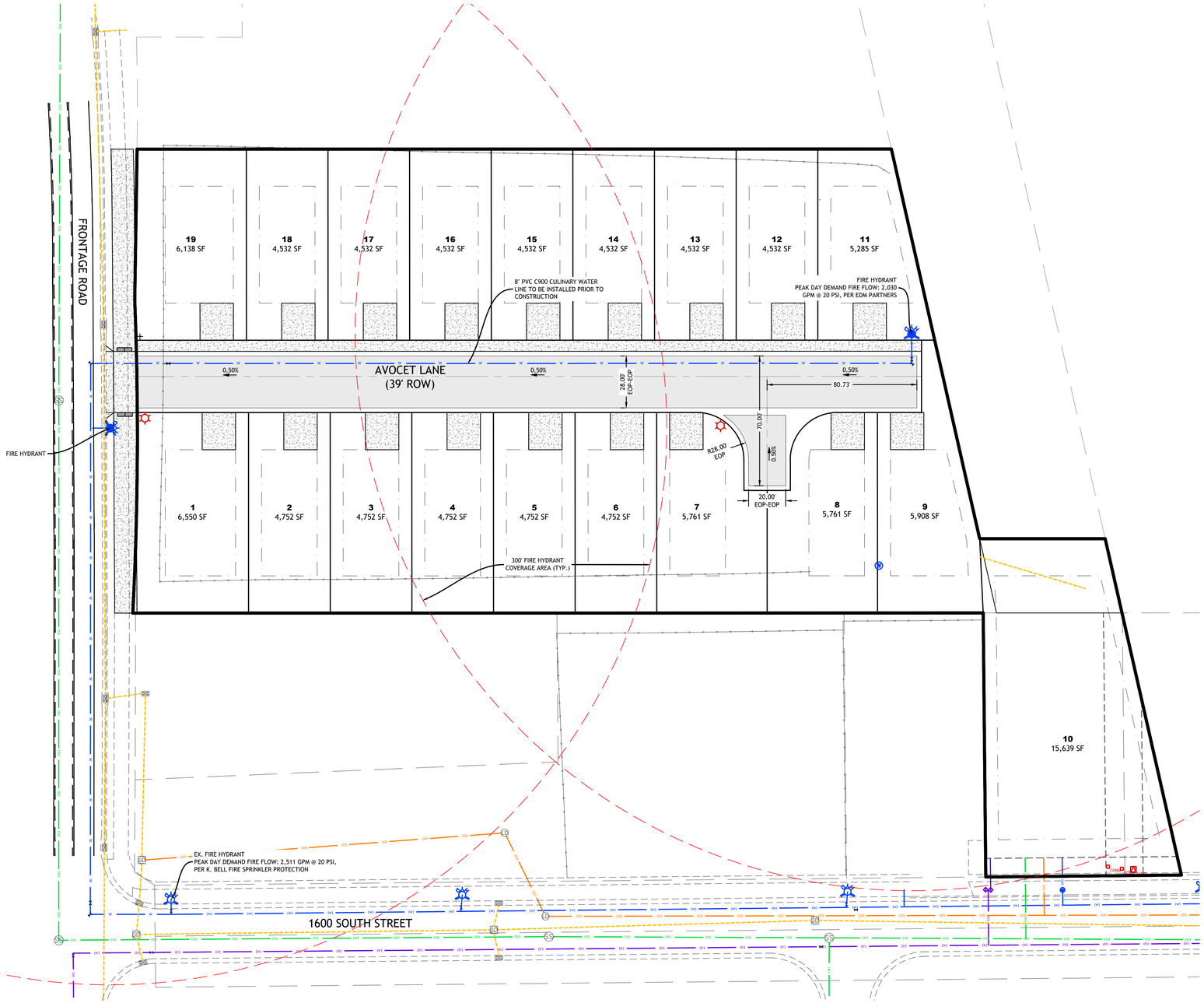

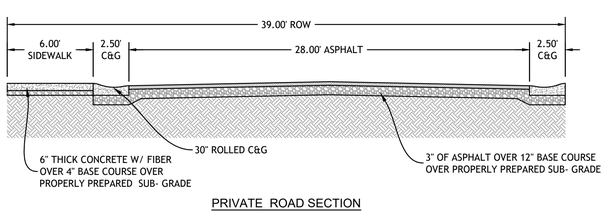

PRIVATE ROAD SECTION
NOT TO SCALE

BUILDING INFORMATION SUMMARY TABLE

BUILDING AREA	30' W x 68' D = 2,040 SF
CONSTRUCTION TYPE	SINGLE FAMILY RESIDENTIAL SUBDIVISION
# ABOVE GRADE LEVELS	2
# BELOW GRADE LEVELS	0
OCCUPANCY USE	SINGLE FAMILY HOME
FIRE SUPPRESSION	ON STREET HYDRANTS
PARCEL ID	070700168
AVAILABLE FIRE FLOW	2,050 GPM @ 20 PSI

FIRE DEPARTMENT NOTES

1. PER IFC 505.1, HOMES ARE REQUIRED TO HAVE VISIBLE ADDRESSING. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT. ADDRESSING SHALL HAVE A CONTRASTING BACKGROUND AND VISIBILITY FROM THE STREET. ADDRESSING IS REQUIRED PRIOR TO OCCUPANCY.
2. PRIOR TO HOME CONSTRUCTION, FIRE ACCESS ROADS SHALL BE IN PLACE PER IFC 3311. IT IS ANTICIPATED THAT THE FIRE ACCESS ROADS WILL BE THE COMPLETED ROADS, SHOWN ABOVE. AT A MINIMUM, THE ROADS MUST BE CONSTRUCTED THROUGH ROAD BASE.
3. PER IFC 3313, THE FIRE SUPPRESSION SYSTEM (WATER LINES AND HYDRANTS) SHALL BE OPERATIONAL WITH A MINIMUM TEMPORARY FIRE FLOW OF 500 GPM WHEN COMBUSTIBLE MATERIALS ARE DELIVERED.
4. THIS SUBDIVISION IS LOCATED IN AN AREA SERVED BY THE FARMINGTON CITY PUBLIC WATER SYSTEM FOR BOTH INDOOR USE AND FIRE SUPPRESSION. AS SUCH, THE SUBDIVISION CONFORMS TO THE 2006 UTAH WUIC REQUIREMENTS AND NO ADDITIONAL MEASURES ARE REQUIRED.

EDM Partners
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(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

OWNER:

Cole West
610 North 800 West
Centerville, UT 84014
866-744-2489

COLE WEST

NOTES:

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2. All culinary water improvements shall conform with the standards and specifications of Farmington City.
3. All secondary water improvements shall conform with the standards and specifications of Benchland Water District.
4. All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Included with this subdivision application is a request for a zone change to LR with PUD overlay.
8. This project is depicted on FEMA firm number 49011F0384F, dated September 15, 2022. The project area is located within Zone A.
9. The subdivision will be filled and graded to a minimum elevation of 4220' based off of the best available date from the existing FIRM maps and the ongoing Great Salt Lake Flood Plain Study being conducted by the State of Utah.

FOR REVIEW
NOT FOR CONSTRUCTION

STATISTICS:

TOTAL AREA	2.85 ACRES
SINGLE FAMILY LOTS	19
DENSITY	6.67 DU/AC

LICENSED PROFESSIONAL ENGINEER
No. 368611
NICHOLAS M. MINGO
07/10/2026
STATE OF UTAH

Avocet Subdivision

Schematic Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 10, 2026

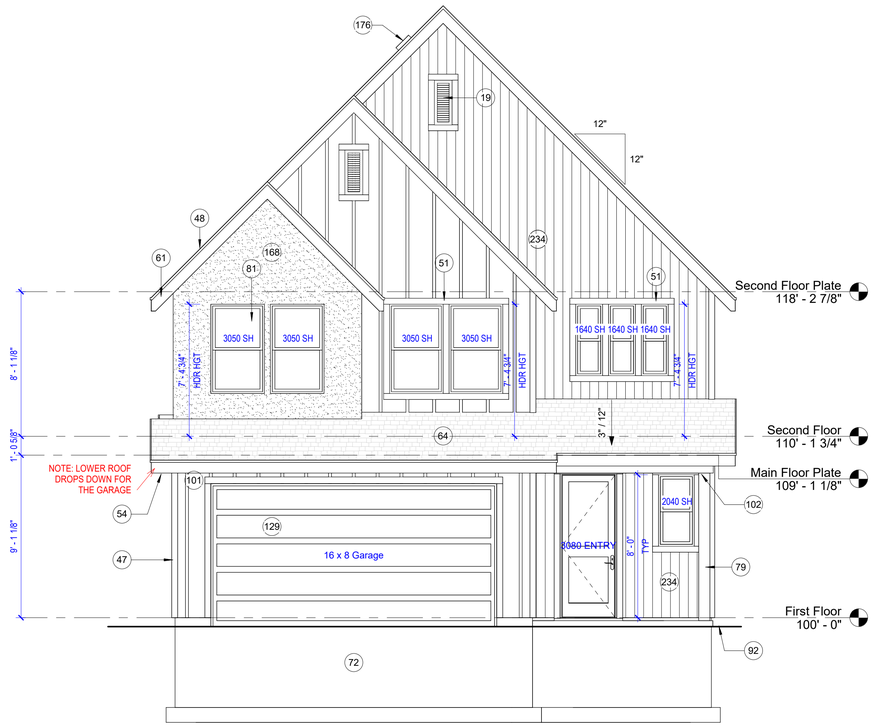
SHEET NUMBER: **O-1**

C:\Users\BlakeGaiser\EDM Partners Dropbox\Projects\CW Urban Misc\Farmington Fadel\Drawings\2 - FD-1 Fire Plans 1.1.dwg

COLE WEST

Talk to an agent

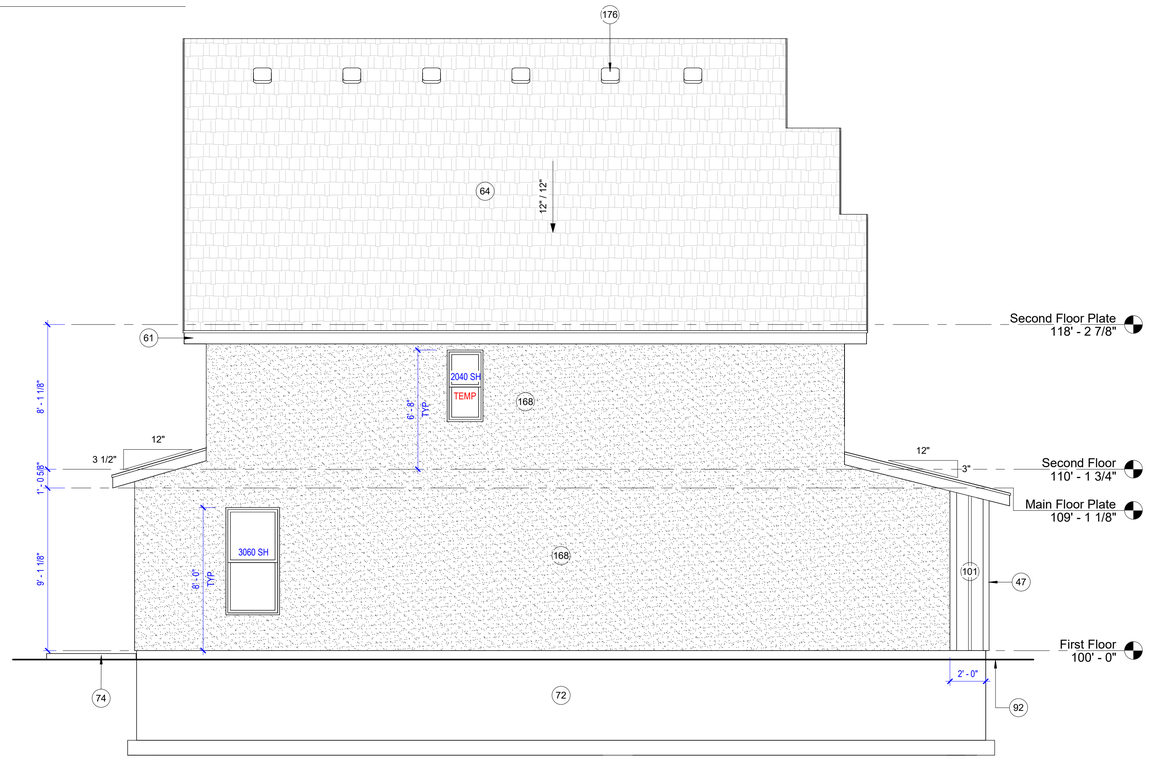
Call +1385-252-4663



1 **Front Elevation - Urban - Base**
1/4" = 1'-0"

NOTE:

GARAGE IS 67% OF THE
FRONT FACADE WIDTH.



2 **Left Elevation - Urban - Base**
1/4" = 1'-0"

KEYNOTES

19	12" x 30" DECORATIVE GABLE VENT
47	4" CORNER TRIM (MATERIAL TO MATCH IMMEDIATE SURROUNDING EXTERIOR WALLS)
48	4" FRIEZE BOARD
51	4" WINDOW / DOOR TRIM (MATERIAL TO MATCH IMMEDIATE SURROUNDING EXTERIOR WALLS)
54	7/16" EXTERIOR OSB SHEATHING (SEE STRUCTURAL DRAWINGS FOR SHEARWALL NOTES FOR NAILING)
61	ALUMINUM SOFFIT & 6" FASCIA W/ VENTS AS REQUIRED (1/300th ATTIC AREA)
64	ASPHALT SHINGLE ROOFING
72	CONCRETE FOUNDATION BELOW GRADE
74	CONCRETE PATIO
79	DECORATIVE FIBER CEMENT SHUTTER
81	DOUBLE-INSULATED LOW-E WINDOWS
92	FINISH GRADE
101	HARDIE BOARD & BATTEN SIDING
102	HARDIE DECORATIVE BEAM WRAP AS SHOWN.
129	O.H. GARAGE DOOR PER SPEC SHEET
168	STUCCO FINISH SYSTEM
176	TURTLE VENTS AS REQUIRED (1/300th ATTIC AREA)
234	VERTICAL SIDING PER SPEC SHEET

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

C.W. URBAN

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM CW URBAN

PROJECT
. .
1086 W Linden Lane
Woods Cross, UT 84087

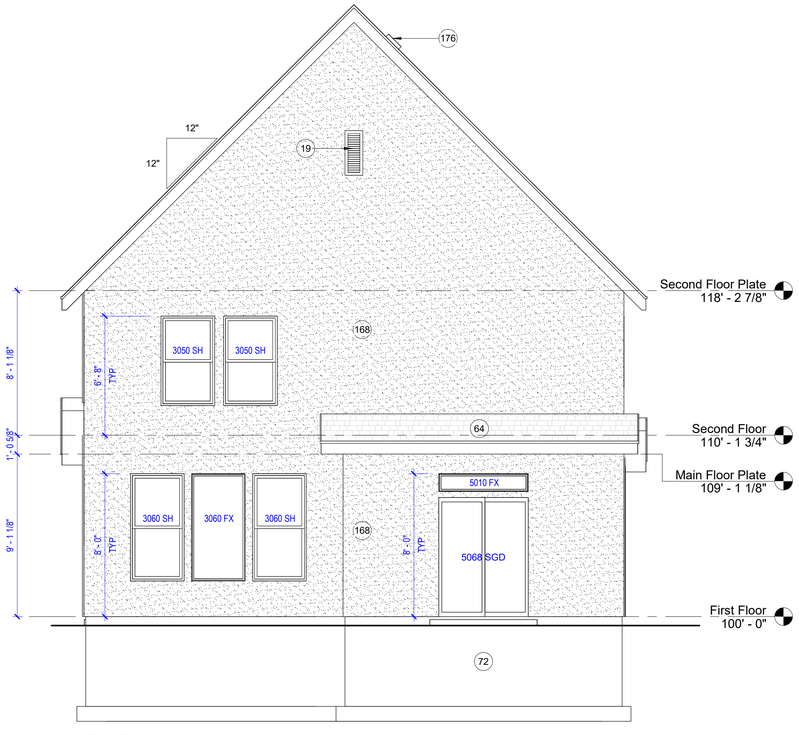
REVISIONS:

TITLE:
Exterior Elevations
Urban Base

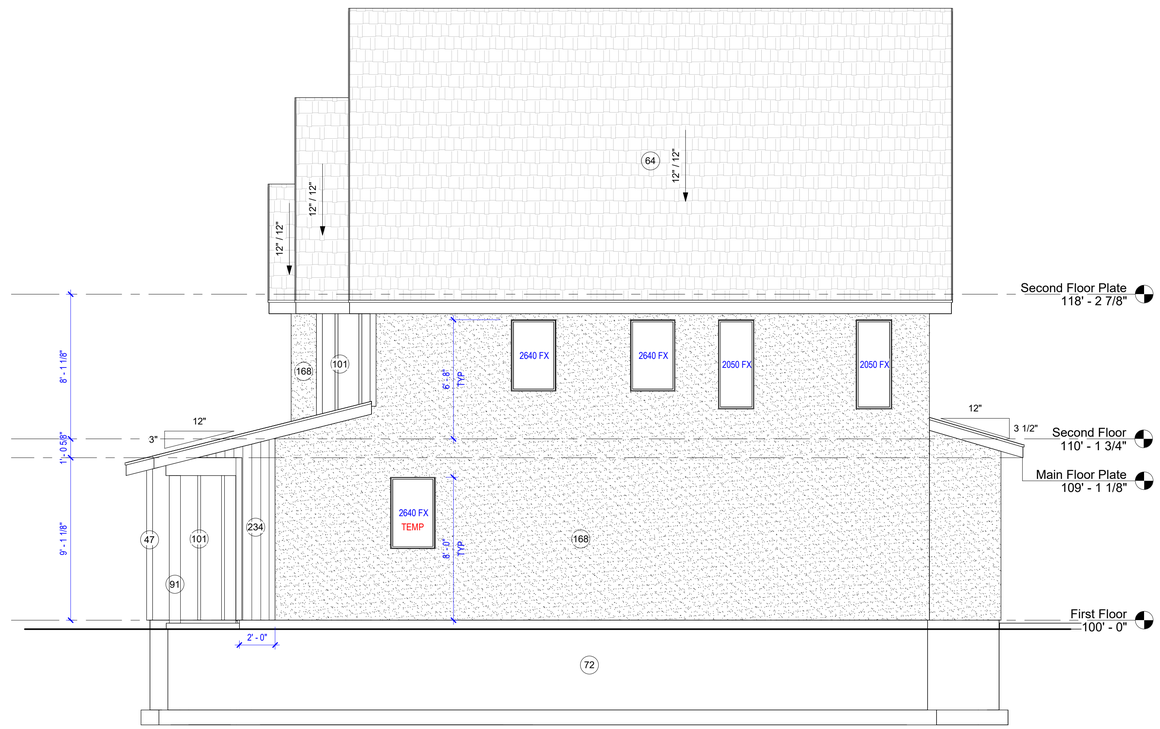
SHEET:
A203

ISSUE DATE : 06/17/2026

BID & PERMIT SET



1 **Rear Elevation - Urban - Base**
1/4" = 1'-0"



2 **Right Elevation - Urban - Base**
1/4" = 1'-0"

KEYNOTES

19 12" x 30" DECORATIVE GABLE VENT
47 4" CORNER TRIM (MATERIAL TO MATCH IMMEDIATE SURROUNDING EXTERIOR WALLS)
64 ASPHALT SHINGLE ROOFING
72 CONCRETE FOUNDATION BELOW GRADE
91 FIBER CEMENT WRAPPED COLUMN - TYPICAL.
101 HARDIE BOARD & BATTEN SIDING
168 STUCCO FINISH SYSTEM
176 TURTLE VENTS AS REQUIRED (1/300th ATTIC AREA)
234 VERTICAL SIDING PER SPEC SHEET

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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PROJECT
. .
1086 W Linden Lane
Woods Cross, UT 84087

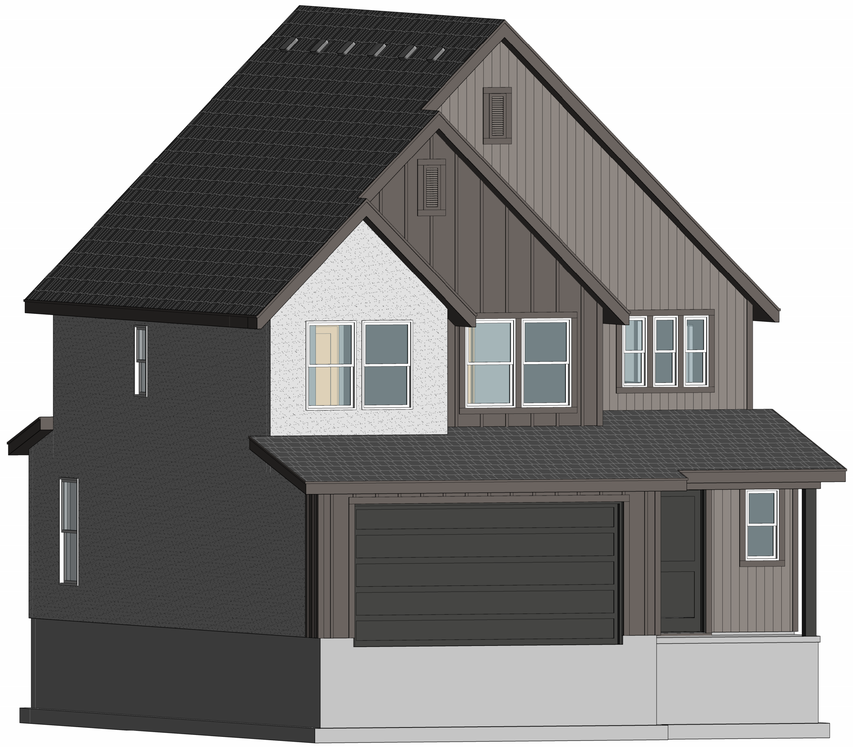
REVISIONS:

TITLE:
Exterior Elevations
Urban Base

SHEET:
A204

ISSUE DATE : 06/17/2026

BID & PERMIT SET



1 Urban FL Base

2 Urban FR Base

3 Urban RL Base

4 Urban RR Base

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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PROJECT
. .
1086 W Linden Lane
Woods Cross, UT 84087

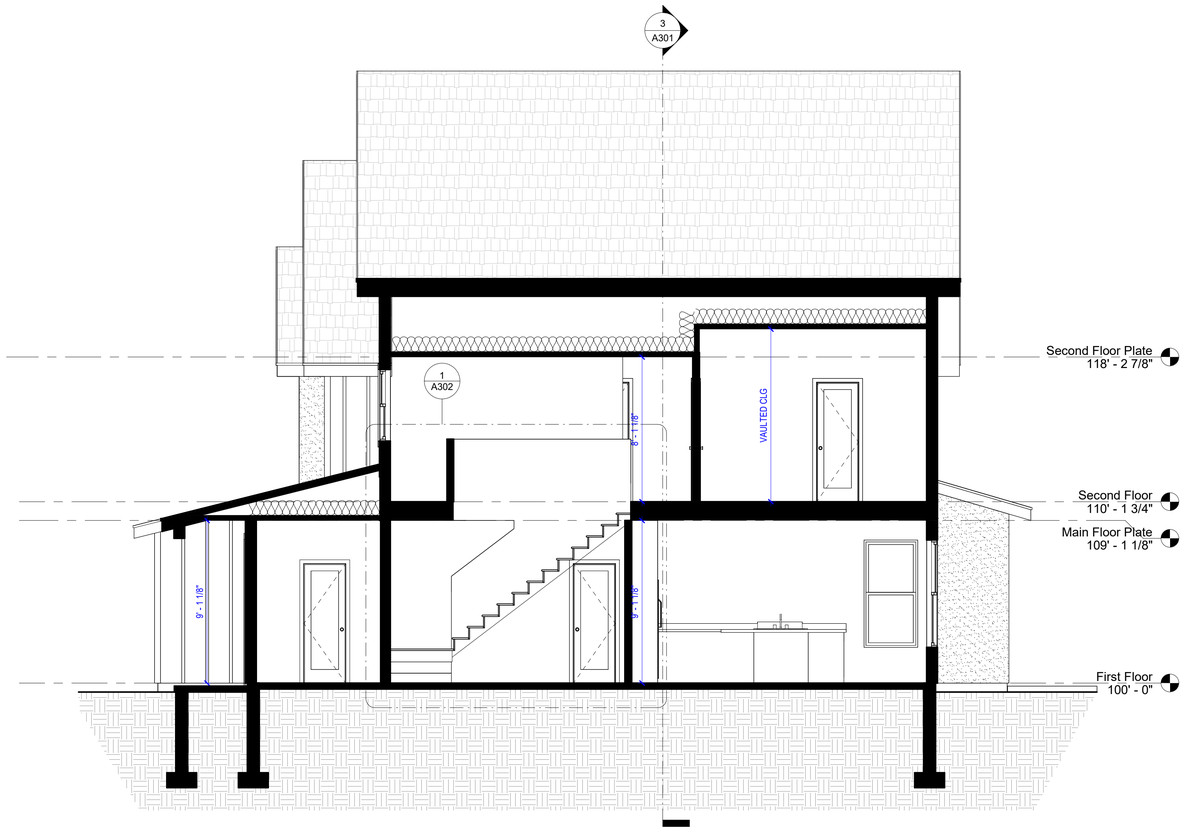
REVISIONS:

TITLE:
Perspectives Urban

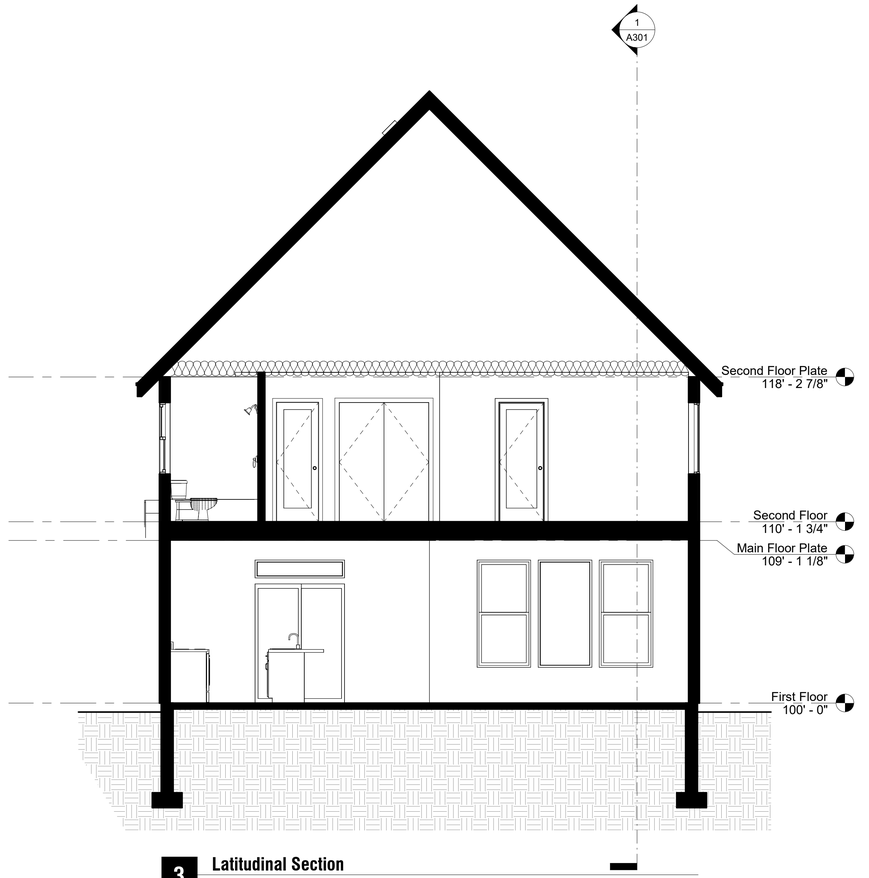
SHEET:
A206

ISSUE DATE : 06/17/2026

BID & PERMIT SET



1 **Longitudinal Section**
1/4" = 1'-0"



3 **Latitudinal Section**
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

C.W. URBAN

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PROJECT
. .
1086 W Linden Lane
Woods Cross, UT 84087

REVISIONS:

TITLE:
Sections

SHEET:
A301

ISSUE DATE : 06/17/2026

BID & PERMIT SET

Farmington City
Planning Commission Staff Report
August 6, 2026

Item 5: Consideration of a Final Planned Unit Development (PUD) Master Plan and Preliminary Plat for the Brickmoor residential project

Public Hearing:	**No**
Application No.:	**25-10**
Property Address:	**Approximately 1700 N. Main St.**
General Plan Designation:	**NMU (Neighborhood Mixed Use) Mixed/Medium Residential**
Zone:	**NMU (Neighborhood Mixed Use)**
Area:	**19 Acres**
Number of Lots:	**168 (128 townhomes, 40 single-family detached)**
Property Owner/Applicant:	**Boyer Company**

Request*: Consideration of a Final PUD Master Plan and Preliminary Plat for the Brickmoor residential subdivision.*

Background Information

Farmington City owned several acres of property between Main Street and Highway 89 just south of the interchange. The property, which is zoned NMU, had previously received entitlement for development as a commercial shopping center. Only the bank at the intersection ever developed and the commercial demand has since shifted towards Station Park. The City acquired the property when the commercial development failed. The City has sat on the property until recently when the City Council decided that the best use of the property for the City was to enter an agreement with Boyer Company to develop the site, while providing revenue to the City that could be used to help fund City needs, specifically the newly-under-construction Fire Station 72.

Once Boyer was selected, both the City and Boyer engaged with the community in multiple open houses and public hearings regarding the purchase agreement and concept for the site. Then the Planning Commission held two public hearings on the schematic subdivision plan, preliminary planned unit development (PUD) master plan and development agreement and recommended the 168-unit plan on September 4, 2025, which was approved by the City Council after a public hearing on September 16, 2025. Comments during the hearings were varied, with notable concerns about liquefaction, wetlands and waterways. The developer has been working with all applicable entities to address known concerns such the Army Corps of Engineers and has enhanced construction plans to include items such as helical piers on homes, to account for those items. The City Engineer has been included in conversations with the Army Corps and

Utah Division of Water Resources, and is comfortable with the status of the wetlands on site and plans related to water on site. The development daylights the waterway and also provides even more open space through the single-family detached portion to accommodate a secondary water easement. At the original approval, the Council conditioned that pedestrian access through the southwest of the development be preserved, and that assignment to other parties is subject to approval of the City, this has been accounted for.

The NMU district requires that development be considered through the Planned Unit Development (PUD) process. The purpose of a PUD is to provide public benefits that would not otherwise be required, while also achieving better site design through flexibility. As stated the NMU district requires all development to go through this process. Alternative allowances and flexibility permitted through the PUD process are typically memorialized through a Development Agreement, which was approved on September 16, 2025 by the Council, this final PUD consideration is to ensure that the plan remains consistent with what was originally approved given the additional details and work that has been done.

Brickmoor features varied architecture, common areas with a clubhouse and other amenities, access to the City's wellhouse, and trails, including a 12-foot-wide multi-use shared path that is included as a key concept in the South Davis Greenway. Townhomes include two-story units that are either front or rear loaded with three-story rear loaded units near the highway. Lots for detached single family homes are located closest to existing residential on the west side of Main Street. Private streets serve the development with two access points onto Main Street; a traffic study was provided at, and prior to, Council approval on September 16, 2025.

<u>Suggested Motion</u>
Move that the Planning Commission approve the preliminary plat and Final Planned Unit Development (PUD) Master Plan for the Brickmoor subdivision, subject to all applicable Farmington City ordinances and development standards, as well as the following:

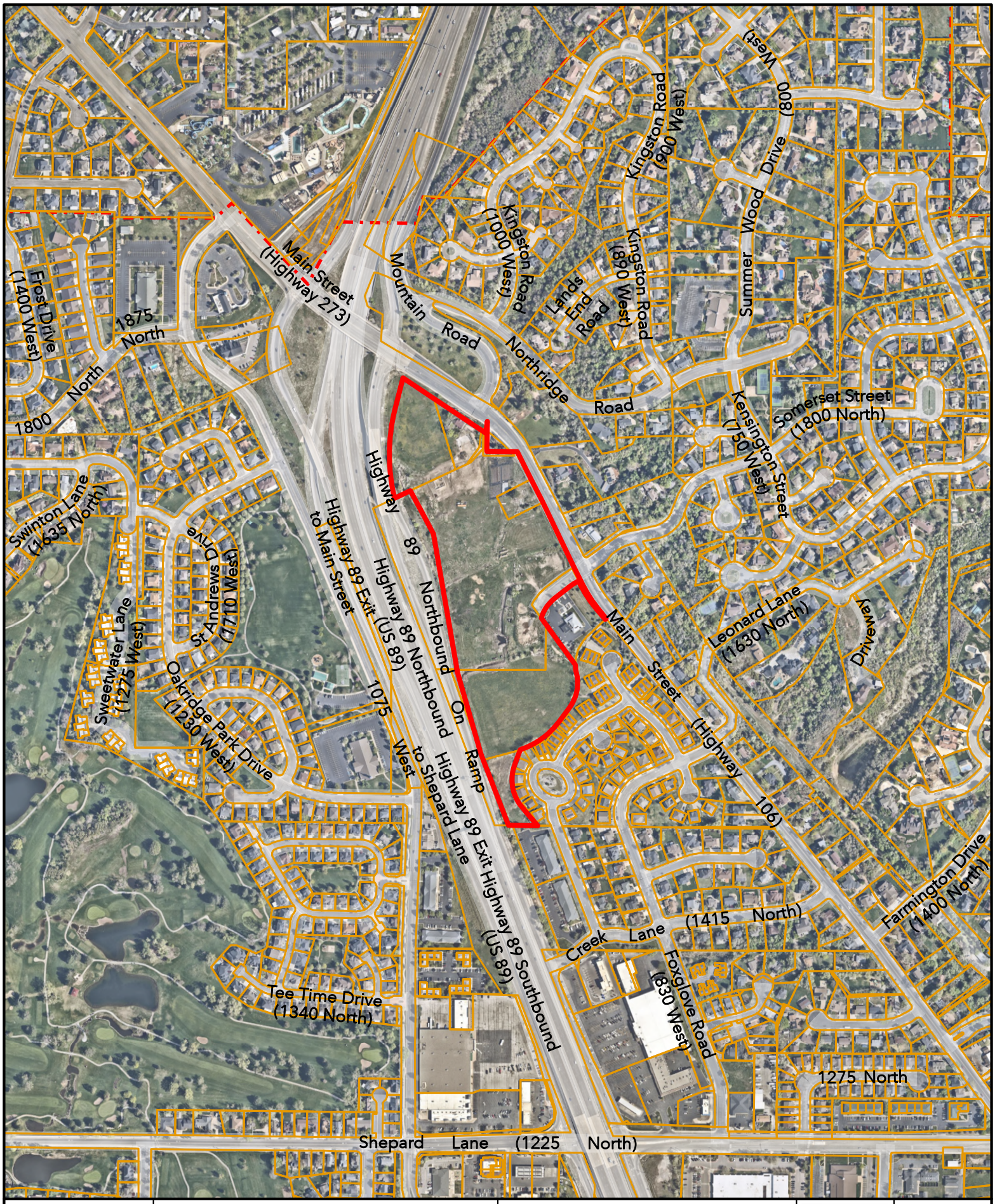
1. **That any remaining conditions of the Development Review Committee (DRC) are met to the satisfaction of the DRC.**
2. **That any conditions included in the Development Agreement (DA) approved 9/16/25 are observed according to the agreement.**
3. **Access to the UDOT parcel is provided to the satisfaction of the DRC.**
4. **The developer indicates which 9 townhome units, spread across multiple buildings, are set aside for deed-restricted affordable housing according the PMP. The proposed deed restriction was included as an exhibit to the DA.**
5. **Designated parking be provided for the historic building.**
6. **The perimeter trail be completed through the UDOT parcel as shown in the PMP.**

Findings:

1. **The project features the maximum density as prescribed by the development agreement.**
2. **The project generally complies with PMP regarding site design standards.**
3. **The developer has provided access to the well-site.**
4. **The developer is providing a public trail as shown in the PMP.**
5. **The project features integration of open, amenity, and community garden space into areas surrounding the historic building (Aly Rose Home – Buttered Bake Shop).**

Supplemental Information

1. **Vicinity Map**
2. **Preliminary Plat, including components of the Final PUD Master Plan.**



FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

Brickmoor

0 250 500 750 1,000 Feet

0 75 150 225 300 Meters

N W FC E S

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.

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	FIRE HYDRANT PLAN
C3.5	PHASING PLAN
C3.6	FIRETRUCK MANEUVER PLAN
C3.7	FIRETRUCK MANEUVER PLAN
C3.8	FIRETRUCK MANEUVER PLAN
C3.9	FENCING PLAN
C3.10	HARDSCAPE PLAN
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	GRADING AND DRAINAGE POND SHEET
C5.0	OVERALL WATER PLAN
C5.1	WATER PLAN
C5.2	WATER PLAN
C5.3	WATER PLAN
C6.0	OVERALL SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C6.3	SEWER PLAN
C7.0	EROSION CONTROL PLAN
PP01	MILLWRIGHT ROAD
PP02	FOUNDRY PLACE DRIVE
PP03	FOUNDRY PLACE DRIVE
PP04	FOUNDRY PLACE DRIVE
PP05	FRANKLIN DRIVE
PP06	FRANKLIN DRIVE
PP07	FRANKLIN DRIVE
PP08	FRANKLIN DRIVE
PP09	FRANKLIN DRIVE
PP10	SUGAREE LANE
PP11	SUGAREE LANE
PP12	HILLSIDE DRIVE
PP13	SOMERSET STREET
PP14	SOMERSET STREET
PP15	OVERLAND COURT
PP16	TERRAPIN COURT
PP17	BONITA PLACE LANE
PP18	TEEPLES LANE
PP19	OFFSITE SEWER
PP20	EXISTING WATER
PP21	OFFSITE STORM DRAIN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLANS
L1.2	LANDSCAPE PLANS
L1.3	LANDSCAPE PLANS
L1.4	LANDSCAPE DETAILS
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION DETAILS
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS
D5.0	DETAILS

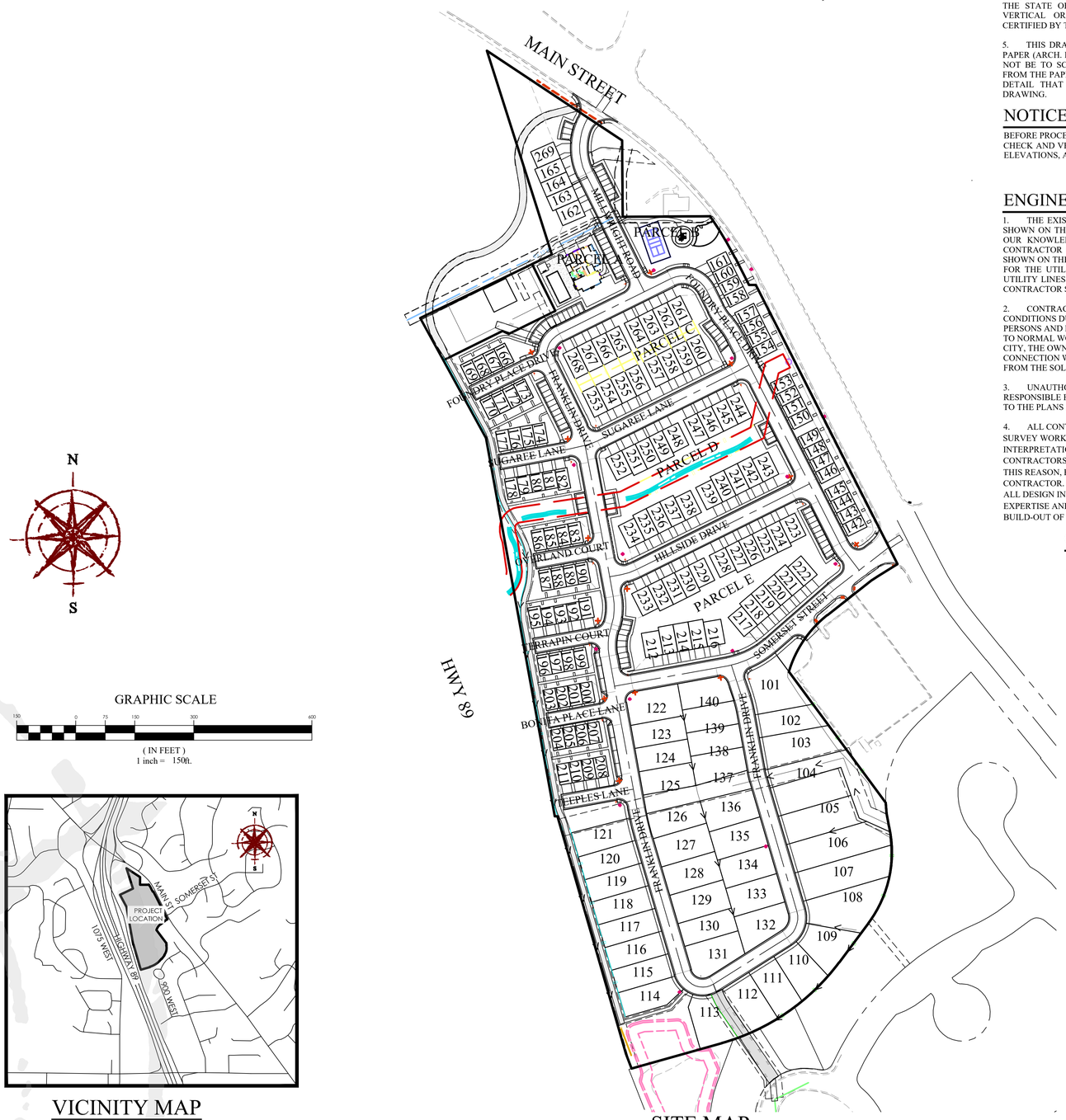
BRICKMOOR

PREPARED FOR:

FARMINGTON MAIN STREET L.C.

LOCATED IN:

FARMINGTON CITY, UT



SITE MAP

VICINITY MAP

NTS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO FARMINGTON CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: ALLEY PEO
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
FARMINGTON MAIN STREET L.C.
101 S 200 E, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

BENCHMARK

SOUTHWEST CORNER & NORTHWEST CORNER OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4301.3
DATUM: PER FARMINGTON SURVEY

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

FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER — No. 9001-2202 — BENJAMIN B. DUZETT — STATE OF UTAH

BRICKMOOR
FARMINGTON CITY, UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

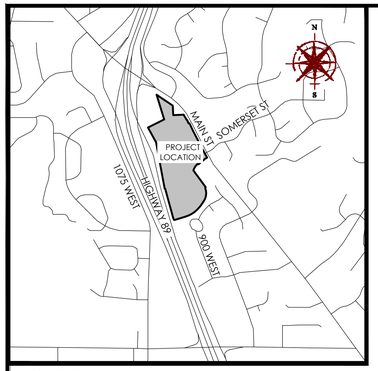
Scale: 1"=150' | Drawn: ER
Date: 07/17/2026 | Job #: 25-0027
Sheet: C1.0

Z:_2025\25-0027 farmington - Boyer\design 25-0027\dwg\sheet\C1.0 COVER SHEET.dwg

BRICKMOOR

SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 12, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS

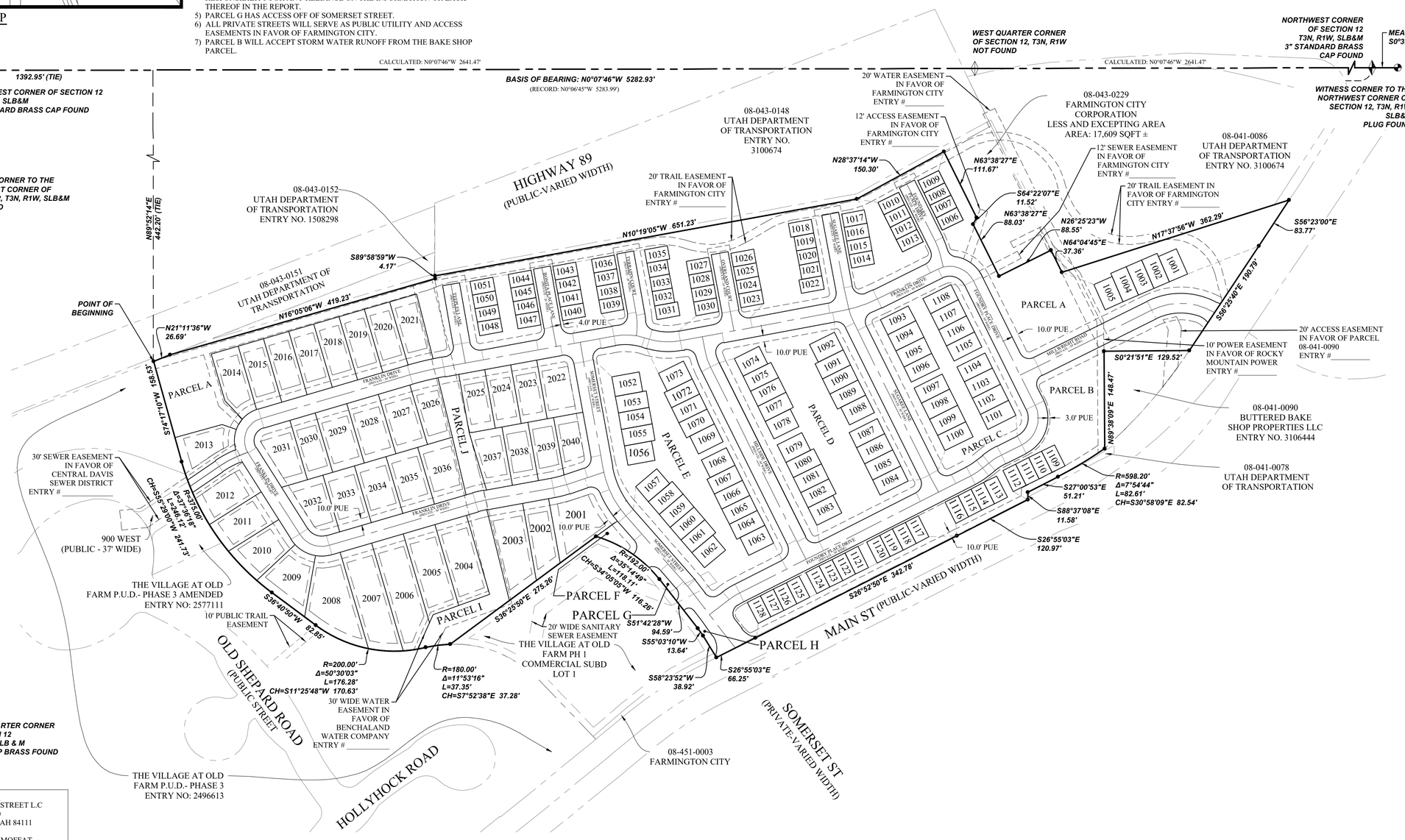
NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS A, B, C, D, E, F, G AND H IS HEREBY COMMON AREA.
3) COMMON AREA IS HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
4) A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
5) PARCEL G HAS ACCESS OFF OF SOMERSET STREET.
6) ALL PRIVATE STREETS WILL SERVE AS PUBLIC UTILITY AND ACCESS EASEMENTS IN FAVOR OF FARMINGTON CITY.
7) PARCEL B WILL ACCEPT STORM WATER RUNOFF FROM THE BAKE SHOP PARCEL.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



SHEET 1 OF 4

OWNER/DEVELOPER
FARMINGTON MAIN STREET L.C
101 S 200 E, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

PROFESSIONAL LAND SURVEYOR — 07/14/26 — No.12554439 — Justin Lundberg — STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

07/14/26
Date

BOUNDARY DESCRIPTION

A part of the West half Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, located in Farmington City, Davis County, Utah, being more particularly described as follows:

Beginning at a point N00°07'46"W 1392.95 feet along the Section line and N89°52'14"E 442.20 feet from the Southwest Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; running thence N 21°11'36" W 26.69 feet to the corner of that certain Quit Claim Deed recorded April 28, 1999 as Entry No. 1508298 in Book 2489 at Page 181 of Official Records; thence along said deed N 16°05'06" W 419.23 feet; thence S 89°58'59" W 4.17 feet to the easterly line of that certain Quit Claim Deed recorded April 26, 1999 as Entry No. 1507364 in Book 2487 at Page 706 of Official Records; thence along said deed line the following two (2) courses: (1) N 10°19'05" W 651.23 feet; (2) thence N 28°37'14" W 150.30 feet; thence N 63°38'27" E 111.67 feet; thence S 64°22'07" E 11.52 feet; thence N 63°38'27" E 88.03 feet; thence N 26°25'23" W 88.55 feet; thence along the southerly line of a Quit Claim Deed recorded June 22, 2018 as Entry No. 3100674 in Book 7042 at Page 134-136 of Official Records for the following two (2) courses: (1) N 64°13'25" E 37.36 feet; (2) thence N 17°37'56" W 362.29 feet to the westerly right-of-way line of Main St; thence along said right-of-way the following two (2) courses: (1) S 56°23'00" E 83.77 feet; (2) thence S 56°25'40" E 190.79 feet to the westerly line of a Quit Claim Deed recorded July 23, 2018 as Entry No. 3304037 in Book 7616 at Page 564-566 of Official Records; thence along said deed line the following two (2) courses: (1) S 00°21'51" E 129.52 feet; (2) thence N 89°38'09" E 148.47 feet to the westerly right-of-way line of Main St; thence along said right-of-way line the following six (6) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 598.20 feet a distance of 82.61 feet through a central angle of 07°54'44" Chord: S 30°58'09" E 82.54 feet; (2) thence S 27°00'53" E 51.21 feet; (3) thence S 88°37'08" E 11.58 feet; (4) thence S 26°55'03" E 120.97 feet; (5) thence S 26°52'50" E 342.78 feet; (6) thence S 26°55'03" E 66.25 feet to the northerly line of Lot 1 At Old Farm Phase 1 Commercial Subdivision, plat recorded on October 10, 2008 as Entry No. 2396324 in Book 4627 at Page 427 in the Davis County Recorder's Office; thence along said subdivision line the following five (5) courses: (1) S 58°23'52" W 38.92 feet; (2) thence S 55°03'10" W 13.64 feet; (3) thence S 51°42'28" W 94.59 feet; (4) thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 192.00 feet a distance of 118.11 feet through a central angle of 35°14'49" Chord: S 34°05'05" W 116.26 feet; (5) thence S 36°25'50" E 275.26 feet to the northerly line of The Village At Old Farm P.U.D- Phase 3, plat recorded on November 30, 2009 as Entry No. 2496613 in Book 2701 at Page 4910 in the Davis County Recorder's Office ; thence along said Subdivision line the following five (5) courses: (1) Southerly along the arc of a non-tangent curve to the left having a radius of 180.00 feet a distance of 37.35 feet through a central angle of 11°53'16" Chord: S 07°52'38" E 37.28 feet; (2) thence Southerly along the arc of a non-tangent curve to the right having a radius of 200.00 feet a distance of 176.28 feet through a central angle of 50°30'03" Chord: S 11°25'48" W 170.63 feet; (3) thence S 36°40'50" W 82.85 feet; (4) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 375.00 feet a distance of 246.12 feet through a central angle of 37°36'18" Chord: S 55°29'00" W 241.73 feet; (5) thence S 74°17'10" W 158.53 feet to the point of beginning.

Gross land area: 16.78 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

BRICKMOOR
SUBDIVISION PLAT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH, ALL RIGHT OF WAY & EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARMINGTON CITY. THE OWNER HEREBY CONVEYS THE COMMON AREAS AND PRIVATE STREETS TO THE BRICKMOOR HOME OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UTAH 84111.

SIGNED THIS _____ DAY OF _____, 20____

FARMINGTON MAIN STREET L.C.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF FARMINGTON MAIN STREET L.C., A _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ PRINTED FULL NAME OF NOTARY

BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D., 20____. BY THE BENCHLAND WATER DISTRICT.

REPRESENTATIVE

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE CENTRAL DAVIS SEWER DISTRICT.

REPRESENTATIVE

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____, BY THE FARMINGTON CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

FARMINGTON CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

FARMINGTON CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE FARMINGTON CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST _____ CITY RECORDER

RECORDED # _____

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

DATE_____ TIME _____ BOOK _____ PAGE _____

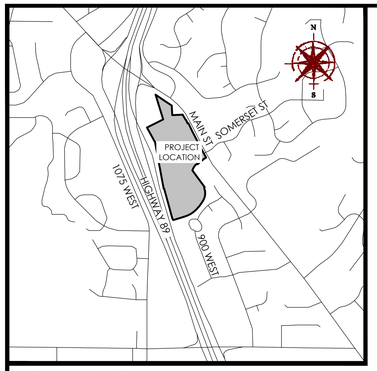
$_____ FEE

COUNTY RECORDER

BRICKMOOR

SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 12, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS

08-043-0152
UTAH DEPARTMENT
OF TRANSPORTATION
ENTRY NO. 1508298

08-043-0151
UTAH DEPARTMENT OF
TRANSPORTATION

S89°58'59"W 4.17'

N16°05'06"W 419.23'

N21°11'36"W 26.69'

S21°11'36"E 1356.58'

20' TRAIL EASEMENT IN FAVOR OF FARMINGTON CITY ENTRY # _____

30' SEWER EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT ENTRY # _____

CH=S59°39'00"W 241.73'
R=375.00'
Δ=37°36'12"
L=246.12'

900 WEST
(PUBLIC - 37' WIDE)

THE VILLAGE AT OLD
FARM P.U.D.- PHASE 3 AMENDED
ENTRY NO: 2577111

10' PUBLIC TRAIL EASEMENT

S36°40'50"W 82.85'

OLD SHEPARD RD
(PUBLIC STREET)

FRANKLIN DRIVE
(PRIVATE - 30' WIDE)

TEEPLE LANE
(PRIVATE - 30' WIDE)

SOMERSET STREET
(PRIVATE - 30' WIDE)

PARCEL A
PARCEL I
PARCEL J
PARCEL F
PARCEL G
PARCEL H

10.0' PUE

2001 0.16 acres 6909 sqft
2002 0.10 acres 4363 sqft
2003 0.15 acres 6646 sqft
2004 0.15 acres 6323 sqft
2005 0.15 acres 6529 sqft
2006 0.19 acres 8214 sqft
2007 0.19 acres 8145 sqft
2008 0.19 acres 8188 sqft
2009 0.12 acres 5131 sqft
2010 0.10 acres 4544 sqft
2011 0.11 acres 4594 sqft
2012 0.12 acres 5074 sqft
2013 0.11 acres 4584 sqft
2014 0.10 acres 4172 sqft
2015 0.09 acres 4001 sqft
2016 0.09 acres 4002 sqft
2017 0.09 acres 4003 sqft
2018 0.09 acres 4004 sqft
2019 0.09 acres 4006 sqft
2020 0.09 acres 4007 sqft
2021 0.09 acres 4150 sqft
2022 0.11 acres 4945 sqft
2023 0.08 acres 3632 sqft
2024 0.08 acres 3631 sqft
2025 0.08 acres 3624 sqft
2026 0.09 acres 3901 sqft
2027 0.11 acres 4708 sqft
2028 0.11 acres 4708 sqft
2029 0.11 acres 4708 sqft
2030 0.09 acres 3766 sqft
2031 0.11 acres 4966 sqft
2032 0.11 acres 4669 sqft
2033 0.10 acres 4500 sqft
2034 0.10 acres 4500 sqft
2035 0.10 acres 4500 sqft
2036 0.11 acres 4710 sqft
2037 0.09 acres 4054 sqft
2038 0.08 acres 3600 sqft
2039 0.08 acres 3590 sqft
2040 0.09 acres 3807 sqft

PARCEL I
0.20 acres
8770 sqft

PARCEL F
0.03 acres
1370 sqft

PARCEL G
0.01 acres
627 sqft

PARCEL H
0.02 acres
882 sqft

R=200.00'
Δ=50°30'03"
L=176.28'
CH=S11°25'48"W 170.63'

30' WIDE WATER EASEMENT IN FAVOR OF BENCHALAND WATER COMPANY ENTRY # _____

R=180.00'
Δ=11°53'16"
L=37.35'
CH=S7°52'38"E 37.28'

S36°25'50"E 275.26'

20' WIDE SANITARY SEWER EASEMENT

R=192.00'
Δ=35°14'09"
L=118.11'
CH=S34°05'06"W 116.26'

S51°42'28"W 94.59'

S55°03'10"W 13.64'

S58°23'52"W 38.92'

S26°55'03"E 66.25'

THE VILLAGE AT OLD
FARM PH 1
COMMERCIAL SUBD
LOT 1

SHEET 3

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL LAND SURVEYOR
07/14/20
No.12554419
Justin Lundberg
STATE OF UTAH

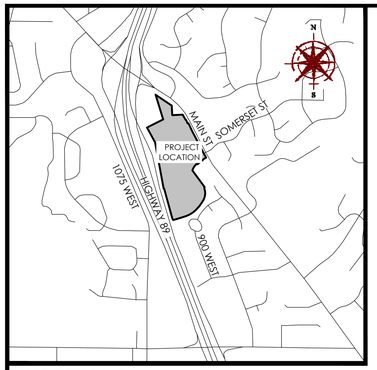
OWNER/DEVELOPER
FARMINGTON MAIN STREET L.C
101 S 200 E, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BRICKMOOR

SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 12, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS

PROFESSIONAL LAND SURVEYOR
07114126
No.12554426
Justin Lundberg
STATE OF UTAH

08-043-0229
FARMINGTON CITY
CORPORATION
LESS AND EXCEPTING AREA
AREA: 17,609 SQFT ±

08-041-0086
UTAH DEPARTMENT
OF TRANSPORTATION
ENTRY NO. 3100674

08-041-0090
BUTTERED BAKE
SHOP PROPERTIES LLC
ENTRY NO. 3106444

08-041-0078
UTAH DEPARTMENT
OF TRANSPORTATION

AREA TABLE			
LOTS	ACRES	SQFT	COMMENTS
1006-1018	0.02	738	13 LOTS
1019-1021	0.02	675	3 LOTS
1022-1031	0.02	738	10 LOTS
1032-1034	0.02	675	3 LOTS
1035-1051	0.02	738	17 LOTS
1109-1128	0.02	792	20 LOTS

SHEET 2

SHEET 3 OF 4

OWNER/DEVELOPER
FARMINGTON MAIN STREET L.C
101 S 200 E, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

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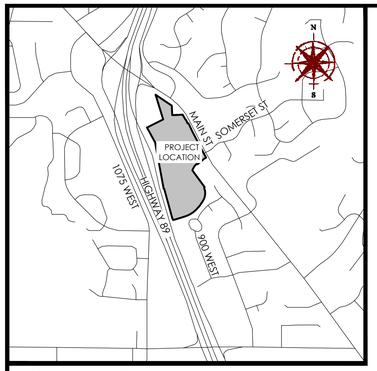
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BRICKMOOR

SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 12, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
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- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS

PROFESSIONAL LAND SURVEYOR
07/14/20
No.12554431
Justin Lundgren
STATE OF UTAH

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	192.00	7°04'45"	23.72	N48°10'05"E	23.71
C2	55.00	26°22'03"	25.31	N03°07'04"W	25.09
C3	100.00	12°53'00"	22.49	S32°48'03"E	22.44
C4	485.00	4°40'18"	39.55	S13°57'56"E	39.53
C5	190.00	0°54'43"	3.02	N10°40'58"W	3.02
C6	15.00	90°00'00"	23.56	S07°17'01"W	21.21
C7	50.00	3°05'16"	2.69	N17°50'43"W	2.69
C8	375.00	8°22'36"	54.83	N62°30'03"E	54.78
C9	140.00	11°49'47"	28.91	S28°31'57"E	28.85
C10	375.00	7°39'25"	50.11	N54°29'02"E	50.08
C11	55.00	10°32'39"	10.12	S52°23'57"W	10.11
C12	9.00	87°32'04"	13.75	S08°28'53"W	12.45
C13	30.00	15°44'29"	8.24	N19°19'23"E	8.22
C14	375.00	4°27'50"	29.22	N72°03'14"E	29.21
C15	200.00	25°14'54"	88.13	N24°03'23"E	87.42
C16	40.00	77°52'08"	54.36	N24°42'23"E	50.27
C17	115.00	53°27'51"	107.31	S00°27'42"W	103.46
C18	135.00	0°37'25"	1.47	N10°32'19"W	1.47
C19	40.00	12°07'52"	8.47	N20°17'37"W	8.45
C20	15.00	90°00'00"	23.56	N18°38'27"E	21.21
C21	192.00	9°24'45"	31.54	N39°55'20"E	31.51
C22	200.00	15°17'39"	53.39	N03°47'06"E	53.23
C23	200.00	3°39'32"	12.77	N11°59'29"W	12.77
C24	375.00	1°33'42"	10.22	N67°28'12"E	10.22
C25	375.00	1°34'16"	10.28	S69°02'11"W	10.28
C26	200.00	6°18'00"	21.99	N07°00'43"W	21.98
C27	375.00	4°27'49"	29.21	S72°03'14"W	29.21
C28	485.00	1°19'34"	11.22	S10°58'00"E	11.22
C29	100.00	19°31'20"	34.07	N00°32'33"W	33.91
C30	15.00	81°53'28"	21.44	N59°21'30"W	19.66
C31	165.00	8°11'09"	23.57	N14°19'11"W	23.55
C32	15.00	90°31'18"	23.70	N18°22'49"E	21.31
C33	165.00	17°12'52"	49.57	N58°22'40"E	49.39
C34	85.00	7°41'11"	11.40	N30°43'26"W	11.39
C35	55.00	54°20'42"	52.17	S36°28'06"W	50.23
C36	100.00	7°26'11"	12.98	N12°56'12"E	12.97
C37	35.00	1°46'37"	1.09	S58°33'35"W	1.09
C38	15.00	64°42'34"	16.94	N41°39'02"E	16.05
C39	35.00	104°15'00"	63.68	N68°25'36"W	55.25
C40	113.00	10°21'52"	20.44	S68°49'23"W	20.41
C41	115.00	10°50'09"	21.75	S32°17'55"E	21.72
C42	31.93	12°48'14"	7.13	S10°42'37"W	7.12
C43	150.00	28°41'03"	75.10	S63°11'54"W	74.31
C44	25.00	73°58'22"	32.28	N20°41'06"E	30.08
C45	20.00	106°01'38"	37.01	S69°18'54"E	31.95
C46	160.00	11°49'47"	33.03	N28°31'57"W	32.98
C47	15.00	90°00'00"	23.56	N71°21'33"W	21.21
C48	150.00	2°09'21"	5.64	S78°37'06"W	5.64
C49	50.00	30°07'31"	26.29	N34°27'06"W	25.99
C50	15.00	90°00'00"	23.56	N34°41'47"E	21.21
C51	185.00	3°36'24"	11.65	N24°33'21"W	11.64
C52	15.00	102°11'57"	26.76	N28°20'50"E	23.35
C53	15.00	79°50'57"	20.90	S88°46'51"W	19.25
C54	50.00	36°18'13"	31.68	N88°31'56"W	31.15
C55	100.00	12°35'42"	21.98	S69°56'19"W	21.94
C56	100.00	0°32'39"	0.95	S76°30'29"W	0.95
C57	200.00	13°08'17"	45.86	N19°47'24"W	45.76
C58	60.00	90°00'00"	94.25	N71°21'33"W	84.85
C59	30.00	90°00'00"	47.12	S71°21'33"E	42.43
C60	200.00	2°40'05"	9.31	N11°53'14"W	9.31

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	15.00	90°00'00"	23.56	N55°33'11"W	21.21
C62	15.00	90°00'00"	23.56	N71°21'33"W	21.21
C63	15.00	90°00'00"	23.56	N34°26'49"E	21.21
C64	15.00	3°25'39"	0.90	S50°34'12"W	0.90
C65	100.00	26°57'31"	47.05	S03°10'32"W	46.62
C66	80.00	19°32'12"	27.28	S89°27'01"W	27.15
C67	85.00	44°31'52"	66.06	N04°05'36"W	64.41
C68	150.00	6°04'29"	15.90	S13°15'51"E	15.90
C69	30.00	34°27'11"	18.04	N35°23'55"E	17.77
C70	150.00	8°11'10"	21.43	N14°19'11"W	21.41
C71	150.00	30°50'24"	80.74	N64°16'34"E	79.77
C72	100.00	27°12'29"	47.49	N03°03'03"E	47.04
C73	100.00	57°10'22"	99.79	N02°13'39"E	95.70
C74	15.00	90°00'00"	23.56	N55°33'11"W	21.21
C75	15.00	93°15'17"	24.41	N81°11'40"W	21.81
C76	85.00	26°31'35"	39.35	N02°42'36"E	39.00
C77	15.00	70°29'15"	18.45	N51°13'01"E	17.31
C78	93.00	6°46'43"	11.00	S83°04'16"W	11.00
C79	34.85	32°05'56"	19.52	S37°42'43"W	19.27
C80	85.00	12°53'00"	19.11	N32°48'03"W	19.07
C81	40.00	73°58'22"	51.64	N20°41'06"E	48.13
C82	35.00	106°01'38"	64.77	S69°18'54"E	55.91
C83	150.00	11°49'47"	30.97	S28°31'57"E	30.91
C84	500.00	5°59'52"	52.34	S13°18'09"E	52.32
C85	115.00	12°53'00"	25.86	S32°48'03"E	25.80
C86	100.00	2°40'00"	4.65	N78°06'49"E	4.65
C87	15.00	95°01'00"	24.88	N52°48'35"W	22.12
C88	115.00	5°00'08"	10.04	S07°48'09"E	10.04
C89	25.00	90°00'00"	39.27	N18°38'27"E	35.36
C90	15.00	90°00'00"	23.56	N34°41'47"E	21.21
C91	215.00	4°27'18"	16.72	N24°07'53"W	16.71
C92	15.00	94°27'18"	24.73	N69°07'53"W	22.02
C93	100.00	12°19'29"	21.51	N33°04'48"W	21.47
C94	15.00	90°00'00"	23.56	N55°18'13"W	21.21
C95	85.00	12°19'29"	18.28	N33°04'48"W	18.25
C96	15.00	90°00'00"	23.56	N34°41'47"E	21.21
C97	100.00	10°50'09"	18.91	S32°17'55"E	18.88
C98	115.00	11°31'50"	23.14	S69°24'23"W	23.10
C99	15.00	85°43'29"	22.44	S32°18'33"W	20.41
C100	15.00	90°06'16"	23.59	N55°21'21"W	21.23
C101	115.00	27°12'29"	54.61	N03°03'03"E	54.10
C102	515.00	5°59'52"	53.91	S13°18'09"E	53.89
C103	85.00	26°57'31"	39.99	N03°10'32"E	39.63
C104	50.00	90°22'57"	78.87	S61°29'34"E	70.95
C105	357.00	4°46'57"	29.80	N38°57'26"E	29.79
C106	515.00	4°21'31"	39.18	N13°57'39"W	39.17
C107	375.00	9°25'19"	61.67	N45°56'40"E	61.60
C108	115.00	12°19'29"	24.74	N33°04'48"W	24.69
C109	100.00	16°02'26"	28.00	N71°39'41"E	27.90
C110	15.00	90°33'31"	23.71	S18°21'42"W	21.32
C111	55.00	73°58'22"	71.01	N20°41'06"E	66.18
C112	45.00	90°00'00"	70.69	N71°21'33"W	63.64
C113	515.00	0°09'41"	1.45	N16°13'15"W	1.45
C114	40.00	90°00'00"	62.83	S18°38'27"W	56.57
C115	15.00	89°28'42"	23.43	N71°37'11"W	21.12
C116	135.00	8°11'09"	19.29	N14°19'11"W	19.27
C117	485.00	5°59'52"	50.77	S13°18'09"E	50.75
C118	15.00	87°01'29"	22.78	N87°37'53"W	20.66
C119	135.00	8°11'09"	19.29	N14°19'11"W	19.27
C120	55.00	37°03'40"	35.58	S28°35'48"W	34.96

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	15.00	97°57'29"	25.65	S59°31'56"E	22.63
C122	165.00	6°04'29"	17.49	S13°15'51"E	17.49
C123	15.00	72°49'35"	19.07	S12°26'36"W	17.81
C124	192.00	18°45'17"	62.85	N25°50'19"E	62.57
C125	100.00	12°07'52"	21.17	S69°42'23"W	21.13
C126	18.00	89°28'30"	28.11	S71°37'18"E	25.34
C127	30.00	3°25'39"	1.79	S50°34'12"W	1.79
C128	135.00	30°50'24"	72.67	N64°16'34"E	71.79
C129	15.00	90°00'00"	23.56	S55°18'13"E	21.21
C130	32.00	55°23'08"	30.93	S82°15'14"W	29.74
C131	15.00	74°11'39"	19.42	S26°32'38"W	18.10
C132	515.00	1°28'40"	13.28	N11°02'33"W	13.28
C133	85.00	7°50'52"	11.64	N67°33'54"E	11.63
C134	135.00	5°27'04"	12.84	S13°34'33"E	12.84
C135	15.00	85°23'52"	22.36	N24°17'10"E	20.34
C136	50.00	20°51'58"	18.21	N59°56'50"W	18.11

Line Table

LINE	DIRECTION	LENGTH
L1	N44°07'08"W	1.24
L2	S35°17'10"E	3.18
L3	N24°37'42"W	23.01
L4	N76°46'49"E	26.43
L5	N16°39'17"E	7.75
L6	S80°46'53"E	3.95
L7	S22°37'03"E	17.44
L8	S26°21'33"E	26.00
L9	S10°33'11"E	26.00
L10	S02°41'44"W	20.59
L11	S26°52'50"E	12.00
L12	N83°45'47"W	20.89
L13	S55°20'07"W	19.75
L14	N20°33'40"W	17.26
L15	S10°33'11"E	26.00
L16	S07°02'09"E	17.03
L17	N02°23'16"W	42.21
L18	N10°27'07"W	24.00
L19	N10°27'07"W	24.00
L20	S06°36'32"E	16.15
L21	S26°52'50"E	15.00
L22	S85°10'51"W	18.89
L23	N28°58'17"E	25.17
L24	S10°18'13"E	26.00
L25	S10°13'37"E	26.00
L26	S10°19'05"E	26.00
L27	N39°14'33"W	12.40
L28	N52°22'19"W	32.46
L29	S48°57'50"W	25.37
L30	S26°55'03"E	88.00
L31	S26°55'03"E	88.00
L32	S26°55'03"E	88.00
L33	S26°55'03"E	88.00
L34	N39°14'33"W	12.40
L35	S39°14'33"E	12.40
L36	S10°18'13"E	5.38
L37	N15°30'13"W	23.42
L38	N10°18'13"W	22.13
L39	N22°37'03"W	2.38
L40	S52°10'42"W	16.58

SHEET 4 OF 4

OWNER/DEVELOPER
FARMINGTON MAIN STREET L.C
101 S 200 E. SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

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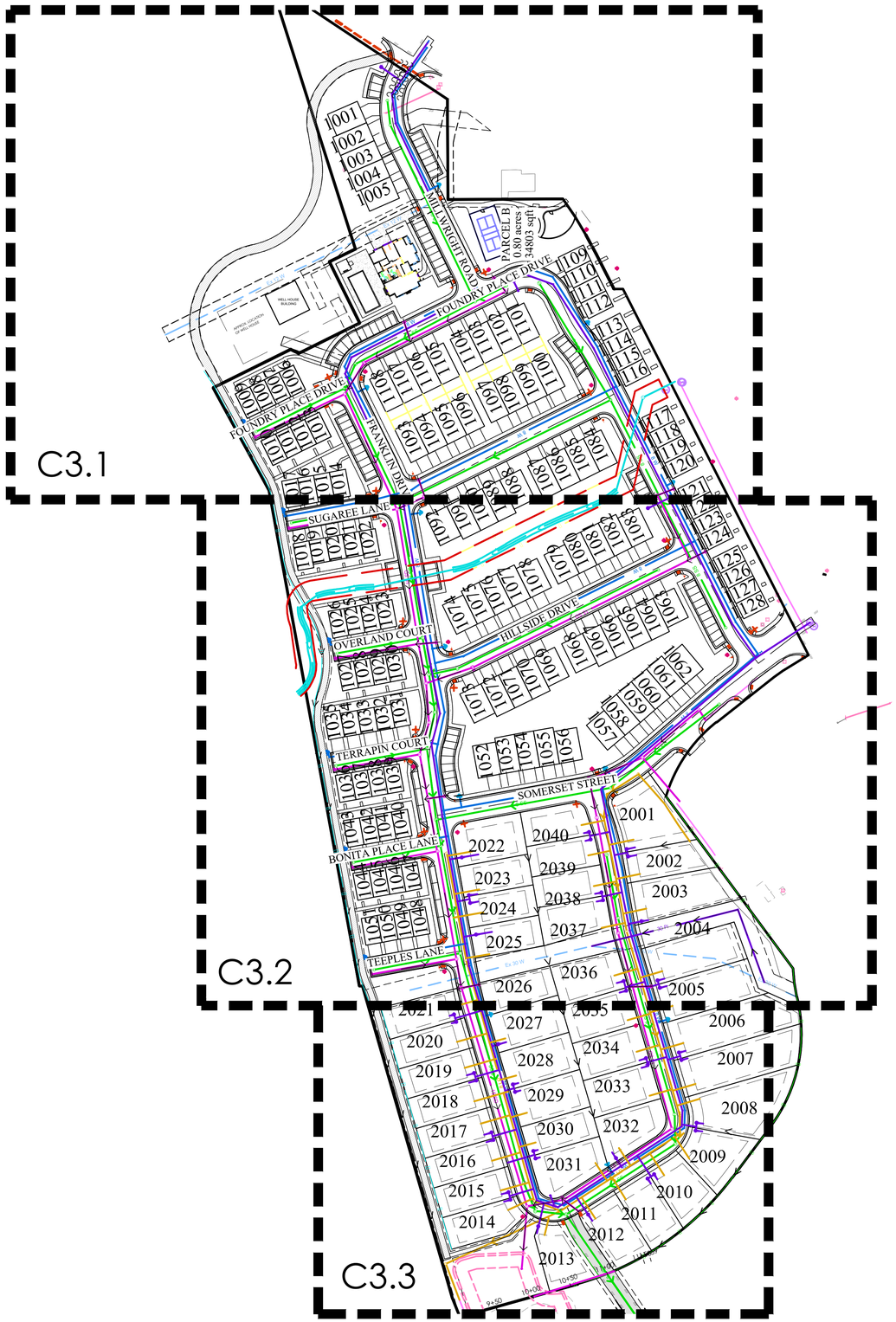

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" LAND DRAIN
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. IRRIGATION
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, 3/4" WATER METER (
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 10491202
BENJAMIN B. DUZETT
STATE OF UTAH

BRICKMOOR
FARMINGTON CITY, UT
OVERALL SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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4	----	----
5	----	----
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OVERALL SITE PLAN

Scale: 1"=80'	Drawn: ANP
Date: 07/17/2026	Job #: 25-0027
Sheet: C3.0	

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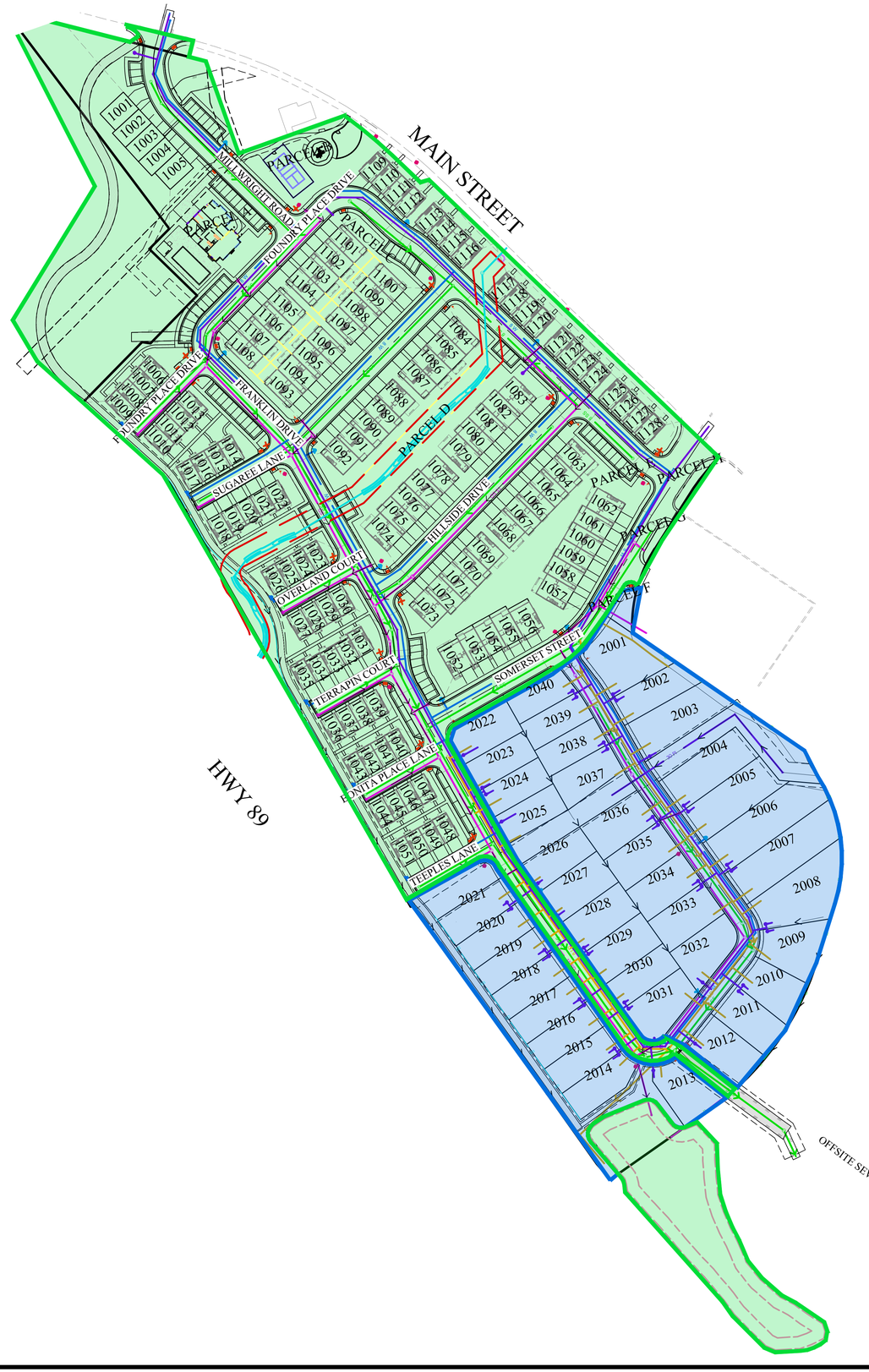

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PHASE 1

PHASE 2

N

S

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LICENSED PROFESSIONAL ENGINEER
No. 8991-2202
BENJAMIN B. DUZETT
STATE OF UTAH

BRICKMOOR

FARMINGTON CITY, UT

PHASING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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6	----	----

PHASING PLAN

Scale: 1"=80' | Drawn: ANP
Date: 07/17/2026 | Job #: 25-0027
Sheet: C3.5

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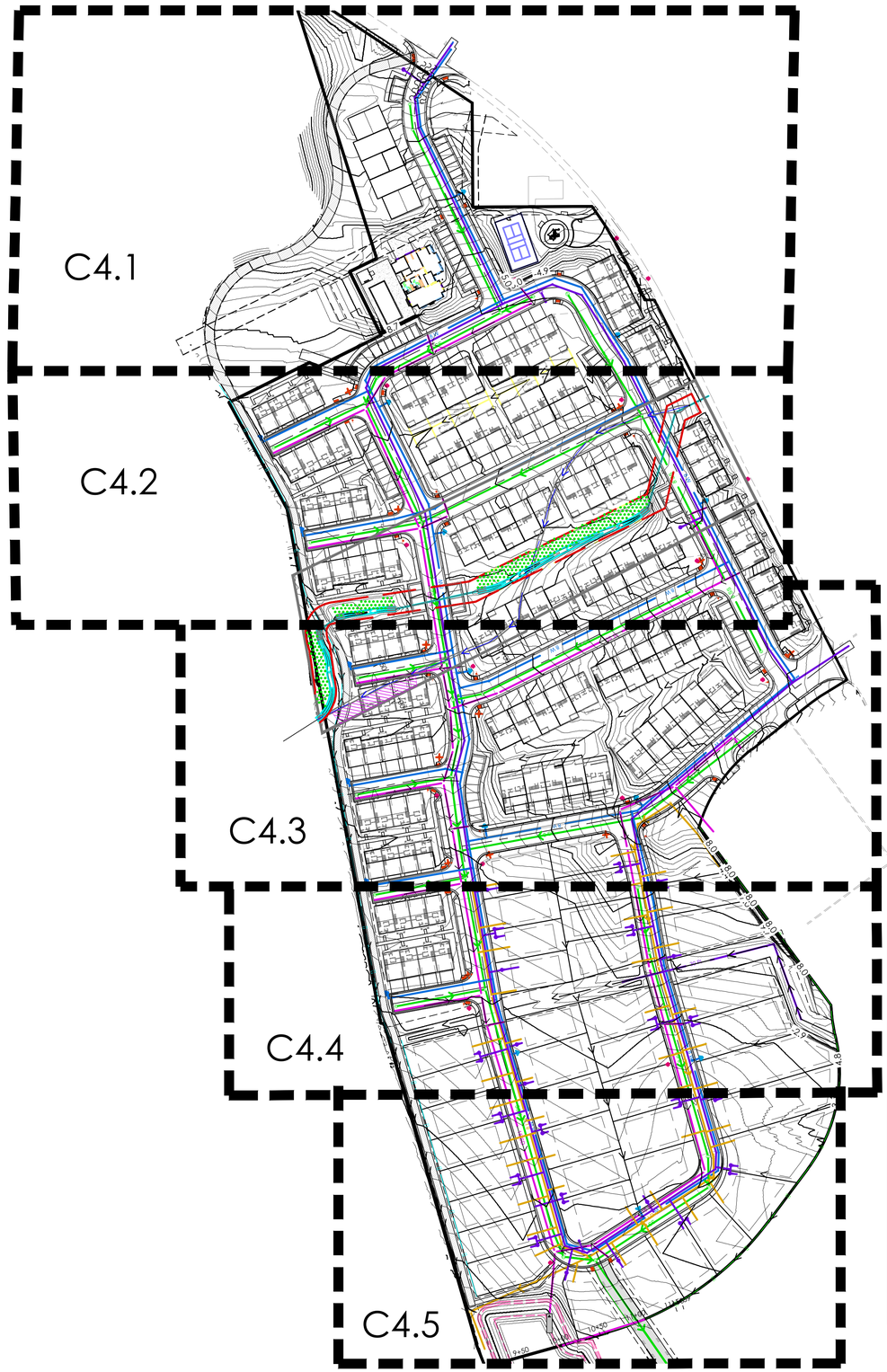

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GRAPHIC SCALE

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(IN FEET)
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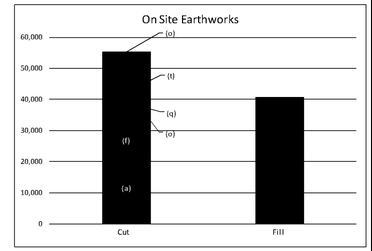
Estimate of Probable Earthworks

Project: Brickmoor
Location: Farmington City, UT
Date: 6/9/2026
Calculated by : Boston Heywood

FOCUS ENGINEERING & SURVEYING

	ON-SITE REUSABLE SOIL EARTHWORKS	40,811
(w)	TOTAL ON-SITE NON-STRUCT FILL NEEDED	40,811 cy
(a)	(#1) UTILITY TRENCH VOLUME	24,696 cy
(f)	(#5) TOP SOIL VOLUME	5,346 cy
(g)	BASEMENT DIG VOLUME	17,778 cy
(n)	ROADWAY CUT VOLUME	6,012 cy
(o)	(#12) ROW TO CURB CUT VOLUME	875 cy
(q)	DRIVEWAY TOTAL VOLUME	1,924 cy
(t)	LOT OR OPEN SPACE CUT VOLUME	16,329 cy
(v)	TOTAL ON-SITE FILL AVAILABLE FOR FILLING LOTS	72,959 cy
	TOTAL EXPORT	32,148 cy



Import Earthworks

Structural Fill

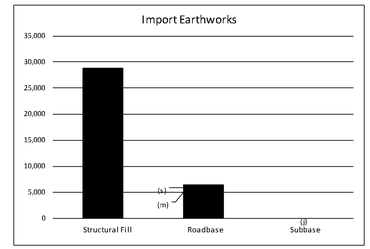
(e)	(#4) UTILITY TRENCH STRUCTURAL FILL	21,644 cy
(k)	(#9) ROADWAY STRUCTURAL FILL	7,195 cy
	TOTAL STRUCTURAL FILL TO IMPORT	28,839 cy

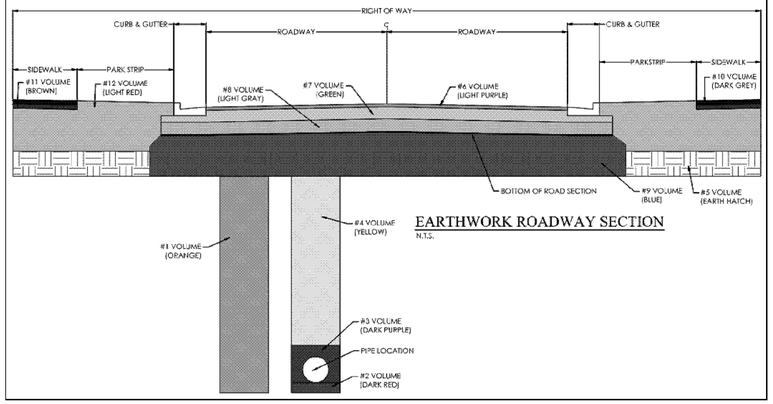
Roadbase

(i)	(#7) ROADWAY ROADBASE VOLUME	4,665 cy
(m)	(#11) SIDEWALK ROADBASE VOLUME	766 cy
(s)	DRIVEWAY ROADBASE VOLUME	962 cy
	TOTAL ROADBASE TO IMPORT	6,393 cy

Subbase

(j)	(#8) ROADWAY SUBBASE VOLUME	0 cy





EARTHWORK ROADWAY SECTION
N.T.S.

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q100 (CFS)
EXIST PIPE 1	36	310	1.24%	0.90	2.90	30	74.6	0.000
EXIST PIPE 2	36	311	0.50%	0.90	2.90	30	47.3	0.000
Pipe - (254) (1)	12	0	0.00%	0.90	2.90	30	0.0	0.000
PIPE 1	15	25	3.37%	0.90	2.90	30	11.9	0.820
PIPE 2	15	139	0.88%	0.90	2.90	30	6.1	1.340
PIPE 3	15	25	0.78%	0.90	2.90	30	5.7	0.880
PIPE 4	15	66	2.96%	0.90	2.90	30	11.1	2.220
PIPE 5	15	48	4.85%	0.90	2.90	30	14.3	2.250
PIPE 6	12	130	0.50%	0.90	2.90	30	2.5	0.470
PIPE 7	15	163	1.89%	0.90	2.90	30	8.9	2.720
PIPE 8	12	143	0.75%	0.90	2.90	30	3.1	0.990
PIPE 9	12	30	1.27%	0.90	2.90	30	4.0	0.640
PIPE 10	15	39	0.42%	0.90	2.90	30	4.2	1.160
PIPE 11	15	176	3.51%	0.90	2.90	30	12.1	2.850
PIPE 12	12	111	0.50%	0.90	2.90	30	2.5	0.450
PIPE 13	12	24	0.50%	0.90	2.90	30	2.5	0.630
PIPE 14	15	51	0.50%	0.90	2.90	30	4.6	3.890
PIPE 15	12	30	0.50%	0.90	2.90	30	2.5	0.060
PIPE 16	15	93	0.50%	0.90	2.90	30	4.6	0.130
PIPE 17	12	25	0.50%	0.90	2.90	30	2.5	0.160

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q100 (CFS)
PIPE 18	15	313	5.18%	0.90	2.90	30	14.7	0.290
PIPE 19	15	63	3.40%	0.90	2.90	30	11.9	0.880
PIPE 20	15	51	3.23%	0.90	2.90	30	11.6	4.740
PIPE 21	15	43	5.17%	0.90	2.90	30	14.7	4.740
PIPE 22	12	113	0.50%	0.90	2.90	30	2.5	0.410
PIPE 23	15	58	0.92%	0.90	2.90	30	6.2	5.130
PIPE 24	12	23	0.50%	0.90	2.90	30	2.5	0.700
PIPE 25	15	69	3.94%	0.90	2.90	30	12.9	3.070
PIPE 26	12	113	0.50%	0.90	2.90	30	2.5	0.350
PIPE 27	15	141	2.74%	0.90	2.90	30	10.7	6.110
PIPE 28	12	113	0.50%	0.90	2.90	30	2.5	0.290
PIPE 29	15	38	1.06%	0.90	2.90	30	6.7	6.320
PIPE 30	12	30	0.50%	0.90	2.90	30	2.5	0.040
PIPE 31	15	295	1.95%	0.90	2.90	30	9.1	6.400
PIPE 32	12	16	0.56%	0.90	2.90	30	2.7	0.020
PIPE 33	15	96	5.55%	0.90	2.90	30	15.3	0.020
PIPE 34	15	74	0.50%	0.90	2.90	30	4.6	1.070
PIPE 35	15	74	3.72%	0.90	2.90	30	12.5	1.090
PIPE 36	15	55	3.42%	0.90	2.90	30	12.0	1.450
PIPE 37	15	152	6.66%	0.90	2.90	30	16.7	1.450

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q100 (CFS)
PIPE 38	15	70	8.67%	0.90	2.90	30	19.1	1.440
PIPE 39	12	31	3.37%	0.90	2.90	30	6.6	0.650
PIPE 40	15	192	1.44%	0.90	2.90	30	7.8	2.900
PIPE 41	15	167	1.18%	0.90	2.90	30	7.0	2.890
PIPE 42	12	26	1.23%	0.90	2.90	30	4.0	1.270
PIPE 43	15	48	0.75%	0.90	2.90	30	5.6	5.300
PIPE 44	15	81	7.53%	0.90	2.90	30	17.8	11.530
REAR LOT DRAIN	12	110	5.03%	0.90	2.90	30	8.0	0.000

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www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 6501-2202
BENJAMIN B. DUZETT
7/17/26
STATE OF UTAH

BRICKMOOR

FARMINGTON CITY, UT

OVERALL GRADING AND DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL GRADING AND DRAINAGE PLAN

Scale: 1"=80' | Drawn: ANP
Date: 07/17/2026 | Job #: 25-0027
Sheet: C4.0

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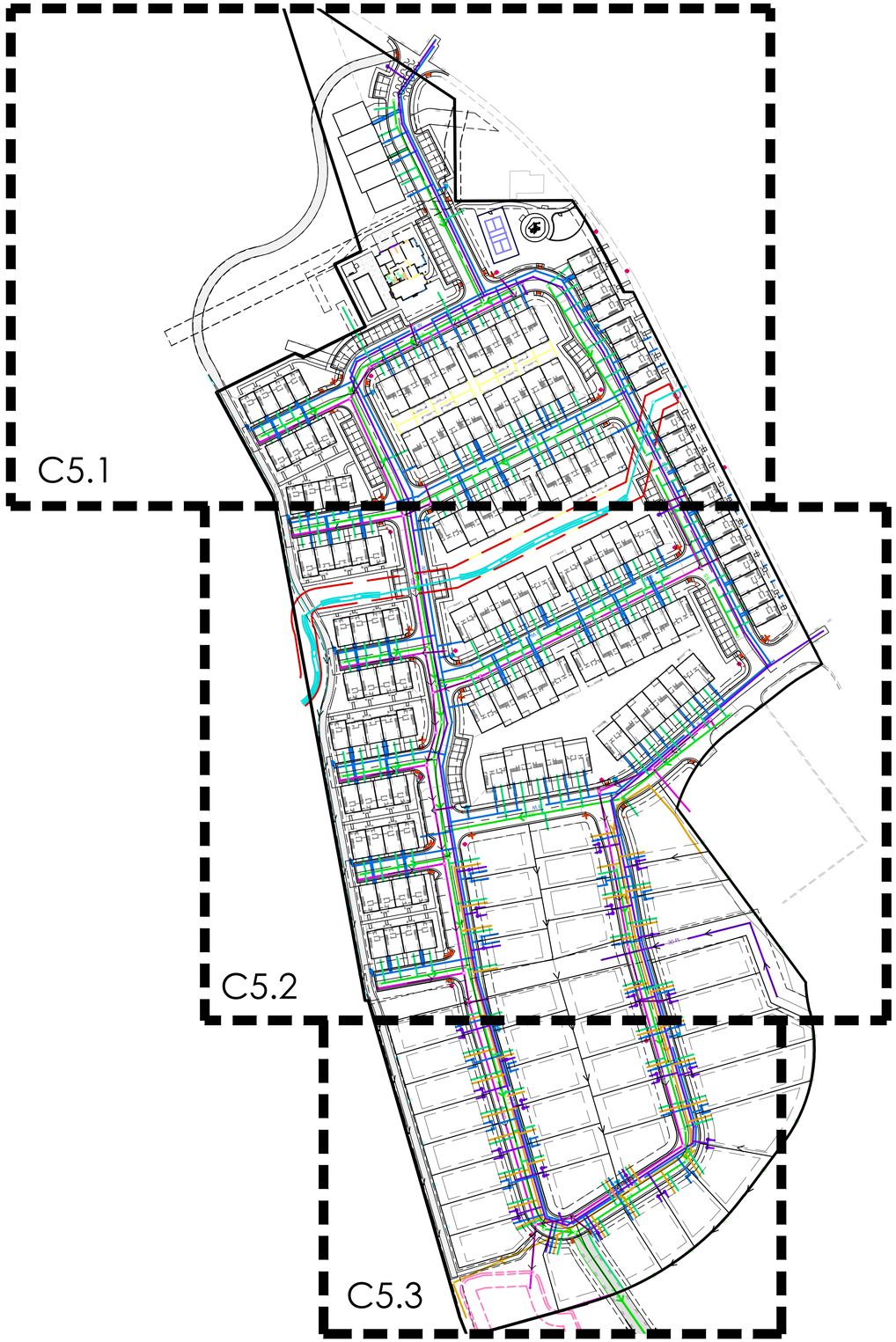

LEGEND

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- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
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NOTE TO CONTRACTOR:

1. ALL FIRE HYDRANTS ARE TO BE CLOW.
2. ALL VALVES ARE TO BE MUELLER OR CLOW.
3. ALL WATER METERS LOCATED IN CONCRETE SHALL BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
4. MAX. BURY ON CULINARY WATER MAIN IS 48".

N

S

GRAPHIC SCALE

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(IN FEET)
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No. 9001-2202
BENJAMIN B. DUZETT
STATE OF UTAH

BRICKMOOR

FARMINGTON CITY, UT

OVERALL WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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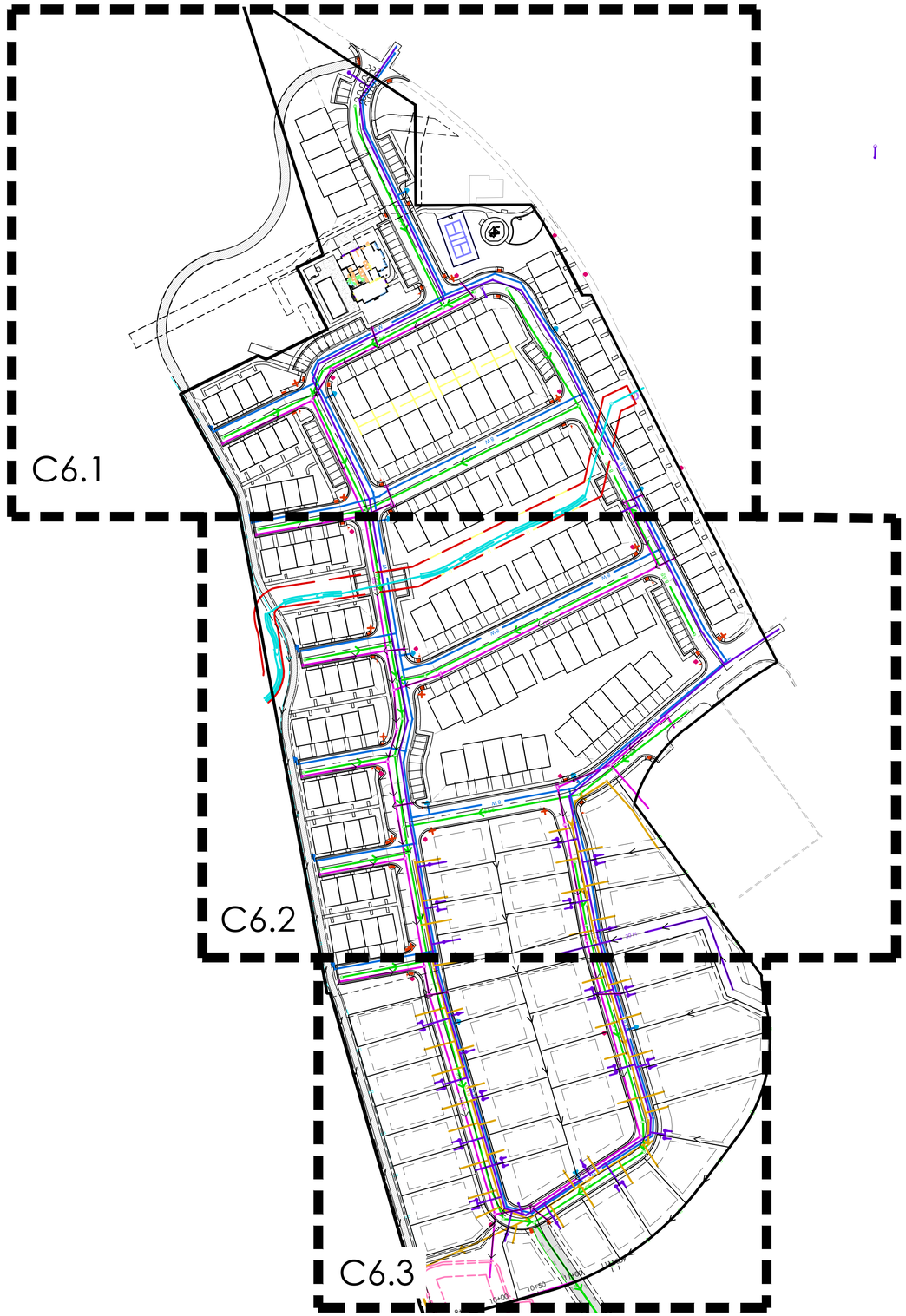
OVERALL WATER PLAN

Scale: 1"=80'	Drawn: ANP
Date: 07/17/2026	Job #: 25-0027
Sheet: C5.0	

Z:_2025\25-0027 Farmington - Boyer\design 25-0027\dwg\sheets\C5.0 OVERALL WATER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" LAND DRAIN
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. IRRIGATION
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, 3/4" WATER METER (
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

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OVERALL SEWER PLAN

REVISION BLOCK

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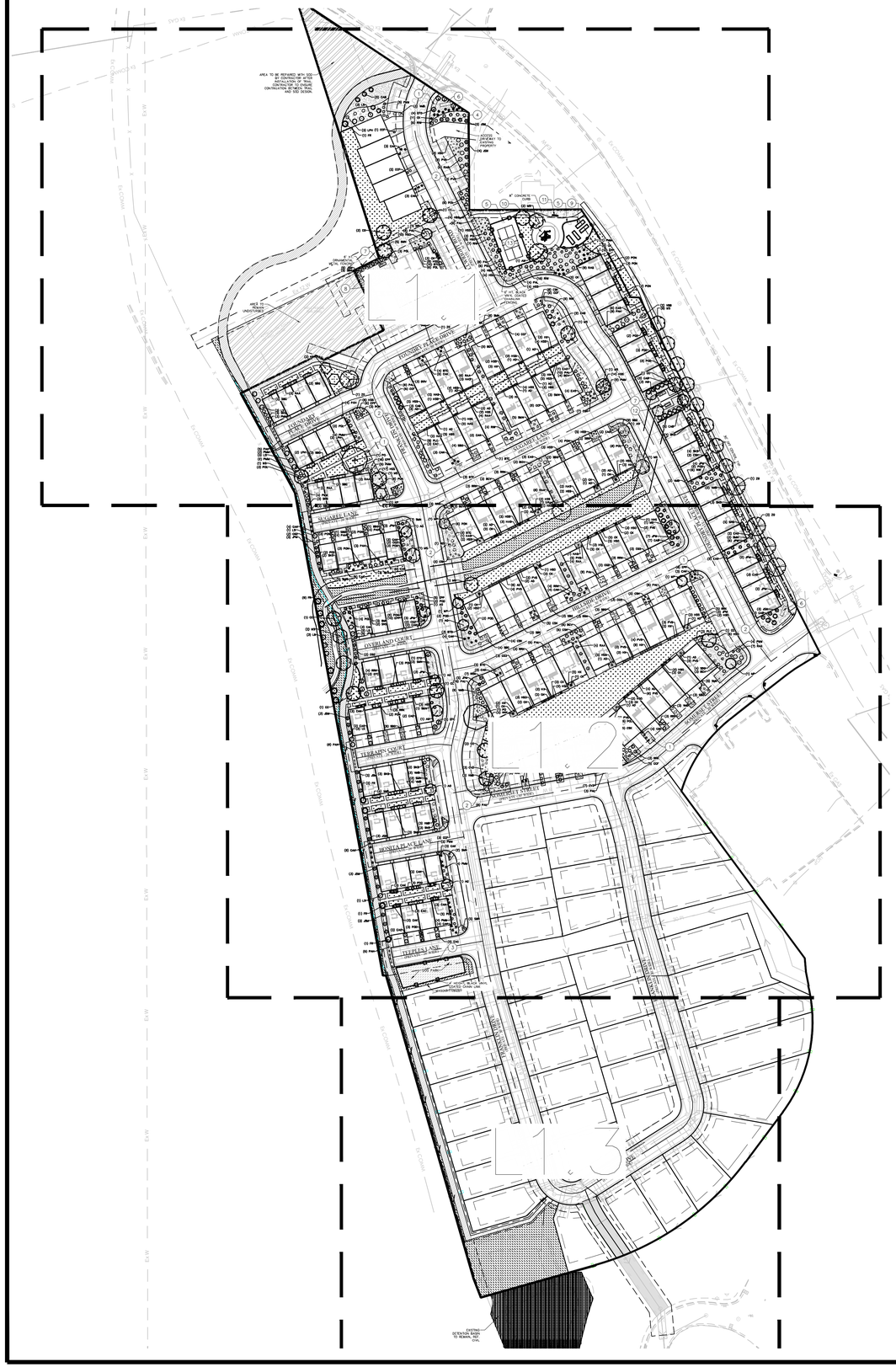
OVERALL SEWER PLAN

Scale:	1"=80'	Drawn:	ANP
Date:	07/17/2026	Job #:	25-0027
Sheet:	C6.0		

Z:_2025\25-0027 Farmington - Boyer\design 25-0027\dwg\sheet\\C6.0 OVERALL SEWER PLAN.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	KP	Acer grandidentatum	Bigtooth Maple	1.5" Cal.	3
	AG	Acer tataricum 'GarAnn'	Hot Wings®Tatarian Maple	1.5" Cal.	12
	AM	Acer x 'Pacific Sunset	Pacific Sunset Maple	1.5" Cal.	1
	CC	Cercis canadensis	Eastern Redbud	1.5" Cal.	10
	FR	Fagus sylvatica 'Red Obelisk'	Red Obelisk European Beech	1.5" Cal.	11
	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	1.5" Cal.	18
	MP	Malus SP. 'Prairiefire'	Prairiefire Flowering Crabapple	1.5" Cal.	6
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	20
	PO	Platanus occidentalis	American Sycamore	2" Cal.	2
	UA	Ulmus x 'Accolade'	Accolade Elm	1.5" Cal.	1
	ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	1.5" Cal.	6
SHRUBS					
	BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	51
	BGV	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	35
	CG2	Caragana frutex 'Globosa'	Globe Russian Peashrub	5 gal.	24
	CCF	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	5 gal.	32
	CAB	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	5 gal.	30
	CSK	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	2 gal.	57
	EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	43
	EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	5 gal.	10
	LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	5 gal.	7
	JSM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5 gal.	33
	JPM	Juniperus x pfitzeriana 'Monsan' TM	Sea of Gold Pfitzer Juniper	5 gal.	45
	POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	47
	POD	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	35
	PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	45
	PMM	Pinus mugo 'Mops'	Mugo Pine	5 gal.	56
	PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel	5 gal.	11
	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	29
	RAA	Ribes alpinum	Alpine Currant	5 gal.	32
	RIW	Rosa x 'Iceburg'	Iceburg White Rose	5 gal.	44
	RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose	5 gal.	55
	SNS	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal.	38
	SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	65
	VBB	Viburnum x burkwoodii	Burkwood Viburnum	5 gal.	2
	VMB	Vinca minor 'Bowles's Variety'	Periwinkle 'Bowles's Variety'	5 gal.	34
ORNAMENTAL GRASSES					
	CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	82
	CK	Cenchrus orientalis 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	57
	HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	134
	PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	52
	PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	41

PERENNIALS					
	AD	Aquilegia chrysantha 'Denver Gold'	Denver Gold Columbine	1 gal.	35
	CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	1 gal.	19
	EPP	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	1 gal.	55
	HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	66
	HX	Heuchera x 'Grape Expectations'	Grape Expectations Coral Bells	1 gal.	35
	HAS	Heuchera x 'Spearmint'	Dolce®Spearmint Coral Bells	1 gal.	23
	PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	102
	SMN	Salvia nemorosa 'May Night'	May Night Sage	1 gal.	51
GROUND COVERS					
	NR	NATIVE GRASS SEED MIX		seed	24,295 sf
	KB	Poa pratensis	Kentucky Bluegrass	sod	42,454 sf

2026-06-18 13:17

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	CRUSHED ROCK, WASATCH GREY, SIZE 1"-3" FROM STAKER PARSON MATERIALS OR APPROVED EQUAL	36,917 sf
	2	CRUSHED ROCK, CAFE ROCA, SIZE 1/2" FROM STAKER PARSON MATERIALS & CONSTRUCTION IN OGDEN, UTAH OR APPROVED EQUAL.	31,307 sf
	3	GREY CHAT MIX	2,999 sf
	4	STEEL EDGING	1,259 lf
	5	4' BLACK VINYL FENCE	
	6	MONUMENT SIGN	
	7	PERMANENT BBQ ISLAND	
	8	POOL & SPA	
	9	COMMUNITY GARDEN BEDS	
	10	TOT LOT	
	11	PARK BENCH	
	12	PICNIC BENCH	
	13	PICKLEBALL COURT, 34'X64', 6' HEIGHT BLACK VINYL COATED CHAIN LINK FENCING AROUND PERIMETER WITH GATE. SUSPENDED SLAB STAND COURT	

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	134,837 SQ.FT.	100%
SHRUB BEDS WITH ROCK MULCH	68,088 SQ.FT.	51%
LAWN (TURF GRASS)	20,225 SQ.FT.	15%
ADDITIONAL USEABLE LAWN (TURF GRASS)	22,229 SQ.FT.	16%
NATIVE GRASS	24,295 SQ.FT.	18%

N

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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BRICKMOOR
FARMINGTON CITY, UT
OVERALL LANDSCAPE PLAN

REVISION BLOCK

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OVERALL LANDSCAPE PLAN

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Date: 07/17/2026 | Job #: 25-0027
Sheet: L1.0

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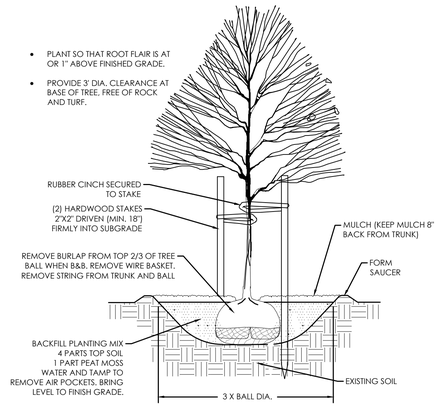
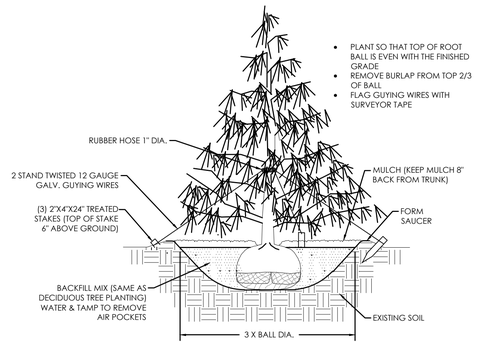
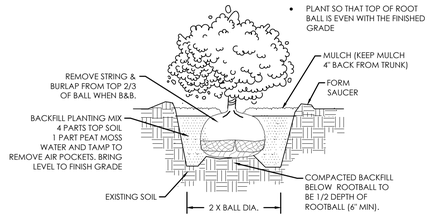


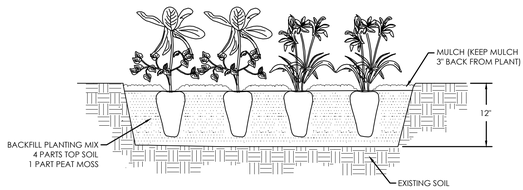
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

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BRICKMOOR
FARMINGTON CITY, UT
LANDSCAPE DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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LANDSCAPE DETAILS

Scale:	Drawn:
Date: 07/17/2026	Job #: 25-0027
Sheet: L1.4	

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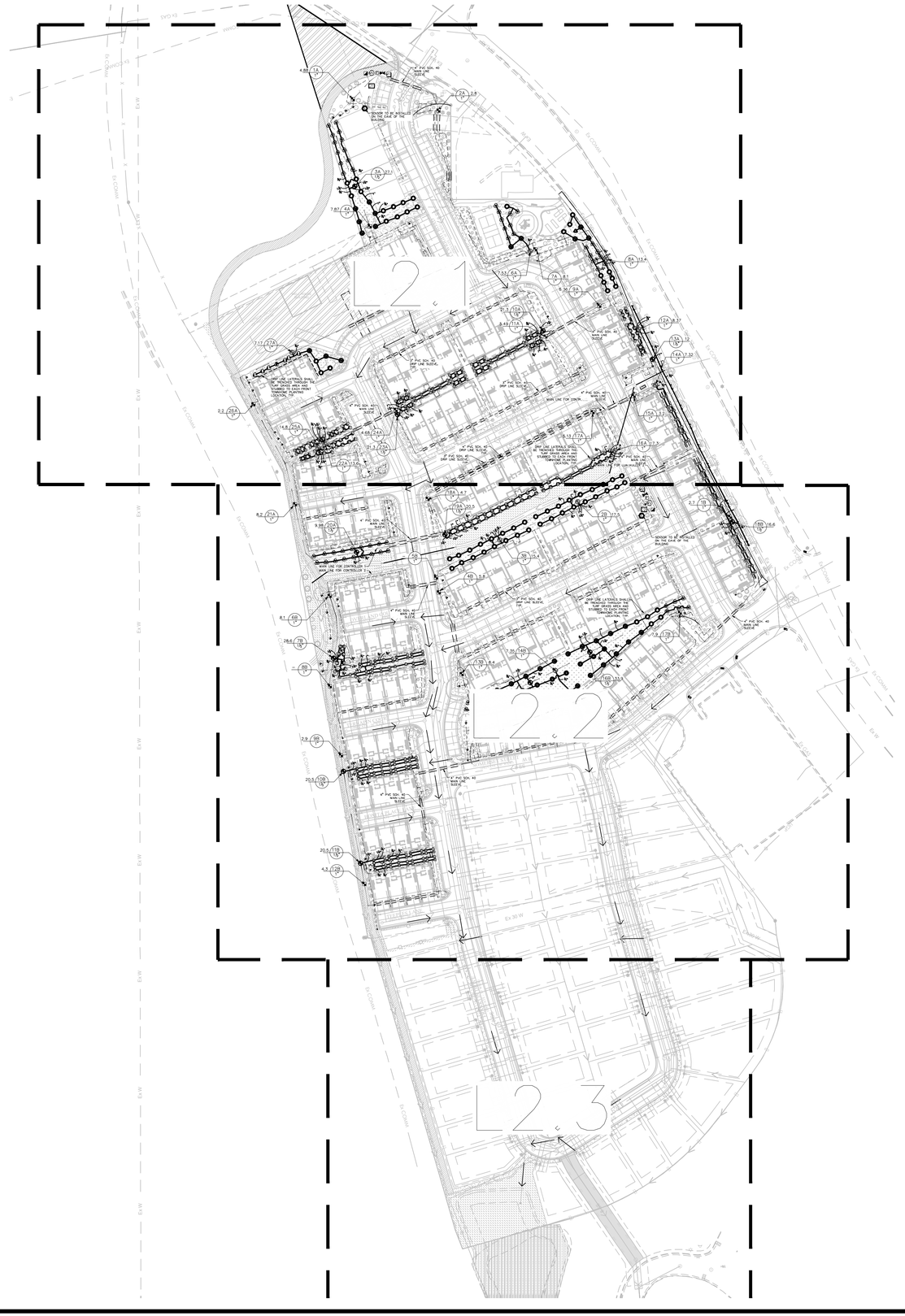

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	Rain Bird 1804 15 Strip Series Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	182
Q H F	Rain Bird 1804 5 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	2
Q T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	10
Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	132
Q T H TQ F	Rain Bird 1804 12 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	29
Q T H TQ F	Rain Bird 1804 15 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	4
LST SST RST	Rain Bird R-VAN-STRIP 1804-P45 Turf Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	7
14 ADJ 14 F	Rain Bird R-VAN14 1804-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	62
18 ADJ 18 F	Rain Bird R-VAN18 1804-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	72
24 ADJ 24 F	Rain Bird R-VAN24 1804-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	42
1401 1402 1404	Rain Bird 1804-1400 Flood Flood Bubbler 4.0in. popup, install w/ PA-80 adapter.	24

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	21
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	48

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB (ZONE VALVES) 1-1/2" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	12
	Rain Bird PESB (ZONE VALVES) 1" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	12
	Rain Bird 44-LRC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	2
	STOP AND WASTE VALVE 1.5" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	2
MV	Rain Bird PESB (MASTER VALVE) 1-1/2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2
C1 C2	Rain Bird ESPLXMM-LXMM-LXMMPED 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	2
S	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	2
F	Amiad 1.5-S-TAG-Steel Screen 130mm Amiad 1-1/2in. Super Tagline plastic filter, NPT. Stainless Steel Screen Element. Maximum working pressure 116psi.	2
M1 M2	Water Meter 1-1/2"	2

	Irrigation Lateral Line: PVC Schedule 40	34.5 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	6,285 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	424.6 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	254.4 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	69.7 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	24.5 lf
	Irrigation Mainline: PVC Schedule 40 1 ½"	5,163 lf
	Pipe Sleeve: PVC Schedule 40	1,670 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 60 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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BRICKMOOR
FARMINGTON CITY, UT
OVERALL IRRIGATION PLAN

REVISION BLOCK

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OVERALL IRRIGATION PLAN

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Sheet:	L2.0		

Z:_2025\25-0027 Farmington - Boyer\design\25-0027\dwg\sheet\L2.0 IRRIGATION PLANS.dwg

SOUTHWEST CORNER OF SECTION 12
T3N, R1W, SLB&M
3" STANDARD BRASS CAP FOUND

(RECORD: N0°06'45"W 5283.99')
BASIS OF BEARING: N0°07'46"W 5282.93'

WEST QUARTER CORNER
OF SECTION 12, T3N, R1W
NOT FOUND

CALCULATED: N0°07'46"W 2641.47'

NORTHWEST CORNER
OF SECTION 12
T3N, R1W, SLB&M
3" STANDARD BRASS CAP
FOUND

MEASURED:
S0°38'01"E 8.68

WITNESS CORNER TO THE
NORTHWEST CORNER OF
SECTION 12, T3N, R1W, SLB&M
PLUG FOUND

1392.95' (TIE)

MEASURED:
N89°41'55"E 79.58'

WITNESS CORNER TO THE
SOUTHWEST CORNER OF
SECTION 12, T3N, R1W, SLB&M
NAIL FOUND

N89°52'14"E
442.20' (TIE)

POINT OF
BEGINNING

08-043-0151
UTAH DEPARTMENT OF
TRANSPORTATION

MEASURED: N89°44'59"E 2571.38'

SOUTH QUARTER CORNER
OF SECTION 12
T3N, R1W, SLB & M
3" FLAT TOP BRASS FOUND

HIGHWAY 89
(PUBLIC-VARIED WIDTH)

08-043-0148
UTAH DEPARTMENT
OF TRANSPORTATION
ENTRY NO.
3100674

08-043-0229
FARMINGTON CITY
CORPORATION
LESS AND
EXCEPTING AREA
AREA=17,609 SQFT ±

08-041-0086
UTAH DEPARTMENT
OF TRANSPORTATION
ENTRY NO. 3100674

08-043-0152
UTAH DEPARTMENT
OF TRANSPORTATION
ENTRY NO. 1508298

N10°19'05"W
87.34'

R=110.00'
Δ=19°52'06"
L=38.14'
CH=N20°15'09"W 37.95'

N30°11'12"W
44.31'

R=98.00'
Δ=46°46'49"
L=80.01'
CH=N6°47'48"W 77.81'

N16°35'37"E
10.86'

R=110.00'
Δ=26°54'42"
L=51.67'
CH=N3°08'16"E 51.19'

N10°19'05"W
310.39'

R=98.00'
Δ=18°18'09"
L=31.31'
CH=N19°28'10"W 31.17'

N28°37'14"W
174.87'

R=102.00'
Δ=106°50'16"
L=190.20'
CH=N24°47'54"E 163.81'

R=98.00'
Δ=87°46'32"
L=150.13'
CH=N34°19'46"E 135.88'

N9°33'30"W
33.65'

R=82.00'
Δ=84°54'53"
L=121.53'
CH=N32°53'56"E 110.71'

N75°21'23"E
32.64'

S56°25'40"E
16.09'

S75°21'23"W
43.36'

R=102.00'
Δ=12°33'36"
L=22.36'
CH=N16°35'54"W 22.32'

N22°52'42"W
7.88'

R=98.00'
Δ=6°47'38"
L=11.62'
CH=N19°28'55"W 11.61'

N16°06'01"W
423.83'

N21°11'36"W
2.96'

S74°17'10"W
11.74'

S16°06'01"E
342.04'

N73°41'55"E
78.58'

R=90.00'
Δ=106°50'16"
L=167.82'
CH=S24°47'54"W 144.54'

S28°37'14"E
174.87'

R=110.00'
Δ=18°18'09"
L=35.14'
CH=S19°28'10"E 34.99'

S10°19'05"E
87.34'

PARCEL A

AREA=
22931 SQFT ±

PARCEL
B

R=98.00'
Δ=19°52'06"
L=33.98'
CH=S20°15'09"E 33.81'

S30°11'12"E
44.31'

R=110.00'
Δ=46°46'49"
L=89.81'
CH=S6°47'48"E 87.34'

R=110.00'
Δ=87°46'32"
L=168.52'
CH=S34°19'46"W 152.51'

S9°33'30"E
33.65'

R=70.00'
Δ=84°54'53"
L=103.74'
CH=S32°53'56"W 94.51'

S10°19'05"E
310.39'

R=90.00'
Δ=12°33'42"
L=19.73'
CH=S16°35'54"E 19.69'

R=98.00'
Δ=26°54'42"
L=46.03'
CH=S3°08'16"W 45.61'

S22°52'42"E
7.88'

S16°35'37"W
10.86'

R=109.98'
Δ=6°47'36"
L=13.04'
CH=S19°28'56"E 13.03'

N42°18'13"E
37.68'

S16°06'01"E
75.82'

S73°41'55"W
81.15'

S42°18'13"W
41.44'

R=50.00'
Δ=10°25'23"
L=9.10'
CH=S55°27'51"E 9.08'

PROPOSED
BRICKMOOR
SUBDIVISION

PARCEL J
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I

MAIN ST (PUBLIC-VARIED WIDTH)

PROFESSIONAL LAND SURVEYOR
07/14/26
No.12554439
Justin Lundberg
STATE OF UTAH

S N

TRAIL EASEMENT EXHIBIT

LOCATED IN THE WEST HALF OF SECTION 12, T3N, R1W,
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

FOCUS CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

Date Created:	07/14/2026
Scale:	NTS
Drawn:	EC
Job:	25-0027
Sheet:	1 OF 1

Z:\2025\25-0027 Farmington - Boyer Design\25-0027\Dwg\Exhibits\Survey exhibit\25-0027 trail easement exhibit 07102026.dwg

Brickmoor Lot Comparisons					
		Original	Current		Change
Total Area		758793	730977	SF	-4%
Single Family	Buildable Area	105519	104730	SF	-1%
Townhomes	Building Area	140473	126255	SF	-11%
Open Space		276702	267758	SF	-3%
Roadway		150271	144623	SF	-4%

LEGEND

- SECTOR 3- 2 STORY AT GRADE REAR LOAD TOWNHOMES
- SECTOR 2- 2 STORY FRONT-LOAD TOWNHOMES
- SECTOR 1- 3 STORY REAR-LOAD TOWNHOMES

SINGLE FAMILY - 40

- 40' WIDE SF LOTS - 22
- 50' WIDE SF LOTS - 18

TOTAL UNITS - 168

GUEST PARKING - 87

TOWNHOME DRIVEWAY PARKING - 142

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BRICKMOOR layout

FARMINGTON CITY, DAVIS COUNTY

20-0399

LEGAL DESCRIPTION
PREPARED FOR
Farmington Boyer
Farmington, UTAH
July 14, 2026
25-0027
EC

TRAIL EASEMENT LEGAL DESCRIPTION

Located in the West half Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, located in Farmington City, Davis County, Utah, being more particularly described as follows:

Beginning at a point N00°07'46”W 1392.95 feet along the Section line and N89°52'14”E 442.20 feet from the Southwest Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence N21°11'36"W 2.96 feet; thence N16°06'01"W 423.83 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 98.00 feet (radius bears: S73°54'54"W) a distance of 11.62 feet through a central angle of 6°47'38" Chord: N19°28'55"W 11.61 feet; thence N22°52'42"W 7.88 feet; thence along the arc of a curve to the right with a radius of 102.00 feet a distance of 22.36 feet through a central angle of 12°33'36" Chord: N16°35'54"W 22.32 feet; thence N10°19'05"W 310.39 feet; thence along the arc of a curve to the right with a radius of 110.00 feet a distance of 51.67 feet through a central angle of 26°54'42" Chord: N03°08'16"E 51.19 feet; thence N16°35'37"E 10.86 feet; thence along the arc of a curve to the left with a radius of 98.00 feet a distance of 80.01 feet through a central angle of 46°46'49" Chord: N06°47'48"W 77.81 feet; thence N30°11'12"W 44.31 feet; thence along the arc of a curve to the right with a radius of 110.00 feet a distance of 38.14 feet through a central angle of 19°52'06" Chord: N20°15'09"W 37.95 feet; thence N10°19'05"W 87.34 feet; thence along the arc of a curve to the left with a radius of 98.00 feet a distance of 31.31 feet through a central angle of 18°18'09" Chord: N19°28'10"W 31.17 feet; thence N28°37'14"W 174.87 feet; thence along the arc of a curve to the right with a radius of 102.00 feet a distance of 190.20 feet through a central angle of 106°50'16" Chord: N24°47'54"E 163.81 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 98.00 feet a distance of 150.13 feet through a central angle of 87°46'32" Chord: N34°19'46"E 135.88 feet; thence N09°33'30"W 33.65 feet; thence along the arc of a curve to the right with a radius of 82.00 feet a distance of 121.53 feet through a central angle of 84°54'53" Chord: N32°53'56"E 110.71 feet; thence N75°21'23"E 32.64 feet; thence S56°25'40"E 16.09 feet; thence S75°21'23"W 43.36 feet; thence along the arc of a curve to the left with a radius of 70.00 feet a distance of 103.74 feet through a central angle of 84°54'53" Chord: S32°53'56"W 94.51 feet; thence S09°33'30"E 33.65 feet; thence along the arc of a curve to the right with a radius of 110.00 feet a distance of 168.52 feet through a central angle of 87°46'32" Chord: S34°19'46"W 152.51 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 90.00 feet a distance of 167.82 feet through a central angle of 106°50'16" Chord: S24°47'54"W 144.54 feet; thence S28°37'14"E 174.87 feet; thence along the arc of a curve to the right with a radius of 110.00 feet a distance of 35.14 feet through a central angle of 18°18'09" Chord: S19°28'10"E 34.99 feet; thence S10°19'05"E 87.34 feet; thence along the arc of a curve to the left with a radius of 98.00 feet a distance of 33.98 feet through a central angle of 19°52'06" Chord: S20°15'09"E 33.81 feet; thence S30°11'12"E 44.31 feet; thence along

the arc of a curve to the right with a radius of 110.00 feet a distance of 89.81 feet through a central angle of 46°46'49" Chord: S06°47'48"E 87.34 feet; thence S16°35'37"W 10.86 feet; thence along the arc of a curve to the left with a radius of 98.00 feet a distance of 46.03 feet through a central angle of 26°54'42" Chord: S03°08'16"W 45.61 feet; thence S10°19'05"E 310.39 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 90.00 feet (radius bears: N79°40'57"E) a distance of 19.73 feet through a central angle of 12°33'42" Chord: S16°35'54"E 19.69 feet; thence S22°52'42"E 7.88 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 109.98 feet (radius bears: S67°07'16"W) a distance of 13.04 feet through a central angle of 6°47'36" Chord: S19°28'56"E 13.03 feet; thence S16°06'01"E 342.04 feet; thence N73°41'55"E 78.58 feet; thence N42°18'13"E 37.68 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N39°44'50"E) a distance of 9.10 feet through a central angle of 10°25'23" Chord: S55°27'51"E 9.08 feet; thence S42°18'13"W 41.44 feet; thence S73°41'55"W 81.15 feet; thence S16°06'01"E 75.82 feet; thence S74°17'10"W 11.74 feet to the point of beginning.

Containing 22,931 square feet +/-

FARMINGTON CITY
PLANNING COMMISSION
June 17, 2026

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

Agenda Item #1: Regarding the Special Exception Application for **Richard Haws**, Community Development Director **Lyle Gibson** said that east of Main Street, there is more restrictive lot coverage percentage than everywhere else in town, although he is not for sure why. The lot in question is large, but all lots have a 5,000 square foot restriction no matter the acreage. Staff wants to propose a change to the ordinance, and this could be a good case study.

Agenda Item #2: For the Cole West Subdivision and Zone Change Application, there is a lot of surrounding vacant property meant for storm water retention and currently zoned for agriculture. **Gibson** said it is in the neighborhood residential area of the General Plan, similar to the single-family around it. The developer would like to go the Transfer of Development Right (TDR) route, which would allow a higher density in exchange for money that would go toward improving the City park system. The Commission has discretion to see if the small lots fit in the area based on the frontage road access. The 18 interior lots would not have basements. The old Bamberger Railroad Right of Way once was slated to go through the east side of this property. Centerville has already blocked portions of it off in their community. Farmington's newest trail master plan does not show a trail there, but the Commission has discretion on it. There is still an easement across a lot, but it doesn't connect through. Symphony owns some nearby land that serves as detention basins for open space requirements. A nearby conservation easement is part of the Tuscany Village Homeowner's Association (HOA). Some Commissioners said they would rather see a dog park than a trail there.

Commissioner **Frank Adams** said the applicant wants to put 19 homes where they could previously only get four, and the Commission needs to determine if that will fit in the area. The developer said it does differ from the quarter to half-acre lots to the south. However, to the north, there is a very similar project at Kestrel Bay. The proposed housing would provide "attainable" housing. Water flows to the northwest. The developer said some of the homes on the ends near the freeway would be in the $600,000 range for a single-family home. These homes would serve "the missing middle" that is currently underserved, providing single-family homes on small lots. Developer Cole West has the property under contract contingent on entitlements.

Agenda Item #3: **Gibson** said the owners passed away, and their children would like to divest the property with some sort of entitlement. They provided some high-level options with their proposal. The school is on the south, and condos are across the street on the west. Three or four lots may be able to fit on the 0.36 acres. **Gibson** said a plan for the property is not required in order to rezone it. The applicant is asking for an R-4 zone, but the property nearby is zoned Business Residential (BR).

Agenda Item #4: **Gibson** said it has been difficult for Staff to enforce trailers, equipment, and large vehicles allowed on a residential lot in association with a home business, so changes were proposed. He would never want to limit a lot to only being able to have two cars, but the language attempting to define appropriate-sized vehicles for a home business may currently be unclear. Staff welcomes input from the Commissioners. The City Attorney has read through the proposed language.

Gibson said Miller Hollow is a 10-lot subdivision west of the Legacy Trail. The Utah Department of Transportation (UDOT) owned property through a lot, and the developer recently recorded the deed to give this land to the homeowner instead.

Agenda Item #5: This is the plat formalizing the lot as a buildable lot for STACK, which is getting more active on the retail components. They recently sold the land for the townhomes to a different developer, who still plans to develop the townhomes.

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

Chair **Tyler Turner** opened the meeting at 7:00 PM.

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #1 Richard Haws – Applicant is requesting a Special Exception for increased lot coverage at 448 W. 1300 North.

Community Development Director **Lyle Gibson** presented this agenda item. The property owner is looking to build a garage addition to the east side of the existing house. While the Large Residential (LR) zoning district has no coverage restrictions as it relates to the primary structure, the Foothill overlay in Section 11-30-040 F places a maximum impervious material coverage area of 35% or 5,000 square feet, whichever is smaller. While fairly restrictive, the code does allow for consideration of additional impervious material coverage by way of a Special Exception. The subject property is a large lot including 1.47 acres or 64,033 square feet. 35% of this lot coverage would be 22,411 square feet of impervious material coverage. The existing coverage already exceeds 5,000 square feet and, the with the new addition, will include 20,988 square feet of impervious surface (or 32.3%). The request fits within the purview of consideration for the Planning Commission as 32.3% is less than 35% which is identified as another standard in code. The criteria for consideration of a Special Exception are included within the Staff Report along with plans and renderings showing the work to be completed.

Applicant and homeowner **Rich Haws** noted that they wanted to add more space for garages and convert one to an Accessory Dwelling Unit (ADU). They have already received the excavation permit and are now just looking to get this formally approved. He has lived at 448 W. 1300 North for the last 10 years and wants to add space. **Eric Johnson** is the contractor for this project and also built **Haws**'s pool house.

Chair **Turner** opened the public hearing at 7:04 pm. No comments were received, and the public hearing was closed at 7:04 pm.

MOTION:
Commissioner **Brian Shepard** made a motion that the Planning Commission approve the Special Exception allowing impervious material coverage at the subject property up to 35%.

Findings 1-3:
1. 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;
2. Will not create unreasonable traffic hazards; and
3. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Supplemental Information 1-4:
1. Special Exception Code
2. Vicinity Map
3. Proposed Site Plan
4. Renderings of proposed work

Commissioner **Randy Hopkins** seconded the motion.

Chair Tyler Turner	**X** Aye	_____Nay
Vice Chair Joey Hansen	**X** Aye	_____Nay
Commissioner Randy Hopkins	**X** Aye	_____Nay
Commissioner Frank Adams	**X** Aye	_____Nay
Commissioner Tony Kalakis	**X** Aye	_____Nay
Commissioner Scott Behunin	**X** Aye	_____Nay
Commissioner Brian Shepard	**X** Aye	_____Nay

SUBDIVISION AND ZONE CHANGE APPLICATIONS – *public hearing x2*

Item #2: Cole West – Applicant is requesting a rezone of approximately 2.8 acres of property from the AA (Agriculture) zone to the LR (Large Residential) zone and Consideration of Schematic Subdivision and Preliminary PUD (Planned Unit Development) Master Plan for the Primrose Lane Subdivision consisting of 19 single-family residential lots at 44 West 1600 South and approximately 1575 South and Frontage Road.

Gibson presented this item, which is a legislative item converting the property from an agricultural (holding) zone to a new zone. The Planning Commission is tasked tonight with providing a recommendation to the City Council regarding the proposal and whether or not it is a good direction for the use of the subject property.

The subject property is undeveloped land just east of Interstate-15 (I-15) adjacent to the frontage road and the northbound flyover from I-15 to the West Davis Corridor. The AA zoning currently applies to this and a handful of nearby properties to the north and south. The requested LR zone can be found to the east and south with some higher density Residential (R) and R-2 zoning in neighborhoods to the north near the park.

Development of the property is highly limited under the current zoning. The applicant is seeking a rezone to the LR district to develop single-family lots. The 20,000 square foot standard, conventional lot size found in the LR zone would yield a subdivision of 5 total lots as specified in the ordinance included in the Staff Report along with other clerical updates to the Title 10, Building Regulations. Most of the development in the area includes homes on lots of approximately 10,000 square feet in size having used the alternative standards found in the LR district by providing open space. Rather than providing open space within the project area, the current proposal includes a Development Agreement which established the parameters for the purchase of TDR (Transfer of Development Right) lots. The TDR concept is specifically outlined as an option within the LR zoning district. The use of TDR lots allows for the consideration of adding additional lots into a project. In the case of this proposal, the applicant is seeking to purchase 14 TDR lots from the City in order to bring the total number of lots to 19. The TDR purchase supports open space off site and, if accepted, would allow for lots of 4,500 square feet in size or larger as proposed. A nearby example of lots of this nature can be found on the south side of 1700 South in Centerville's Woods Park Subdivision.

The project includes a single larger lot that fronts 1600 South Street and 18 smaller single-family home lots along a private drive accessed from the frontage road. A schematic plan has been provided along with example architecture to be used in the construction of homes. The project as proposed includes a private street along with a request to use setbacks which vary from the standards of the LR zone. As such, a PUD overlay is being requested and the provisions accounting for the requested deviations are found in the included Development Agreement. Notably, the applicant is seeking approval of the lot sizes and reduced setbacks in the side, front, and rear yards.

Together with the rezone request, the applicant has submitted a schematic subdivision design. The Development Review Committee (DRC) has undertaken an initial review of the design and generally recognizes the ability to serve the project as proposed. There are known questions or issues to be fully resolved related to storm water management, flood plain alteration, and wetland delineation. Should the City grant approvals of the current request, the applicant would be required to do more extensive design and engineering as well as provide proof of resolution related to all applicable requirements including any documentation needed resolving water-related concerns or issues from applicable entities such as Federal Emergency Management Agency (FEMA) or the Army Corp of Engineers.

Cole West representative, **Ethen Weaver** of Cottonwood Heights spoke regarding the request. He gave an overview of the request for "Avocet," a 19-unit, single-family development. All but one would be cottage-style homes, 30 x 50 foot products. This is not an entry level development, but would fill the "missing middle" gap between townhomes and the plentiful large lots in Farmington. The private lane would be maintained by a Homeowner's Association (HOA). Most of the surrounding residential lots are quarter to half-acre. The proposed lots are 4,500 to 6,500 square feet in size, which would help make the new houses "attainable" compared to others with larger lots. Proposed setbacks would be 20 feet on the front and rear; 7 feet on the sides; and 15 feet on the corner. The homes would range from 1,850 square feet to 2,500 square feet. He shared architectural drawings and floor plans depicting covered porches, large front windows on the second story, and three- and four-bedroom floor plans. The homes and yards would be similar to their Audrey development in Woods Cross with 33 to 38-foot backyards.

Commissioner **Scott Behunin** asked if they had other options for number of lots like 10 or 12 instead of 19. **Weaver** answered they did consider other iterations, but increasing lot sizes would in turn increase the sales price, which would move away from the "missing middle" pricing the developer believes Farmington needs. **Behunin** expressed interest in seeing other numbers of units for the plan.

Commissioner **Frank Adams** noted that the Development Agreement (DA) had setbacks that differed from those in the presentation. He requested a new draft with updated numbers on the setbacks before approval. He would also like to see what price range these homes would sell for. **Weaver** answered $675,000 to $750,000 roughly.

Hopkins thinks this would fit a niche in Farmington, and he likes the product.

Chair Tyler Turner opened the public hearing at 7:21 pm.

Kevin Sanders lives next to the cemetery and questioned the zero-lot line shown in a photo during the presentation.

Charlie Rawlins lives south of the property. He said this and surrounding property was annexed into Farmington in 2006 because of services provided. The surrounding area has large lots and nice homes. When it was annexed, it was zoned agricultural, which would allow up to only two homes, or one for each 10 acres of property. He has a horse on this property, which represents open space that is depleting in the City. He feels the density is too tight in this area, as it would double the density compared to the surrounding lots.

Kendall Tate lives on an Agricultural Very Low Density (AA) lot that backs on to this property. He moved there four years ago and is one of the only residents in the area who has to carry flood insurance. His property was a drainage base that was later piped, and he feels the new development may affect the area's drainage in general. There is a natural spring in the area. He would like to see fewer lots developed there.

Chair Tyler Turner closed the public hearing at 7:33 pm.

Gibson noted that the developer is aware of multiple on-site springs and may need to work with the Army Corps of Engineers. Work on I-15 will not eliminate the ball field. He said the City doesn't expect to expand public parks further south.

Shepard is leaning towards tabling the item per the DA. **Behunin** would also like to see another option of less-than-proposed number of lots, perhaps around 10. Commissioner **Joey Hansen** appreciates the middle ground of pricing. His own children can't afford to live in Farmington. Although the proposed prices are "high," they are lower than others in the City. He would want more information though, so he is leaning towards tabling this item.

Adams wants to see a fully formed, ready-to-sign DA and potentially a new plan. He feels things are still in the middle of negotiations, and he would like to see closer to 10 lots instead of 19. The proposal is way too dense. He noted the developer is still only under contract, and does not currently own the property. If there are fewer entitled lots, it may affect the purchase price of this property.

Commissioner **Tony Kalakis** said fewer lots would fit better. **Hopkins** said he's sensitive to the homeowners nearby and how it would impact them. Fewer homes will essentially be priced higher, which would not help with affordability. His children likewise can't afford to live in Farmington. He likes the concept, but would like to see other options. He favors approval of this proposal.

Turner lives on 1470 and his children also can't afford to live in the City. His great uncle owned horse property in the area. The proposed homes would be between townhomes and "forever" homes, something the City needs. He therefore is leaning towards approval, although he is concerned about water. Errors and issues in the DA can be corrected.

MOTION:
Hansen made a motion to **TABLE** this item for further consideration and request that a Development Agreement be created which provides additional options with less lots on the property under the requested zone.

Supplemental Information 1-4:

1. General Plan Future Land Use Maps
2. Current Zoning Map
3. Vicinity Map
4. Development Agreement / Schematic Plan

Brian Shepard seconded the motion.

Chair Tyler Turner	___Aye __**X**__Nay
Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Randy Hopkins	___Aye __**X**__Nay
Commissioner Frank Adams	**X** Aye _____Nay
Commissioner Tony Kalakis	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay

With a 5-2 vote, the motion to table passes. **Adams** said he is not opposed to affordable housing, but how a proposed development fits in the community is important. He has a problem with the location of the proposed development. He feels the developer should be more realistic and not "go for broke" in order to make more money.

Item #3: Mary Curtis – Applicant is requesting a Rezone of 0.36 acres of property from the OTR-F (Original Townsite Residential - Foothill) zoning district to the R-4-F (Multiple Family Residential – Foothill) zoning district at 37 South 200 East.

Gibson presented this item. The subject property is currently occupied by a single-family home built in 1972. The owner believes that a better long-term use of the property would be to allow for the construction of more than just one home. While the applicant has provided examples of what development of the property may look like, they are not requesting approval of a subdivision or development at this time. Because of this, a thorough technical review has not been conducted. However, it is reasonable to think that development similar to what is included in the Staff Report is

technically feasible should the City determine the zone and use is desirable. Suggestions include four individual for-sale townhomes, two duplexes, etc. In addition to the current zoning request, the concepts provided would likely require additional legislative discretion through a PUD scenario and process.

While the property is in the OTR general plan designation and the OTR zoning district, which primarily indicates single-family detached development, the property is across the street from a townhome development to the west and borders the Vista Education Campus to the south. It is one of only two houses accessed from the east side of the immediate stretch of 200 East.

The allowances of the requested zoning district are found in Farmington City Code Title 11 Chapter 13. This district permits single- to four-family dwellings (fourplex) along with other business, agricultural, or public and quasi-public uses. The existing Foothill Overlay would remain intact. The overlay deals more with development restrictions related to slope than the allowed use of the property.

The Planning Commission is tasked with making a recommendation to the City Council as to whether or not the requested rezone is desirable. The Commission may look to the General Plan for guidance in determining whether or not the rezone is appropriate. This is a legislative act that offers broad discretion to the Planning Commission. The General Plan does not have to be followed, and a recommendation for or against the request with findings is justified.

Applicant **Marty Kirtland** said the property belonged to his father-in-law **Ray Cox**, who was a 40-year resident. The location of the house is difficult, so they have approached multiple realtors and developers for options in order to get the money needed to pay for Cox's health care. They have suggested tearing down the existing home for the best use of the property. The rezone would hit a balance of affordable housing and maximizing the available space. They would like to sell it to a developer instead of doing it themselves.

Hopkins indicated he would like to see more renderings than the ones provided.

Chair Tyler Turner opened the public hearing at 8:06 pm.

Craig Thorly, neighbor to the property, indicated that the nearby Farmington Brownstone townhomes were approved with little to no common space and hardly any parking. Youth use the street for their play area. Visitors have to park on 200 East, which will no longer be available if this development goes in. He is concerned about traffic. The proposal goes against the General Plan for no compelling reason. This parcel will not single-handedly solve the affordability crisis. He would like to fight this rezone all along the way.

Vicky Valentine, who lives just north of the proposed project, is concerned with potential safety issues. There is not room for children's recreation. Views may be lost if the buildings are built high, and parking will be a problem.

Chair Tyler Turner opened the public hearing at 8:10 pm.

Shepard doesn't think it is ready to be approved at this point, so therefore should be tabled. **Behunin** wants more information and a DA. **Turner** said it seems like no developer will touch this until it gets rezoned, which puts the applicant in a precarious situation with his property. He doesn't think four units will fit, but he would be fine with three units. In his opinion, it matches the General Plan. Fewer units would help keep parking in check.

Adams said he is reluctant to rezone this just to hand it over to a developer to do something unintended. **Kalakis**, who also lives in the OTR and had a developer tear down an existing home, feels there could be more options. **Hopkins** said parking is a valid issue of concern. He understands the problem of having the zoning in place in order for a developer to take this on, but he wants a more concrete vision of what would be developed first.

Gibson said the Commission could consider other zones than the one being requested.

MOTION:
Randy Hopkins made a motion to **TABLE** this item for further consideration and request that a Development Agreement be created which limits the potential use of the property under the requested zone.

Scott Behunin seconded the motion.

Chair Tyler Turner	**X** Aye _____Nay	
Vice Chair Joey Hansen		**X** Aye _____Nay
Commissioner Randy Hopkins		**X** Aye _____Nay

Commissioner Frank Adams	**X** Aye _____Nay
Commissioner Tony Kalakis	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay

Kalakis encouraged the applicant to visit with neighbors to get a better consensus for future development proposals. **Adams** said there is a monetary concern at play, and the applicant should explore selling the land to someone who desires building one single-family home.

ZONE TEXT AMENDMENT – *public hearing x2*

Item #4: Farmington City – Applicant is requesting Multiple Amendments to Title 11, Planning and Zoning, to remove reference to the SPARC (Site Plan Architecture Review Committee), modify requirements for posting a bond in relation to a demolition, update home occupation allowances related to vehicles and equipment, and update provisions related to the Planning Commission based on state law requirements.

Gibson presented this agenda item. Staff proposed this clean-up of City code. The included amendments seek to accomplish a variety of things to improve the City's codes including:

- Compliance with ever-changing state law
- Removal of overburdensome demolition regulations
- Reflection of the actual status of a long defunct and unused SPARC
- Specifics on vehicles and equipment tied to a home business
- Clarity on other provisions

Turner opened the public hearing at 8:24 pm. Due to no comments being received, the public hearing closed at 8:24 pm.

Turner noted that this item was discussed in the previous work session, where Commissioners provided input. They would like to form a three-member committee to look further into the proposed changes. **Hopkins**, **Behunin** and **Adams** expressed willingness to serve on the committee.

MOTION:
Brian Shepard made a motion that the Planning Commission **TABLE** this item until a committee as discussed can be made to discuss cleaning up the language.

Joey Hansen seconded the motion.

Chair Tyler Turner	**X** Aye _____Nay
Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Randy Hopkins	**X** Aye _____Nay
Commissioner Frank Adams	**X** Aye _____Nay
Commissioner Tony Kalakis	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay

Item #5: Farmington City – Applicant is requesting Zone Text Amendment implementing criteria for reporting on affordable and moderate-income housing.

Gibson presented this agenda item. City Staff in is recommending a zone text amendment which codifies how reporting of Moderate-Income Housing requirements is to be done in a uniform manner.

Chair Turner opened the public hearing at 8:29 pm. Due to no comments being received, the public hearing was closed at 8:29 pm.

MOTION:
Shepard moved that the Planning Commission recommend approval of the zone text amendment as included with this report.

Finding 1:

1. The additional code clarifies the reporting process and establishes uniform expectations for all development.

Supplemental Information 1:

1. Enabling Ordinance including Proposed Zone Text Amendment

Adams seconded the motion.

Chair Tyler Turner	**X** Aye _____Nay
Vice Chair Joey Hansen	**X** Aye _____Nay
Commissioner Randy Hopkins	**X** Aye _____Nay
Commissioner Frank Adams	**X** Aye _____Nay
Commissioner Tony Kalakis	**X** Aye _____Nay
Commissioner Scott Behunin	**X** Aye _____Nay
Commissioner Brian Shepard	**X** Aye _____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #6: Applications and Approval of Minutes

a. Planning Commission Minutes for June 18, 2026

b. STACK

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. Parcel C4 is undergoing DRC site plan review at this time, but is not ready for final site plan approval. The Planning Commission approved the final site plan for C1 on June 18, 2026, but without the plat amendment to record C1 as a building lot, the building permit process cannot move forward. The purpose of this item is to conditionally approve the plat amendment to C1/C4 so that C1 and C4.3-4.5 may all be recorded as building lots. Parcels C4.1 and C4.2 will need to return as plat amendment/s at a later date when they have site plans in review.

c. Miller Hollow Preliminary Plat

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

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

The project is 9 lots + an SSF lot with a large lot anticipated for a future church building. The schematic subdivision plan was approved by the City Council on February 17, 2026. Since the approval of the schematic plan, the City has reviewed more detailed construction drawings and engineering and the DRC is in support of Preliminary Plat approval.

d. SSF Lakeview Hills Plat Amendment & Special Exception

The applicant is proposing to subdivide their lot to create two lots. One will accommodate the existing single-family dwelling; and a new lot will provide for a future SSF dwelling on the southwest side of the property. The new lot does not now include a Detached Accessory Dwelling Unit (DADU). The City cannot record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the same, unless a deed restriction, acceptable to the City, is recorded concurrent with the newly created vacant lot which states (as per Section 11-28-200 F 7 a. and b. of the Zoning Ordinance):

a. The owner may establish a DADU thereon so long as both lots are held under one ownership, meet DADU Parcel requirements, and the owner must live on-site in either the DADU or the single-family dwelling; and
b. Any future SSF on the lot must meet all related requirements, included but not limited to SSF Occupancy standards.

The property frontage is already fully improved with curb, gutter, and sidewalk. Only a new set of utility laterals is needed to service the new lot. This can be accounted for with a note on the subdivision mylar before recording so the utility work can be done with the construction of the new dwelling/SSF.

Regarding the special exception, the proposed building in the plans is of similar quality to that which the applicant would plan on building, with the exception that the roof of the actual structure may be pitched. In either case, the exception will apply to allow for up 20% of the 15-foot maximum height requirement for accessory dwelling units.

Frank Adams made a motion to approve items 6a, b, c, and d as **summary action items as presented**.
Brian Shepard 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 Frank Adams	**X** Aye	_____Nay
Commissioner Tony Kalakis	**X** Aye	_____Nay
Commissioner Scott Behunin	**X** Aye	_____Nay
Commissioner Brian Shepard	**X** Aye	_____Nay

Item #7: City Council Reports, Upcoming Items & Trainings.

a. City Council Report. **Gibson** said the Council has been silent as of late and will meet again next week. Festival Days was successful and police feedback was positive.

ADJOURNMENT

Scott Behunin motioned to adjourn at 8:31 PM.

Chair Tyler Turner	**X** Aye	_____Nay
Vice Chair Joey Hansen	**X** Aye	_____Nay
Commissioner Randy Hopkins	**X** Aye	_____Nay
Commissioner Frank Adams	**X** Aye	_____Nay
Commissioner Tony Kalakis	**X** Aye	_____Nay
Commissioner Scott Behunin	**X** Aye	_____Nay
Commissioner Brian Shepard	**X** Aye	_____Nay

_____

Tyler Turner, Chair

Farmington City
Planning Commission Staff Report
August 6, 2026

Item 6b: Zone Text Amendment – Multiple Amendments to Title 11, Planning and Zoning, to remove reference to the SPARC (Site Plan Architecture Review Committee), modify requirements for posting a bond in relation to a demolition, and update provisions related to the Planning Commission based on state law requirements.

Public Hearing: No (previously held July 16, 2026)
Application No.: 26-16
Applicant: Farmington City Staff

Update since last meeting:
This item was tabled after being introduced at the last Planning Commission meeting. The Commission at the time asked that an ad-hoc committee be formed to discuss and improve on any direction related to vehicles and equipment tied to a home business. The committee members have been selected and are scheduled to meet at a future date.
The language related to home business vehicles and equipment has been removed from the draft included with this report and may be considered as a stand along ordinance update at a future date.

Background Information:

The included amendments seek to accomplish a variety of things to improve the city's codes including:

- Compliance with state law
- Removal of overburdensome demolition regulations.
- Reflect actual status of a long defunct and unused SPARC
- Clarity on other provisions.

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

Findings:

1. The amendments create compliance, improved clarity, and more fair regulation.
2. The amendments bring the code into alignment with actual practice as it relates to the SPARC.

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING, TO REMOVE REFERENCE TO THE SPARC (SITE PLAN ARCHITECTURE REVIEW COMMITTEE), MODIFY REQUIREMENTS FOR POSTING A BOND IN RELATION TO A DEMOLITION, AND UPDATE PROVISIONS RELATED TO THE PLANNING COMMISSION BASED ON STATE LAW REQUIREMENTS.

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

Section 3. 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 4th day of August, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A

11-3-010: PLANNING COMMISSION:

There is hereby created, pursuant to Utah Code Annotated sections 10-20-301 et seq., as amended, a planning commission of the city to recommend and monitor the planning and development of the city, whose primary duty shall be to act as an advisory commission to the city council on all matters pertaining to planning and zoning. The planning commission shall be known and may be referred to as the Farmington City planning commission.

11-3-020: MEMBERS:

A. ~~A.~~ Number: The planning commission shall be comprised of seven (7) members, who shall be appointed by the mayor with the advice and consent of the city council.

~~A.~~B. Appointment Procedure: The Mayor shall submit the name of a candidate to the city council for their consideration and consent.

~~B~~C. Terms: The members shall be appointed to staggered terms of four (4) years; provided, that members may be appointed to terms shorter than four (4) years when necessary to provide for staggered terms and efficient operation of the commission. Typically members serve 1 term~~,~~; however~~,~~ ~~M~~members may be reappointed for ~~successive terms.~~1 successive term.

~~C~~D. Alternate Members: Two (2) alternate members may be appointed by the mayor, with the advice and consent of the city council. An alternate member may take the place and serve in the same capacity as a regular member in the event that a regular member is absent from a meeting. Alternate members shall serve for terms of one year, which may be renewed annually at the discretion of the mayor, with the advice and consent of the city council.

~~D~~E. Removal: The members shall serve at the pleasure of the city council, and the ~~mayor~~ city council may remove any member of the planning commission ~~upon majority vote of the city council, with or without cause~~ for any reason, including the following:~~.~~

i. Cause:
   a. using public funds for a political purpose under Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act;
   b. violating a provision of Title 10, Chapter 3, Part 13, Municipal Officers' and Employees' Ethics Act; ~~and~~or
   c. acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties;

ii. Exception:
   a. ~~a~~A planning commission member is not subject to removal due to deliberating about a specific pending land use application in a planning commission meeting

with municipal staff, an elected official, or the land use applicant ~~is not cause for removing a planning commission member from the planning commission~~;

F. Recusal: Members of the Planning Commission shall recuse themselves from deliberating or voting on land use applications when:

i. the application poses a conflict of interest for that Planning Commission member of sufficient magnitude that a reasonable person's decision on the application would be influenced by the conflict ~~with that member of the Planning Commission~~.

~~E~~G. Vacancy: A vacancy occurring on the planning commission by reason of death, resignation, removal or disqualification, shall be promptly filled by a replacement appointed by the mayor, with the advice and consent of the city council, for the unexpired term of the replaced member.

~~F~~H. Compensation: The city council may fix per diem compensation for the members of the planning commission, based upon necessary and reasonable expenses and on meetings actually attended by the members. (Ord. 2007-08, 2-6-2007)

~~G~~I. Status: The members shall be deemed "volunteers" for purposes of city ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah governmental immunity act as set forth in Utah Code Annotated section 63G-7-101 et seq., as amended. (Ord. 2007-08, 2-6-2007; amd. 2016 Code)

11-3-030: ORGANIZATION AND PROCEDURE:

The planning commission shall be organized and exercise its powers and duties as follows:

A. Chair: The planning commission shall elect one of its members as chair to oversee the proceedings and activities of the planning commission and one of its members to act as vice chair to assist the chair and to act as chair in the event the chair is unable to attend a meeting or act for any reason. The chair and vice chair shall serve for a term of one year. The chair or vice chair acting as the chair shall have the power to vote on all matters. The chair and vice chair may be elected for successive terms.

B. Rules: The Planning Commission may adopt reasonable policies and procedures for governing the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. Such policies and procedures shall be approved by the City Council before taking effect.

C. Meetings: The Planning Commission shall generally meet in person but may conduct an electronic meeting on the first and third Thursday of each month at the hour of seven o'clock

(7:00) P.M., and/or such other times as deemed necessary by the Chair, City Manager or City Council. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Annotated title 52, chapter 4, as amended. Written minutes of all meetings of the Planning Commission shall be prepared and filed in the Office of the City Recorder for review and access by the public in accordance with the City government records access and management ordinance.

D. Quorum: No official business shall be conducted by the Planning Commission unless a quorum of the members is present. Four (4) members of the Planning Commission shall constitute a quorum. While participation in person is preferred, members may also participate remotely via electronic communication as necessary. Unless otherwise provided by law or City ordinance, the minimum number of yes votes required for the Planning Commission to take action on any matter shall be by majority vote of the members of the quorum present. The concurring vote of four (4) members is necessary to reverse any order, requirement, decision or determination of any administrative official or agency or to decide in favor of the appellant. (Ord. 1997-55, 11-19-1997; amd. Ord. 2022-13, 3-15-2022)

11-3-040: FUNCTIONS AND DUTIES:

It shall be the function of the Planning Commission to oversee the proper development of property within the City in accordance with pertinent City ordinances and provisions of Utah Code Annotated title 10, chapter 9a, as amended. The duties of the Planning Commission shall include, but shall not be limited to, the following: (Ord. 1997-55, 11-19-1997; amd. 2016 Code)

A. Prepare and recommend a General Plan, street plan, zoning map, zoning ordinances, and any other relevant proposals or recommendations to the City Council for the proper development of property within the City;

B. Prepare and recommend any additions, changes or amendments to the City's General Plan, street plan, zoning map, zoning ordinances or other relevant items to the City Council for the proper development of the City;

C. Administer the provisions of the zoning ordinances;

D. Recommend subdivision ordinances and regulations and amendments thereto to the City Council;

E. Review non-conventional subdivision applications;

F. Advise the City Council on matters requested by the City Council;

G. Hear or decide any matter that the City Council designates, including the approval or denial of, or recommendations to approve or deny, conditional use permits;

H. Prepare and recommend programs for public improvements and the financing thereof to the City Council; and

I. Exercise any other powers that are necessary to enable the Planning Commission to perform its function or that are delegated to it by the City Council.

11-3-060: RULES OF ORDER

These rules are for the order and convenience of the Planning Commission and shall not be interpreted to provide an independent basis for invalidating or in any way altering a final decision of the Commission unless otherwise provided by City Ordinance or State Code. All regular meetings of the Farmington City Planning Commission shall be conducted according to these rules where these rules so provide.

I. GENERAL PROVISIONS

1. Basic Principles

a. Equality of Members – As the Planning Commission conducts its affairs in accordance with these rules, each member has the same rights, privileges, and duties as any other member.

b. Freedom of Discussion – The right to be heard and to hear what others have to say about a motion before voting on it is basic to intelligent group action.

c. One Main Motion – Only one main motion may be considered at any given time.

d. Members Right to Know – Members have a right to know at all times what the immediately pending motion is and to have it restated before any vote is taken.

e. Meeting Properly Called – The Planning Commission may take official action only in meetings properly called and with a quorum of members present.

f. Actions Must Be Lawful – Actions taken by the Planning Commission must be in accord with City Ordinance and State and Federal Law.

2. Seconding Motions

All motions of the Commission shall require the second except:

a. A motion to amend the amendment;

b. A motion to adjourn; or

c. A motion to withdraw.

3. General Consent

A formal vote shall be taken on all main motions. The formal vote shall include a second (when required), the polling of each eligible member, and the recording of votes by the secretary. For all motions other than a main motion, at the discretion of the Chair, the Chair may call for approval of the Commission by verbally polling the Commission for any objections. If there is an objection from any member of the Commission, the motion shall be put to a formal vote.

4. Making the Motion

A motion may be made by any member of the Commission except the Chair or, in his/her absence, the Vice-Chair. Each motion proposed must be recognized by the Chair.

5. Debate on a Motion

Except as otherwise provided by these rules, all motions shall be subject to debate by the Commission only after a second to the motion has been made and accepted by the Chair (where a second is required). Where no second is required, debate on the motion may begin immediately after the motion is accepted by the Chair.

6. Duties of the Chair

a. The Chair shall conduct all meetings of the Commission and shall have the power to administer the rules at each meeting of the Commission in a manner not inconsistent with these Rules, City Ordinance, or State Law.

b. The Chair should, to the extent practical, remain impartial.

c. Whenever the Chair rules a motion out of order, he or she should explain why it is out of order and advise the mover when it would be in order, or how the mover's intent, if known, might be accomplished by use of another procedure.

d. No member of the Commission, applicant, witness, or any other individual should speak in an open meeting of the Commission without first being recognized by the Chair. This rule may be specifically set aside by the Chair as the circumstances may require.

7. Disciplinary Measures

a. Disturbance by Non-Commission Members – If a non-Commission member is at the center of a disturbance, the Chair shall invite the offending party(s), after appropriate warning, to leave the meeting. "Appropriate Warning" should include a clear statement to the offending party(s) indicating that they are "out of order," stating the specific reason why they are out of order, and specifically what they may do to bring their actions into order. If the offending party(s) continue the disturbance, the Chair shall invite the offender(s) to cease and be seated or to leave the meeting, depending on the seriousness of the disturbance. If the offender(s) refuse to leave, the Chair may order the person(s) removed by the Police Department.

b. Appeal of Expulsion – The Action to expel an individual is a ruling from the Chair and may be appealed by any member of the Commission but not by the non-Commission member. If an appeal is not called for, or if the decision of the Chair to expel the offender is upheld by the Commission, the person may be properly excluded from the meeting and in addition be charged with violation of the law where applicable.

c. Motion to Appeal – A motion to appeal shall subject the ruling of the Chair to examination by the other members of the Commission to secure their support for reversal of the ruling. A motion to appeal is debatable and may not be amended or postponed.

d. Disturbance by Commission Members – Commission members who demand the floor after exhausting their right to debate or who continue to talk without being recognized by the Chair may be dealt with in the following manner.

i. A warning from the Chair;

ii. A second warning from the Chair;

iii. The Chair may invite a motion to censure the offending Commission member by explaining that this becomes a matter of record in the minutes of the Commission. The offending member

shall be permitted to speak in his/her own defense and the secretary may be called to read examples of offensive remarks that he/she had directed to the record during the proceedings. Members excluded from a meeting by a vote of the Commission, but who refuse to leave, may invite more serious action such as eviction by a police officer and possible criminal charges.

II. MOTIONS

1. **Main Motion** – A Main Motion is the statement of request for action, an idea for evaluation, or the introduction of a resolution stating the Commission's position on a subject. Main Motions should be clear and concise and should be accompanied by specific facts that support the motion. If the motion is to be based on the requirements of an ordinance, each of the requirements of the ordinance should be addressed in the motion and supported by facts.

2. **Motion for Continuance** – A motion for continuance removes the subject from consideration until a future time or meeting. A motion for continuance may be made by either continuing the matter to a time certain or indefinitely. A continuance to a time certain is preferred since all parties are given actual notice of the time and date that the matter will be heard next. A continuance to an indefinite time in the future would require re-advertising of the matter in order to ensure that all interested parties are informed of the date and time that the matter will be heard again. Any motion for continuance should be accompanied by specific reasons for continuing the matter.

3. **Motion to Withdraw a Motion** – A motion is required to remove a motion which is before the Commission. The member who has made a motion pending before the Commission may move to withdraw that motion at any time prior to the Chair putting the motion to a vote of the Commission. Withdrawal of a second is not necessary. Any member may move to withdraw a motion pending before the Commission prior to the Chair putting the motion to a vote unless there is an objection from any other member of the Commission, in which case the withdrawal of the motion shall be put to a vote.

4. **Motion to Amend a Motion** – A motion may be made to change the wording of a motion pending in order to make it express more accurately what the majority wants it to say. When a motion is pending before the Commission, any member may amend the motion at any time prior to the Chair putting the motion to a vote provided the motion to amend receives a second and an affirmative vote of the Commission.

5. **Motion to Amend the Amendment** – A motion may be made to change the wording of a proposed amendment to a pending motion. This may be done by motion, no second required, and the Chair may merely ask if there is any opposition. Only if there is

opposition does the amendment to the amendment need to be put to a formal vote.

6. **Motion to Rescind** – A motion is required to cancel or make void, the results of a motion passed. A prior motion may only be rescinded when the applicant and other persons directly affected by the motion have not materially changed their position in reliance on the Commission's action on the motion.

7. **Motion to Reconsider** – A motion is required to call back for further consideration by the Commission any action taken in the same meeting, or in the immediately preceding meeting, for the purpose of reconsidering a motion. If it is determined by the Commission that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or rescinded, the motion shall be put to a formal vote of the Commission.

8. **Motion to Recess** – A motion to recess may be made to break for a specific purpose while also stipulating a time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

III. ADJOURNMENT

Any meeting of the Commission may be adjourned by a motion from any member and an affirmative vote of the Commission. The Chair shall also have the power to adjourn a meeting where there is no objection from any other member and where all business items and orders of the day have been completed.

11-3-070 POLICIES AND PROCEDURES

FARMINGTON PLANNING COMMISSION POLICIES AND PROCEDURES

I. PURPOSE

These policies and procedures are designed and adopted for the purpose of providing guidance and direction to the members of the Farmington Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these policies. Nothing in these policies shall be interpreted to provide an independent basis for the invalidation or alteration of a final decision of the Commission unless otherwise provided by City Ordinance or State Law.

II. OFFICERS AND DUTIES

Election of Officers – The Planning Commission shall annually elect a Chair, Vice-Chair, ~~and representative to the Board of Adjustment~~ at its last meeting of the calendar year. The officers and Board Member shall be elected from the duly appointed members of the Commission by

a majority of the total membership and may be elected for subsequent terms. Terms of office shall be from January 1st to December 31st of the year following the election.

The Chair shall preside over all meetings and hearings. The Chair shall have the same rights, privileges, and duties as any other member, including the right to vote on any matter before the Commission. The term "Chair," as used throughout this document, shall mean the Chair of the Planning Commission, or in the absence or incapacity of the Chair, the Vice-Chair unless otherwise designated. In the event that the Chair is only able to participate remotely, the Vice-Chair shall preside over meetings unless all meeting participation is conducted remotely. In the event the Planning Commission is scheduled to meet and the Chair or Vice-Chair is unable to conduct the meeting, the meeting may continue with the presence of a quorum who shall elect a Chair Pro-Temp to preside over that meeting. Selection of a Chair Pro-Temp requires a nomination and a simple majority vote.

The Chair shall execute official documents and letters on behalf of the Commission. In the absence of the Chair, the Vice-Chair may fill this role. The Community Development Director or designee may execute time sensitive documents on behalf of the Planning Commission to formalize an action taken in a public meeting.

III. NOTICE

In order to make residents of the City more aware of the various hearings conducted by the Planning Commission, and particularly those residents or businesses which may be affected by changes in land use, procedures are established below for notification of affected property owners. These notice provisions are provided as a courtesy to these property owners and are not intended to subject the City to a greater notice requirement than required by Federal or State Law. Failure of any person to receive notice shall not invalidate, or serve as basis for appeal, of any Planning Commission decision.

1. **Meetings** – The Planning Commission shall give public notice at least once each year of its schedule for all regular meetings scheduled for that year specifying the date, time, and place of such meetings. In addition to public notice of the Planning Commission's annual meeting schedule, the Planning Commission shall give not less than 24 hours' public notice of the agenda, date, time, and place of each of its public meetings. Public notice shall be provided by:
    a. Posting written notice:
        i. at the Farmington City Offices, 160 South Main Street; and
        ii. on the City's website; and
        iii. on the Utah Public Notice Website (www.pmn.utah.gov); and
    b. In addition to the required notice above, reasonable effort shall be made to provide notice via relevant social media platforms such as (e.g. Facebook, Instagram).

2. **Special Emergency Meetings** – When, because of unforeseen circumstances, it is necessary for the Planning Commission to hold an emergency meeting to consider matters of an urgent nature, the notice requirements as listed above may be disregarded and the best notice practicable given. No such emergency meeting of the Planning Commission shall be held unless an attempt has been made to notify all of its members and a majority votes in the affirmative to hold the meeting. (Utah Code Ann. 52-4)

3. **Legislative Consideration (Recommendations to the City Council)** –
Example Items: Planned Unit Developments and Zoning Map Amendments
   a. Applications for items which are legislative in nature and require a recommendation from the Planning Commission to the City Council shall be noticed prior to the meeting in the following manner:

      i. Applications shall be identified by name on the Planning Commission agenda;

      ii. **Zoning Map Amendments/Planned Unit Developments**
      The City Planner shall notify all property owners within 300 feet from the boundaries of the affected property, by mail, of any meeting where a public hearing is required by state law or local ordinance. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended beyond 300 feet from the subject property in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission;

      iii. **Ordinance Amendments**
      The City Planner shall cause that notice be posted in accordance with applicable state law and local ordinances.

      iv. **General Plan Amendments**
      The Planning Commission shall prepare and/or review all proposed amendments to the City General Plan and shall hold a public hearing on such proposed amendments. After the public hearing, the Planning Commission shall make any changes to the proposed amended Plan and forward its recommendations regarding the same to the City Council for its consideration. Notice of the public hearing before the Planning Commission on the proposed amended General Plan amendments shall be provided in accordance with City Ordinances and State Law regarding the same.

   b. Other meetings at which a legislative matter will be considered need not be noticed by individual mailing, but shall be identified by name on the agenda;

i. More than one public hearing for the same item may be required when determined to be appropriate by majority vote of the Commission.

ii. Significant alteration of an application may also merit an additional hearing(s) as determined by the City Planner, and with the concurrence of the Chair or by majority vote of the Commission:

c. The City Planner shall send a letter or email to the applicant within a reasonable time after the final recommendation of the Planning Commission indicating the action taken on the application.

4. **Administrative Consideration**–

a. Applications which are considered administrative in nature including Conditional Use approval, Subdivisions, and Special Exceptions, shall be noticed prior to the meeting in the following manner when city code requires that a public hearing is applicable:

i. Applications shall be identified by name on the Planning Commission agenda;

ii. The City Planner shall notify all property owners within 300 feet from the boundaries of the affected property, by mail, of the meeting at which the application will be considered. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended beyond 300 feet from the subject property in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission;

b. The City Planner shall send a letter or email to the applicant within a reasonable time after the final decision of the Planning Commission indicating the action taken on the application.

c. The notice procedure for a new Conditional Use application shall also be followed if it becomes necessary to commence proceedings to revoke a Conditional Use Permit.

5. **Other**

a. **Street Dedication, or Major Street Plan Amendment** – Notice shall be provided in the following manner:

i. An application for a street name change, Major Street Plan change, or street dedication shall be identified by name on the Planning Commission

agenda.

ii. The City Planner shall notify all affected utilities of the date of the hearing and the proposed change;

iii. The City Planner shall mail notice to all owners-of-record of land abutting the street on which the change or dedication is proposed and may also publish such notice on the City's webpage and the Utah Public Meeting Notice website within a reasonable time prior to the meeting date.

b. **Vacation of Alleys or Streets** – No requirement exists in State Law for sending street and alley vacations to the Planning Commission for a recommendation. If the City Council determines that a recommendation from the Commission is desirable, then notice shall be given in the following manner:

i. An application for a street or alley vacation shall be identified by name on the Planning Commission agenda;

ii. The City Planner shall notify all affected utilities of the date of the hearing and the proposed change;

iii. The City Planner shall mail notice to all owners-of-record of land abutting the street on which the change is proposed and may also publish such notice on the City's webpage and the Utah Public Meeting Notice website within a reasonable time prior to the meeting date.

iv. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission.

IV. APPLICATION REQUIRED

An application may not be heard by the Planning Commission unless an application form is adequately filled out and accompanied by the appropriate fee and required plans drawn to scale with dimensions clearly indicated and with sufficient detail and clarity to show what is being requested. Applications must be received at least two weeks prior to the meeting at which they will be considered.

V. MEETINGS

1. **Time and Place of Meetings** – Regular public meetings of the Planning Commission will generally be held on the first and third Thursday of each month at 7:00 p.m. in accordance with Farmington City Code Section 11-3-030 (C). In person meetings will be held in the City Offices located at 160 South Main Street when there is business to conduct unless otherwise noted on the agenda. A preparation meeting may be held prior to regular meetings, typically starting at 6:30 p.m. This preparation meeting is still a public meeting and the start time of the preparation meeting must also be published on the agenda. As determined by the Chair or City Staff, meetings may be held to facilitate participation either entirely or partially via remote electronic means.

2. **Special meetings** may be called by the Chair, or upon an affirmative authorization of at least four members of the Commission.

3. **Open to the Public** – All meetings of the Planning Commission are open to the public unless closed pursuant to law.

4. **Public Comment**. - 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 the agenda item. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate a large number of speakers. The Chair, in its sole and absolute discretion, may allow additional time to any speaker should it be deemed reasonable to do so. The allotted time for each individual for public comment is personal to each such individual and may not be ceded, aggregated or shared with any other individual.

5. **Order of Business** – Applications submitted to the Planning Commission shall appear on the agenda in such order as City staff may deem appropriate giving due consideration for the amount of time each item is anticipated to require. The following are examples of items that my appear on the Commission's agenda. This list is not exclusive:

    a. Approval of Minutes;
    b. City Council Report
    c. Subdivision and Planned Unit Development applications – hearings and decisions;
    d. Master Plan and Zoning Amendment applications – hearings and decisions;
    e. Conditional Use / Site Plan review applications – hearings and decisions.
    f. Annexation applications;
    g. Zoning Text Changes – hearings and decisions;
    h. Other Business;
    i. Adjournment.

The Chair may change the order of business or consider matters out of order if there is no objection from any member of the Commission, or by majority vote of the Commission.

6. **Presentation of Application** – Staff shall present the application. The applicant is then invited to offer written or oral comments and clarification if needed. An applicant may represent themselves in person or remotely, and is not subject to three-minute time limits imposed on members of the public. The applicant may also choose to be represented by an attorney or other authorized agent at any meeting of the Commission, and the representing party may participate in person or remotely. Written authorization shall be required for an agent.

7. **Order of Procedure** – Except as otherwise provided in these rules, the order of procedure in the hearing of each application shall be as follows:

    a. Staff makes presentation;
    b. Applicant offers written or oral comments and clarification if needed;
    c. Public provides comments;
    d. Applicant given opportunity to answer comments and provide additional information;
    e. Public hearing is closed by the Chair.

    The Chair may change the order of procedure if there is no objection from any member of the Commission or by majority vote of the Commission.

VI. VOTING

An affirmative vote of a majority of the members of a quorum shall decide any matter under consideration in accordance with Section 11-3-030(d) of the Farmington City Zoning Ordinance.

VII. DECISIONS

Decisions of the Commission shall be considered final, for the purposes of any appeal, at the end of the meeting at which the matter is heard and a decision rendered. The Zoning Administrator shall send a written notification or email of the decision to the applicant within a reasonable time after the date such decision was made. Such notification shall include the reasons for the Commission's decision.

VIII. RE-HEARING

The Commission may re-hear an application upon written request by the applicant and a showing that there is substantial new evidence that was unavailable at the time of the original hearing through no fault on the part of the applicant. The Commission shall, by vote, make a determination as to whether or not to reconsider its prior decision. In the event a re-hearing is approved, the matter shall be considered only after notice has been given in the same manner

as was given for the original application. The applicant shall pay any costs incurred in re-advertising the hearing.

IX. RECORDS

1. **Written Minutes** – Written minutes shall be kept of all Planning Commission meetings. Such minutes shall include:

   a. The date, time, and place of the meeting;
   b. The names of members present and absent;
   c. The substance of all matters proposed, discussed, or decided, and a record, by individual member, of the votes taken.

   The minutes are public records and shall be available within a reasonable time after the meeting. An official copy of the minutes shall not be made available until after formal approval by the Commission.

2. **Recording** – All proceedings of the Planning Commission shall be electronically recorded and the audio recording retained in the office of the City Planner for a minimum of six months following the meeting at which the recording was made. Such recordings may be used in the event a Commission Member misses a meeting and wishes to qualify to vote on a particular item, or if it is necessary to produce a verbatim transcript of all, or part, of a meeting.

3. A recording of all or any part of a Planning Commission Meeting may be made by any person in attendance provided that the recording does not interfere with the conduct of the meeting.

X. RULES OF ETHICAL CONDUCT

1. **Definitions** – The following definitions shall apply to this section:

   a. **Assist** means to act, offer, or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity.

   b. **Business Entity** means a sole proprietorship, firm, partnership, association, joint venture, trust, corporation, foundation, or other organization or entity used in carrying on a business.

   c. **Compensation** means anything of economic value which is paid, loaned, granted, given, donated, or transferred to any person or business entity for, or in consideration of, personal services, materials, property, or any other thing

whatsoever.

d. **Substantial interest** means ownership, either legal or equitable, by an individual, a spouse, or minor children, of at least 10% of the outstanding shares of a corporation or a 10% interest in any other business entity.

2. **A Commission member shall not:**

a. Disclose confidential information acquired by reason of his/her official position or use such information to secure special privileges or exemptions for him/herself or others;

b. Use, or attempt to use, his/her official position to secure special privileges for him/herself or others;

c. Knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift or loan for him/herself, or another, if the gift or loan tends to influence him/her in the discharge of his/her official duties, except for:

i. An occasional nonpecuniary gift having a value of less than $50.00;
ii. An award presented publicly;
iii. Any bona-fide loan made in the ordinary course of business;
iv. Political campaign contributions actually used in a political campaign.

d. Participate in any Commission action which may result in a private benefit;

i. The private benefit may be direct or indirect, create a material, personal gain, or provide an advantage to relations, friends, groups, or associations which hold some share of a person's loyalty. However, mere membership in a group or organization shall not be considered a conflict of interest unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of an issue.

ii. A Commission member experiencing, in his/her opinion, a conflict of interest, shall declare this interest publicly, abstain from voting on the action, and shall be excused from his/her seat on the Commission during consideration of the action. He/she should not discuss the matter privately or publicly with any other Commission member. The vote of a Commission member experiencing a conflict of interest who fails to disqualify oneself shall be disallowed.

iii. A conflict of interest may exist under these rules even though a Commission member may not believe he/she has an actual conflict. A

Commission member who has a question as to whether a conflict exists should raise the matter with the other members and the City Attorney in order that a determination may be made.

3. **Compensation** – a. A Commission member shall not receive or agree to receive compensation for assisting any person or business entity in any transaction connected with an action being considered by the Commission or which may come before the Commission.

b. Any Commission member who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does, or anticipates doing business with the City shall disclose the nature of his/her interests in that business entity prior to any discussion by the Commission of any matter concerning such business entity.

c. Any personal investment by a Commission member which creates a substantial conflict between the Member's personal interests and his/her public duties shall be fully disclosed.

XI. RULES OF ORDER

All regular meetings of the Planning Commission will be conducted according to such rules of order as are passed and approved by a majority vote of the Commission. These Rules may be amended from time to time in the same manner.

XII. TIE VOTE

In the event of a tie vote on any decision before the Commission, the motion shall fail and the Chair may ask for another motion. If no other motion is made, or in the event the second motion also ends in a tie vote, the matter shall be continued until the next regular meeting of the Commission. In the event that a final decision is not made at the next meeting, the application shall be deemed denied and the applicant shall have a right to appeal as provided in the Farmington City Code.

XIII. AMENDMENTS

These Policies and Procedures may be amended at any regular meeting of the Commission by an affirmative vote of the majority of all members, provided that such amendments have been presented in writing to each Commission member at least 48 hours preceding the meeting at which the vote is taken. Such amendment must be ratified by the City Council per Farmington City Code 11-3-030 (B) before taking effect.

11-4-050: DUTIES OF THE ZONING ADMINISTRATOR:

F. Administrative Determination For Uses Not Listed: Determination as to the classification of uses not specifically listed in chapters 10 through 26 of this title may be made by the zoning administrator:

1. An application requesting such determination shall be filed with the zoning administrator. The application shall include a detailed description of the use and other such information as may be required.

2. The zoning administrator shall make such investigations as are deemed necessary to compare the nature and characteristics of the proposed use with those of uses specifically listed in this title and shall make a determination of its classification based on his investigations. The determination shall state the zone classification(s) in which the use will be allowed and whether the use will be a permitted use or a conditional use in the zone(s).

3. The determination and all information pertaining to it shall be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the planning and zoning department.

4. For a use which is determined by the zoning administrator to be a new or unlisted business use ~~which the zoning administrator determines not to~~that cannot be classif~~y~~ied as a permitted or conditional use based on similarity to existing uses identified in a zoning district, an applicant may submit an application for review by the City Council requesting that a land use ordinance be adopted which permits the new or unlisted business as a permitted or conditional use. The City Council's consideration and determination of this application shall comply with the provisions of section 10-20-507(2) of the Utah Code. This ~~type of~~ application shall not be ~~brought before~~presented to the Planning Commission for a consideration or recommendation.

11-6-050: ~~REQUIRED COMMENCEMENT OF CONSTRUCTION~~RESERVED:

~~Except as otherwise provided in writing by the city council, any rezone approval initiated by an interested party other than the city shall be conditioned upon commencement of actual construction or improvements on the affected property or the actual occupancy and utilization for the use of the proposed development upon the affected property within two (2) years from the date of such approval. If the applicant fails to commence such construction or improvements, or any other conditions imposed by the city council, to the satisfaction of the city, within the required time frame, the property's zoning classification and zone district shall automatically, and without further notice or hearings thereon, revert to its prior zoning~~

~~classification and district. For purposes of this section, "commencement of actual construction or improvements" shall mean that the city has either inspected and approved completion of all designated improvements or the city has inspected and approved completion of construction of all footings of the proposed development or structure on the affected property.~~

11-10-010: PURPOSE:

D. All lands within agricultural zones are intended, to some extent, for either private or commercial agricultural production, farming, protection of environmentally sensitive areas and/or open space. Owners, occupants and users of these properties, or neighboring properties, may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery, including crop dusting aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of these properties, or neighboring properties, should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations and are hereby put on official notice that Utah Code Annotated section 78B-6a-404~~78B-6-1104~~, as amended, may bar them from obtaining a legal judgment against such normal agricultural operations.

11-18-070: DEVELOPMENT REVIEW PLAN:

B. 4. Review, Recommendation Decision And Time Frames: Review shall comply with the terms and conditions of the PMP and applicable city ordinances in accordance with the site development review process set forth in chapter 7 of this title and the following standards and criteria. Notwithstanding this, the city planner/zoning administrator, and the site plan and architectural review committee (SPARC) will review all applications in the mixed use districts. After adequate review, the SPARC will provide recommendations to the city planner/zoning administrator and an application, or particular phase of review, may be approved, approved with conditions, continued for further study, or disapproved. The SPARC will also provide recommendations to the planning commission for applications that are forwarded to them for review and approval. Appeals of any such decision may be submitted as set forth in this title.

a. Applications that meet one or all of the following conditions will be forwarded to the planning commission for review and approval:

(1) The application includes a structure that exceeds thirty thousand (30,000) square feet in size;

(2) The application is asking for flexibility with the design criteria and development standards of this section, while still meeting the intents and purposes of said criteria and standards;

(3) The application is a planned development area (in excess of 5 acres in size);

(4) The application includes a use or element that requires a special review process.

b. Review at the schematic design phase shall be completed within thirty (30) days after the submission of a complete application to the community development department. The planning office, or the SPARC, shall consider any written comments received and make a determination of consistency of the application with adopted plans, the standards and criteria and any applicable rules and regulations and guidelines and shall identify additional design issues to be addressed in the design development phase. After adequate review, the application may proceed to the design development phase of the development plan review process.

c. Review by the community development department at the design development phase shall be completed within thirty (30) days after the submission of a complete application. The planning office shall make a determination of consistency of the application with the adopted plans, standards and criteria and any applicable rules and regulations and guidelines and shall make a recommendation to the city planner/zoning administrator or the SPARC. The city planner/zoning administrator shall have fifteen (15) days to approve, approve with conditions, continue for further study, or deny the application; or determine if review by the planning commission is necessary according to the conditions stated above.

d. Review periods may be extended by an amount of time equal to any delay caused by the applicant or by failure of the applicant to obtain comments from related reviewing entities and delivering these comments to the community development department, or with the applicant's consent.

e. Any person or entity with standing aggrieved by the decision of the city planner/zoning administrator and/or the planning commission in the administration of this development plan review process may appeal such decision as provided in chapter 3-7 of this code.

11-27-090: FINAL PUD MASTER PLAN:

A. Submittal: Following the public hearing on a preliminary PUD Master Plan and prior to designation of a planned unit development, in combination with an underlying zone, the final PUD Master Plan shall be submitted to the City Planner. Any failure to submit a final PUD Master Plan on the proposed planned unit development or any portion thereof within one year of the approval of the planned unit development designation and the preliminary PUD Master Plan

shall terminate all proceedings and render the proposed planned unit development null and void. Termination of proceedings and expiration of the preliminary PUD Master Plan shall take effect only if the requirements related thereto have changed during the year following its approval, otherwise the PUD Master Plan shall remain valid for a period of 3 years.

11-27B-020: STANDARDS AND REQUIREMENTS:

C. ~~Applicable z~~Zoning regulations of the underlying zone shall apply except as otherwise set forth in an AP District, which shall be as established by the General Development Plan and Development Agreement and may include:

2. Minimum development area or lot size~~, which may not be less than allowed in the underlying zone~~;

11-27B-060: TIME LIMIT:

Unless there is substantial action leading toward completion of an AP District or an approved phase thereof within a period of twelve (12) months from the date of approval, ~~as determined by the City Council~~except as otherwise established by the development agreement, such approval shall expire, unless, after reconsideration of the progress of the project, an extension is approved by the City Council.

11-28-120: TEMPORARY USE OF LAND AND STRUCTURES:

D. Administrative Review Process:

1. Uses: The following uses may be reviewed and approved by the city planner:

a. Christmas tree lots;

b. Construction trailers;

c. Fireworks stands;

~~d. Model home shows;~~

~~e~~d. Temporary offices;

~~f~~e. Uses related to natural disasters;

~~g~~f. Warehouse sales.

11-28-170: PUBLIC IMPROVEMENTS REQUIRED:

No building, electrical or plumbing permit shall be issued for any building or structure, and no conditional use permit or site plan approval shall be given, if the property in question abuts a public street, unless one of the following ~~three (3)~~ alternative requirements is satisfied with respect to the property in question. Which of the alternatives is selected for specific property shall be decided by the city administration, after the owner or developer of the property in question has received an opportunity to express their preference. For purposes of this section, the "property in question" includes all real property adjacent to the site to be developed, which is owned by the same person, or by a corporation or other entity in which that person has an interest, or by a relative, partner, agent or trustee of that person. The alternative requirements are as follows:

A. Alternative A: The property in question has curb, gutter and sidewalk along the full length of the side abutting the public street.

B. Alternative B: The property owner in question agrees in writing to provide curb, gutter and sidewalk along the full length of the side abutting the public street, and that agreement is secured by a deposit in a Utah bank, which deposit the city may withdraw in the event of a default by the owner or developer. The amount of the deposit shall equal the city engineer's estimate of the cost of installing curb, gutter and sidewalk as required, together with an additional ten percent (10%) of that amount to cover contingencies. The agreement and deposit shall be substantially similar to the agreements and deposits used by the city for subdivision improvements.

~~C. Alternative C: The owner of the property in question enters into a satisfactory written agreement that runs with the land that grants a temporary extension of time for which to complete the required improvements, conditioned upon and subject to the promised future performance by the owner. If the owner fails to make said requirements, at no cost to the city, within ninety (90) days after having been requested in writing by the city to do so, the city may construct and install the required improvements and charge the cost thereof to the owner. Any such charge shall constitute a lien on the property.~~

11-28-230: DEMOLITIONS:

D. Issuance Of Demolition Permit For A Main Building:

1. Except as otherwise provided in subsection D4 of this section, a demolition permit shall be issued only upon compliance with subsections D2 and D3 of this section, if applicable, and if:

a. The ~~A complete building permit application to replace the building or structure proposed for demolition has been submitted to the Community Development Department; and in the case of a replacement building for a dwelling, the building permit must be issued and the~~ City ~~must~~ receives a cash, letter of credit, escrow, or property performance bond in a form acceptable to the City equal in amount to the valuation, as determined by the building official, of the ~~replacement building~~costs associated with clearing debris from the demolition site and rendering the site safe after demolition~~, except for property bonds which must be at least equal in value to the subject property including any existing on-site accessory buildings (but need not exceed the value of the new building)~~; or

11-33-100: EXCEPTIONS:

In cases where unusual topographical or other exceptional conditions exist which qualify for a variance, ~~variations and exceptions from this chapter may be made by the Farmington City council~~such a variance may be reviewed as provided in section 11-5-080 of this Code. ~~Prior to final decision on any variation or exception, the question shall first be referred to the planning commission for its recommendations or suggestions. But the final decision will be made by the Farmington City council.~~

11-35-020: LICENSE REQUIRED:

A. Unless otherwise provided for a low-impact home occupation, ~~I~~it shall be unlawful for any person or entity to engage in a home occupation in any agricultural or residential zone without first obtaining a home occupation business license to do so from the City Recorder. The procedure to be followed and applicable fees for a home occupation business license are set forth in the business licensing regulations, title 6 of this Code.

B. A low-impact home occupation is a business whose ~~Businesses that do not have~~ combined offsite impacts of the home based business and the primary residential use ~~that~~ do not exceed the impact of the residential use alone. Low-impact home occupation businesses are not required to obtain a license. The city may issue a low-impact home occupation business license to one that ~~but who~~ voluntarily seeks ~~a license~~it, in which case the business shall pay a licensing fee to cover the cost of issuing the license, as set forth in the City's consolidated fee schedule.

11-36-030: PERMITS:

E. Appeal: Any person whose application for a permit under this chapter has been denied may appeal that denial as provided in chapter 3-7 of this Code.~~request and shall be granted a hearing on the matter before the Farmington City council under the procedure provided by section 11-36-060 of this chapter.~~

11-36-040: LICENSES:

E. Appeal: Any person whose application for a license under this chapter has been denied may appeal that denial as provided in chapter 3-7 of this Code.~~request and shall be granted a hearing on the matter before the Farmington City council under the procedure provided by section 11-36-060 of this chapter.~~

11-18-070: DEVELOPMENT PLAN REVIEW:

2. Application, How Filed And Noticed: All applications shall be filed with the community development department. Such applications shall be reviewed for completeness and, if found to be complete, shall be transmitted to the planning office for review. The community development department shall notify members of the city council and the planning commission of all applications received for the schematic review phase for developments on sites equal to or larger than thirty thousand (30,000) square feet. Such council or commission member may request additional information and may submit written comments to the planning office within twenty (20) days after notice is sent. ~~After an initial review by the city planning office for compliance with the rules and regulations of this chapter, the application shall be transmitted to the site plan and architectural review committee (SPARC) for review.~~

Plans and any accompanying information for each phase of the development plan review process shall be delivered by the applicant to such city departments, special districts, governmental boards, bureaus, utility companies and other agencies, which will need to provide facilities and services to the site, which together constitute the city's development review committee (DRC), for information and comment. The community development department is responsible for coordinating the comments received from all public and private entities, and shall decide which agencies to refer site plans to, but the applicant is responsible for obtaining the comments back from these entities within a reasonable time in a manner and/or form as prescribed by the community development department.

3. Application, Contents: Applications shall contain the following information:

a. Schematic (Concept) Design Phase: Site plan and context photos of the site and immediately adjacent properties, building elevations and other supporting information as requested;

b. Design Development Phase: All information set forth in chapter 7 of this title, except as otherwise provided in this chapter, including, but not limited to, such things as landscaping, lighting, screening and sign requirements, and all items required to make a determination of consistency for the schematic design phase, and other supporting information as requested.

4. Review, Recommendation Decision And Time Frames: Review shall comply with the terms and conditions of the PMP and applicable city ordinances in accordance with the site development review process set forth in chapter 7 of this title and the following standards and criteria. Notwithstanding this, the city planner/zoning administrator~~, and the site plan and architectural review committee (SPARC)~~ will review all applications in the mixed use districts. After adequate review, ~~the SPARC will provide recommendations to the city planner/zoning administrator and~~ an application, or particular phase of review, may be approved, approved with conditions, continued for further study, or disapproved. ~~The SPARC will also provide recommendations to the planning commission for applications that are forwarded to them for review and approval.~~ Appeals of any such decision may be submitted as set forth in this title.

a. Applications that meet one or all of the following conditions will be forwarded to the planning commission for review and approval:

(1) The application includes a structure that exceeds thirty thousand (30,000) square feet in size;

(2) The application is asking for flexibility with the design criteria and development standards of this section, while still meeting the intents and purposes of said criteria and standards;

(3) The application is a planned development area (in excess of 5 acres in size);

(4) The application includes a use or element that requires a special review process.

b. Review at the schematic design phase shall be completed within thirty (30) days after the submission of a complete application to the community development department. The planning office, ~~or the SPARC,~~ shall consider any written comments received and make a determination of consistency of the application with adopted plans, the standards and criteria and any applicable rules and regulations and guidelines and shall identify additional design issues to be addressed in the design development phase. After adequate review, the application may proceed to the design development phase of the development plan review process.

c. Review by the community development department at the design development phase shall be completed within thirty (30) days after the submission of a complete application. The planning office shall make a determination of consistency of the application with the adopted plans, standards and criteria and any applicable rules and regulations and guidelines and shall make a recommendation to the city planner/zoning administrator ~~or the SPARC~~. The city planner/zoning administrator shall have fifteen (15) days to approve, approve with conditions, continue for further study, or deny the application; or determine if review by the planning commission is necessary according to the conditions stated above.

d. Review periods may be extended by an amount of time equal to any delay caused by the applicant or by failure of the applicant to obtain comments from related reviewing entities and delivering these comments to the community development department, or with the applicant's consent.

e. Any person or entity aggrieved by the decision of the city planner/zoning administrator and/or the planning commission in the administration of this development plan review process may appeal such decision as provided in chapter 3-7 of this code.

f. If the applicant does not obtain and maintain a current building permit within six (6) months of any development plan approval, such approval shall be null and void. This time period may be extended for additional six (6) month periods by the community development director if he or she finds it is the best interest of the city and there are compelling reasons to do so. The applicant must petition for an extension, prior to the expiration of the original six (6) months, or an extension previously granted. An extension may be granted only if it is determined that it will not be detrimental to the city. If any of the fees charged as a condition of approval, including, but not limited to, inspection fees, impact fees, as well as the amounts the city uses to estimate bonds to ensure completion of improvements, have increased, the community development director, after receiving approval from the city manager may require that the bond estimate be recalculated and that the applicant pay any applicable fee increases as a condition of granting the extension.

5. Standards And Criteria: Development plan review shall be based on the following building and site design standards and criteria, which are formulated to achieve the intents and purposes of the mixed use districts in the short and long term. These standards and criteria shall be met unless an acceptable alternative is proposed that, upon review by the ~~city and the SPARC~~, better meets the intents and purposes of the area:

11-18-080: PROJECT MASTER PLAN:

C. Application And Submittal: The PMP shall be submitted to the community development department for review by the DRC ~~and the SPARC~~.

D. PMP Requirements: In addition to the submittal requirements set forth in any PMP rules and regulations adopted by the city, all PMPs shall include the following information:

3. Development Standards And Design Guidelines: Development standards and design guidelines shall be required for development in the mixed use districts. ~~These will be reviewed by the SPARC and may be approved as part of the PMP process.~~ The PMP may be approved without development standards and design guidelines, but these shall be approved prior to development plan approval for any development project within the PMP area.

F. Review Of PMP: Upon receiving a complete PMP application and pursuant to the distribution process set forth in the development plan review section of this chapter, the applicant shall deliver such applications and obtain comments from the DRC. ~~The community development department shall forward such applications to seek review and obtain comments by the site plan and architectural review committee (SPARC).~~

G. Recommendations: The DRC ~~and SPARC~~ shall prepare recommendations regarding the PMP based on criteria set forth herein and in the PMP rules and regulations. In response to a recommendation from any member of the ~~DRC or SPARC~~, the applicant may revise and resubmit the PMP to the DRC~~, or the city if the recommendations are from the SPARC~~. The community development department shall obtain recommendations as set forth in the development plan review section of this chapter.

K. Major And Minor Amendments: An approved PMP may be amended at any time using the process set out herein, and may be amended simultaneously with the processing of a site plan application or a site plan amendment. The city planner/zoning administrator shall determine whether a proposed amendment is a "major" or "minor" amendment ~~and may seek a recommendation by the SPARC to make such determination~~. In order to initiate an amendment, the applicant shall submit to the city planner those PMP submission items that would change if the proposed amendment were approved. Review of applications for amendment shall be governed by those criteria set forth for a PMP. Approved amendments shall be recorded as set forth for a PMP.

1. Major Amendments: Major amendments shall be reviewed by the city ~~and the SPARC~~ and approved by the planning commission. Changes of the following types shall define an amendment as major:

a. To significantly modify or reallocate the allowable height, mix of uses or density of a development;

b. To significantly alter the location or amount of land dedicated to parks, trails, open space, natural areas or public facilities;

c. To significantly change the location of land use areas as shown on the original PMP;

d. Any change from, or addition to, the PMP of a type that would require a PMP in a non-TMU district; or

e. Modify any other aspect of the PMP that would significantly change its character.

2. Minor Amendments: Amendments that are not major amendments shall be termed "minor amendments" and shall be referred to the city planner/zoning administrator for review, who may also refer the application to ~~the SPARC and~~ other departments or agencies for comment using the process set out in this section. The city planner/zoning administrator shall approve, approve with conditions, or deny such amendment within twenty (20) calendar days after the date of applicant's submission of a complete application for amendment. Any person or entity aggrieved by the decision of the city planner/zoning administrator may appeal such decision as set forth in the development plan review section of this chapter.

H. Planning Commission Public Hearing: Upon receipt of a recommendation from the DRC, the planning commission shall hold a public hearing on the proposed project master plan. The planning commission shall approve, approve with conditions, continue the application for further study, or deny the PMP. For applications where the PMP is part of a Development Agreement, the Planning Commission shall make a recommendation to be forwarded to the City Council for review where an official approval or denial will be determined.

11-18-120: MASTER DEVELOPMENT GUIDELINES:

A. Requirements: The developer of each area of land that is designated and mapped on the Farmington City zoning map as a TOD mixed use districts shall prepare and submit master development guidelines (MDG) to be recorded against the property, which MDG shall define the standards for design within the district for architectural controls, open space, buildings, structures, landscaping, lighting, signs and similar external improvements. It is specifically contemplated that development throughout the entire TOD mixed use districts will meet certain development standards that are determined and adopted by the city to assure compatible, high quality development within the TOD mixed use districts, especially in regard to streetscape and landscaping elements, and that such development standards will be incorporated into the master development guidelines for each project. In addition to any other notice provisions set forth in the city ordinances or state law, the city shall be required to provide notice of all pending PMP approvals within a TOD mixed use district area to all property owners within the

same contiguous TOD mixed use district area or within the TMU area identified in the land use master plan to allow comment from such property owners regarding the consistency of any proposed project or master development guidelines with those development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts.

B. Preparation; Submittal: The MDG shall be prepared by the developer and in all cases submitted to the City for review and comment ~~by the SPARC~~ before the City shall grant any approval for any improvements within any mapped zone district under the TOD Mixed Use Districts regulations. All construction in the TOD Mixed Use Districts shall comply with applicable MDGs and common area management plan (CAMP). The MDG and/or CAMP may contain specific lien and other enforcement provisions to ensure adequate compliance. Any requirement of an MDG or CAMP may be more restrictive or require a higher standard or quality than the TOD Mixed Use Districts regulations or development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts.

CHAPTER 29 ANIMALS AND FOWL

11-29-030: GENERAL PROVISIONS:

E. ~~Location Of Accessory~~ Structures:

i. Animals must be kept within an enclosed area or structure sufficient to contain the animals on site.

~~i.~~ii. No animal shelter, hay barn, silo, equipment shed, storage building and similar accessory buildings to the agricultural use of land may be located closer than ten feet (10') to any side or rear boundary line.

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

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 21, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm.in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website https://farmington.utah.gov/city-government/city-council/city-council-meetings/. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Andrew Hiller building on 200 West discussion
- I-15 widening green way discussion
- Discussion of regular session items upon request
- Mayor Anderson & City Council Reports

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Amy Shumway, Councilmember

BUSINESS:

- Amendments to Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.
- Sidewalk Maintenance ordinance update

SUMMARY ACTION

1. Surplus Property
2. Monthly Financial Report
3. Approval of Minutes for 06-16-26

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on July 16, 2026

160 SOUTH MAIN
FARMINGTON, UT 84025
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CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 4, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm.in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website https://farmington.utah.gov/city-government/city-council/city-council-meetings/. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Noise Ordinance Revisions
- Development concept discussion with Ovation Homes
- Discussion of regular session items upon request
- Mayor Anderson & City Council Reports

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:
- Invocation – Brett Anderson, Mayor
- Pledge of Allegiance – Kristen Sherlock, Councilmember

PRESENTATION:
- Police Department Advancement Recognition

BUSINESS:
- Consider MC Green and Sons, Inc for the lower Farmington Creek Trail Project
- Enactment of Moderate Income Housing Report Requirements
- Resolution for the sale of UDOT parcels 2876, 2892, 2902, 2919, 2958, 2992, and 3134 right-of-way needed for the expansion of I-15

GOVERNING BODY REPORTS:
- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

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

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

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on July 30, 2026