



**FARMINGTON CITY
PLANNING COMMISSION**

October 22, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION AND CITY COUNCIL CONSTRUCTION TOUR NOTICE

Thursday October 22, 2026

Tour: 6:00 PM: Notice is hereby given that the Planning Commission and the City Council meet to tour recent construction located at 1437 W Burke Lane. This tour will take place prior to the Planning Commission's Regular Session.

MEETING NOTICE AND AGENDA

Thursday October 22, 2026

Regular Session: 7:00 PM (<https://us02web.zoom.us/j/82569657957>)

Notice is hereby given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the above zoom link. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 PM on the day listed for meeting.

SUBDIVISION APPLICATIONS – no public hearings

1. Stack Development – Applicant is requesting approval of the North Station Parcel C1 & C4 First Amendment subdivision plat which includes 4 commercial lots and 2 parcels for future consideration on approximately 12 acres of property at the northwest corner of North Station Lane and Innovator Drive.
2. Stack Development – Applicant is requesting approval of the North Station Parcel R1, C5, & C6 First Amendment plat which includes 1 commercial lot, 1 residential lot, and 4 parcels for future consideration on approximately 19.5 acres at the southwest corner of North Station Lane and Innovator Drive.

SITE PLAN APPLICATION – no public hearings

3. Stack Development – Applicant is requesting site plan approval for the R1 Apartment Buildings on Lot R1 at 1750 W Commerce Street (930 N) which includes 55 units on 2.14 acres.

ZONE TEXT AMENDMENT – public hearing

4. Farmington City – Applicant is requesting a consideration of a zone text amendment to Section 11-11-060, Accessory Buildings and Structures, to remove a provision requiring that an accessory building be 15 feet from a dwelling on an adjacent lot.

SUMMARY ACTION AND OTHER BUSINESS

5. Applications and Approval of Minutes
 - a. Planning Commission Minutes October 06, 2026.
6. 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 October 19, 2026. Carly Rowe, Planning Secretary.



Farmington City Planning Commission Staff Report October 22, 2026

Item 1: North Station Parcel C1 & C4 First Amendment subdivision plat.

Public Hearing:	No
Application No.:	26-09
Property Address:	Northwest corner of North Station Lane and Innovator Drive
Current Zoning Designation:	OMU (Office Mixed Use)
Number of Lots:	4 buildable commercial lots and 2 parcels
Area:	Approx. 12 acres
Property Owner / Applicant:	Stack Development

Background Information

The subject property has previously received approval for a division which created parcels for future development consideration known as the North Station Master Plat which recorded in December of 2025. The creation of parcels identified by the master plat does not qualify ground as ready for construction or development. The applicant and staff pursued establishing parcels so that as each area is ready for more detailed design, it can be looked at individually through an amended plat to ensure details line up with site plan design.

Parcels C1 and C4 identified in the master plat have now undergone review of detailed design drawings for site development. The Planning Commission has previously seen and approved the site plan and elevations for the storage use on C1, and staff has been reviewing the smaller scale development of commercial retail buildings on pad sites or perimeter parcels within the area originally identified as C4.

The approval of this plat will allow consideration of building permits and construction on the subject properties.

Recommended Motion:

Motion to approve the North Station Parcel C1 & C4 First Amendment plat.

Findings:

1. The amended subdivision plat is consistent with the approved development agreement and project master plan for the north station area.
2. The plat provides the needed easements and dedications to support infrastructure for known development.

Supplemental Information

1. Vicinity Map
2. Master Plat
3. Development Agreement Exhibit – Schematic Plan
4. North Station Parcel C1 & C4 First Amendment plat

Northwest Corner of Innovator Drive and North Station Lane (950 N)





SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SHEET 11

NORTH STATION MASTER PLAT

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

PARCEL INDEX		
SHEET NO.	PARCEL	PARCEL
4	C1 - G4 ET	PARCEL
5	G5 - G9 ET - C1	PARCEL
6	A1 - C1 - C3	PARCEL
7	G1 - C1 - B1	PARCEL
8	A2 - M1	PARCEL
9	A2 - M1 - O6	PARCEL
10	A2 - M1 - O6	PARCEL
11	A2 - M1 - O6	PARCEL

NORTH STATION
MASTER PLAT

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

PARCEL INDEX	
SHEET NO.	PARCEL NO.
4	C1 - C4 C7 C8 - C11
5	C2 C7 C9 - C11 M1 O1 O2
6	A1 C3 - C10 M1 R1
7	C5 - C11 M1 O1 O2 R1
8	A2 M1 O2 O3
9	A3 C5 C8 M1 R1 - R3
10	A2 M1 O2 O3 R1 - R4
11	A2 M1 O2 O3 O6 O10 R3 R4



Jun 26, 2026 - 12:52pm
File Path: C:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\11 Survey & ROW\11 C1 C4 Amendment\09 Data\C1 C4 Amendment.Final Plat. 20260626.dwg

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF PARCEL C1, C4, AND ARROWGATE DRIVE OF THE NORTH STATION MASTER PLAT, RECORDED AS ENTRY NUMBER 3646134 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

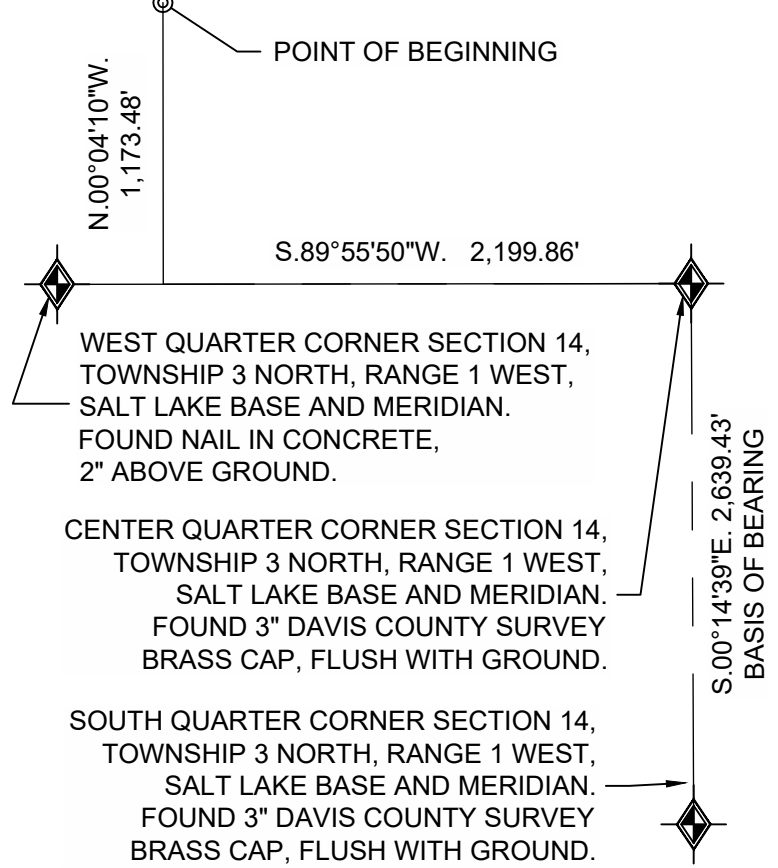
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH:

BEGINNING AT THE WESTERLY CORNER OF PARCEL C4 OF NORTH STATION MASTER PLAT, RECORDED AS ENTRY NUMBER 3646134 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER IS LOCATED ON THE SOUTHERLY LINE OF ARROWGATE PHASE 1 SUBDIVISION, RECORDED AS ENTRY NUMBER 3263392 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER ALSO BEING 2,199.86 FEET S.89°55'50"W. ALONG THE QUARTER SECTION LINE AND 1,173.48 FEET N.00°04'10"W. FROM THE CENTER QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING BEING S.00°14'39"E. 2,639.43 FEET FROM THE CENTER QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 14); RUNNING THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N.74°31'07"E. 82.39 FEET, 2) THENCE N.48°19'35"E. 161.59 FEET, 3) THENCE N.00°25'01"E. 46.41 FEET, 4) THENCE N.48°29'20"E. 199.60 FEET, 5) THENCE N.07°31'00"E. 19.77 FEET, 6) THENCE N.35°53'27"W. 50.64 FEET, 7) THENCE N.62°53'39"W. 18.56 FEET, 8) THENCE N.06°32'54"W. 15.75 FEET, 9) THENCE N.45°30'22"W. 34.24 FEET, 10) THENCE N.14°58'37"E. 49.64 FEET, 11) THENCE N.52°53'15"E. 83.69 FEET, 12) THENCE N.10°18'38"E. 26.24 FEET, 13) THENCE N.72°37'41"E. 21.42 FEET, 14) THENCE N.14°18'07"E. 27.78 FEET, 15) THENCE N.04°58'30"W. 19.33 FEET, 16) THENCE N.48°28'14"E. 33.00 FEET, 17) THENCE S.69°06'19"E. 24.15 FEET, 18) THENCE N.66°30'00"E. 11.62 FEET, 19) THENCE S.86°20'51"E. 33.86 FEET, AND 20) THENCE N.67°35'14"E. 17.46 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHEPARD LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S.47°08'07"E. 21.90 FEET, AND 2) THENCE S.71°24'02"E. 107.63 FEET TO THE POINT OF A 377.50 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT ON THE WESTERLY RIGHT OF WAY LINE OF INNOVATOR DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: 1) SOUTHEASTERLY 92.93 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.26°52'57"E. 92.69 FEET) TO THE POINT OF A 371.81 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, 2) THENCE SOUTHERLY 133.58 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.05°32'26"E. 132.87 FEET), 3) THENCE S.04°27'57"W. 97.22 FEET, 4) THENCE S.00°39'06"W. 232.00 FEET, 5) THENCE S.01°24'56"W. 13.72 FEET TO THE POINT OF A 389.56 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 6) THENCE SOUTHERLY 151.71 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.09°49'32"E. 150.75 FEET) TO THE POINT OF A 390.50 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 7) THENCE SOUTHEASTERLY 193.64 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.35°51'50"E. 191.67 FEET), 8) THENCE S.50°04'12"E. 17.66 FEET, AND 9) THENCE S.07°30'14"E. 63.51 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH STATION LANE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) THENCE S.39°55'48"W. 43.77 FEET TO THE POINT OF A 554.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, 2) THENCE SOUTHWESTERLY 145.39 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.47°26'54"W. 144.97 FEET) TO THE POINT OF A 560.48 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, AND 3) THENCE SOUTHWESTERLY 277.08 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.66°54'31"W. 274.27 FEET); THENCE N.34°36'25"W. 39.64 FEET; THENCE N.10°45'26"E. 25.51 FEET; THENCE N.34°36'25"W. 68.53 FEET; THENCE N.58°57'03"W. 44.04 FEET; THENCE N.34°36'25"W. 574.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 525,988 SQUARE FEET OR 12.075 ACRES. FOUR LOTS, TWO PARCELS, AND A STREET.

NOTE: ROTATE THE ABOVE BEARINGS CLOCKWISE 0°14'50" TO MATCH STATE PLANE COORDINATE SYSTEM BEARINGS.

BOUNDARY TIE



NOTES

- (ELECTRICAL GEAR MARKER): ELECTRICAL VAULT FOOTPRINTS UP TO 8'X13' AND ASSOCIATED ELECTRICAL GEAR SHALL EXTEND BEYOND THE TYPICAL 16' PUE.
- BENCHLAND WATER DISTRICT SECONDARY WATER LINES WILL NEED TO BE INSTALLED TO BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS. BENCHLAND WATER DISTRICT SECONDARY LATERALS NEED TO BE INSTALLED TO MAIN LINE TO RECEIVE SERVICE.
- ANY WORK BEING DONE WITHIN 50' OF A CREEK WILL NEED TO HAVE A DAVIS COUNTY FLOOD CONTROL PERMIT.

BENCHLAND WATER DISTRICT

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

BY: _____
BENCHLAND WATER DISTRICT MANAGER

CENTRAL DAVIS SEWER DISTRICT

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

BY: _____
CENTRAL DAVIS SEWER DISTRICT MANAGER

FARMINGTON CITY ENGINEER

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

DATE BY: _____
FARMINGTON CITY ENGINEER

CITY ATTORNEY'S APPROVAL

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

BY: _____
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL

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

BY: _____
FARMINGTON CITY MAYOR

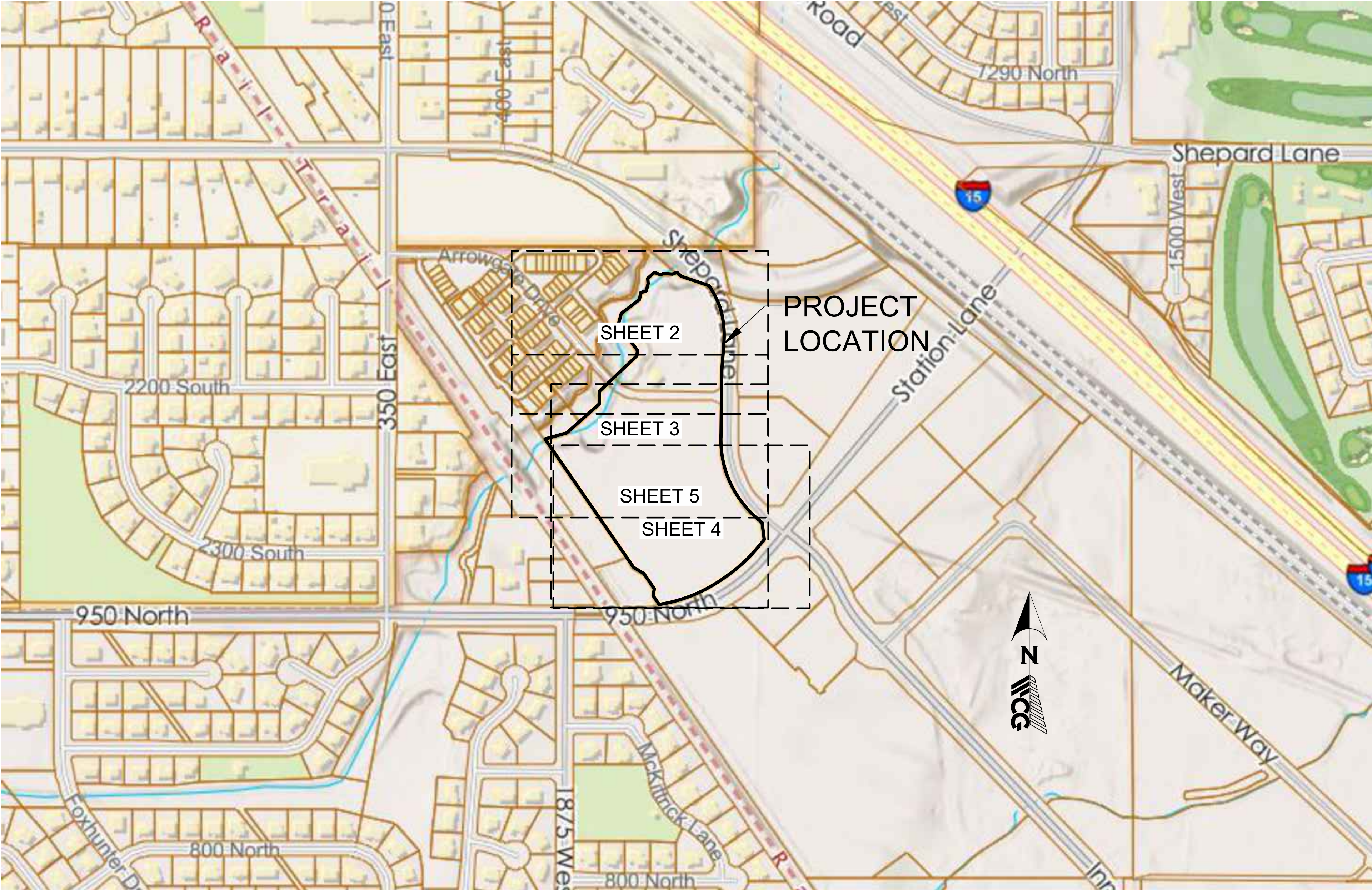
ATTEST: _____
FARMINGTON CITY RECORDER

PLANNING COMMISSION APPROVAL

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

BY: _____
FARMINGTON CITY PLANNING COMMISSION CHAIRMAN

NORTH STATION PARCEL C1 & C4 FIRST AMENDMENT
AMENDING PARCEL C1, C4, AND ARROWGATE DRIVE
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JUNE 2026



Need a note that a soils report has been prepared and submitted to the City.

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DEVRON J. ANDERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE REFERENCED THE ORIGINAL PLAT THAT CREATED THE LOT BOUNDARIES BEING AMENDED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS, PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

NORTH STATION PARCEL C1 & C4
FIRST AMENDMENT



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

NORTH STATION PARCEL C1 & C4
FIRST AMENDMENT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

DATED THIS ____ DAY OF _____, 20____.

STACK FARMINGTON LAND, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
SS.

ON THIS ____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

SURVEY REFERENCE

PLEASE REFERENCE THE FOLLOWING DOCUMENTS FOR BOUNDARY SURVEY INFORMATION:
A SURVEY THAT INCLUDES A PORTION OF THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION AMENDMENT HAS BEEN FILED IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR AND ASSIGNED FILE NUMBER 8627.
THE SUBDIVISION PLAT THAT CREATED THE LOT BOUNDARIES BEING AMENDED ON THIS PLAT HAS BEEN RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AND ASSIGNED THE ENTRY NUMBER 3646134, BOOK 8891, PAGE 198.



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

PARCEL OWNER:

STACK FARMINGTON LAND LLC,
4101 NORTH THANKSGIVING WAY
SUITE 300
LEHI, UTAH 84048-4648

PROJECT NO: 23-355
DESIGNED BY: DJA
DRAWN BY: DJA
CHECKED BY: KWT
DATE: 06/25/2026

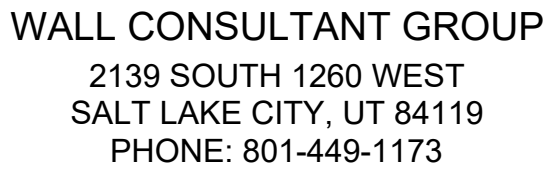
SHEET
1 OF 5

DAVIS COUNTY RECORDER

FILED FOR RECORD AND RECORDED
AS ENTRY NUMBER: _____
AT THE REQUEST OF:

THIS ____ DAY OF _____, AT _____
IN BOOK _____ OF PLATS,
PAGE _____, FEE _____.

DAVIS COUNTY RECORDER



SHEET
2 OF 5

NORTH STATION PARCEL C1 & C4 FIRST AMENDMENT
AMENDING PARCEL C1, C4, AND ARROWGATE DRIVE
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JUNE 2026

LEGEND



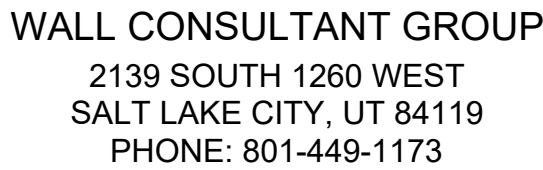
SET CURB NAIL AT THE
EXTENSION OF LOT LINE

VACATED EASEMENT HAS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	39.38'	25.00'	S45°46'32"W	35.43'	90°14'52"
C2	52.32'	63.50'	N65°29'42"E	50.86'	47°12'41"
C3	79.52'	95.50'	S65°29'42"E	77.28'	47°12'41"
C4	39.16'	26.00'	S44°13'28"E	35.28'	89°45'08"
C5	44.30'	389.56'	S01°55'37"E	44.28'	6°30'57"
C6	107.41'	389.56'	S13°05'00"E	107.07'	15°47'49"
C7	110.56'	554.00'	S45°38'50"W	110.38'	11°26'03"
C8	34.83'	554.00'	S53°09'55"W	34.83'	3°36'08"
C9	71.33'	560.48'	S56°23'31"W	71.28'	7°17'31"
C10	205.75'	560.48'	S70°33'17"W	204.60'	21°02'00"
C11	65.92'	80.00'	N65°29'42"W	64.07'	47°12'41"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N41°53'21"W	32.74'
L2	S41°53'21"E	31.81'
L3	N41°53'21"W	32.27'
L4	N46°29'20"E	16.51'
L5	N46°29'20"E	16.51'

File Path: G:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\11_Survey & ROW\1_C1 C4 Amendment\09_Data\1_C1 C4 Amendment_Final Plat 20260625.dwg



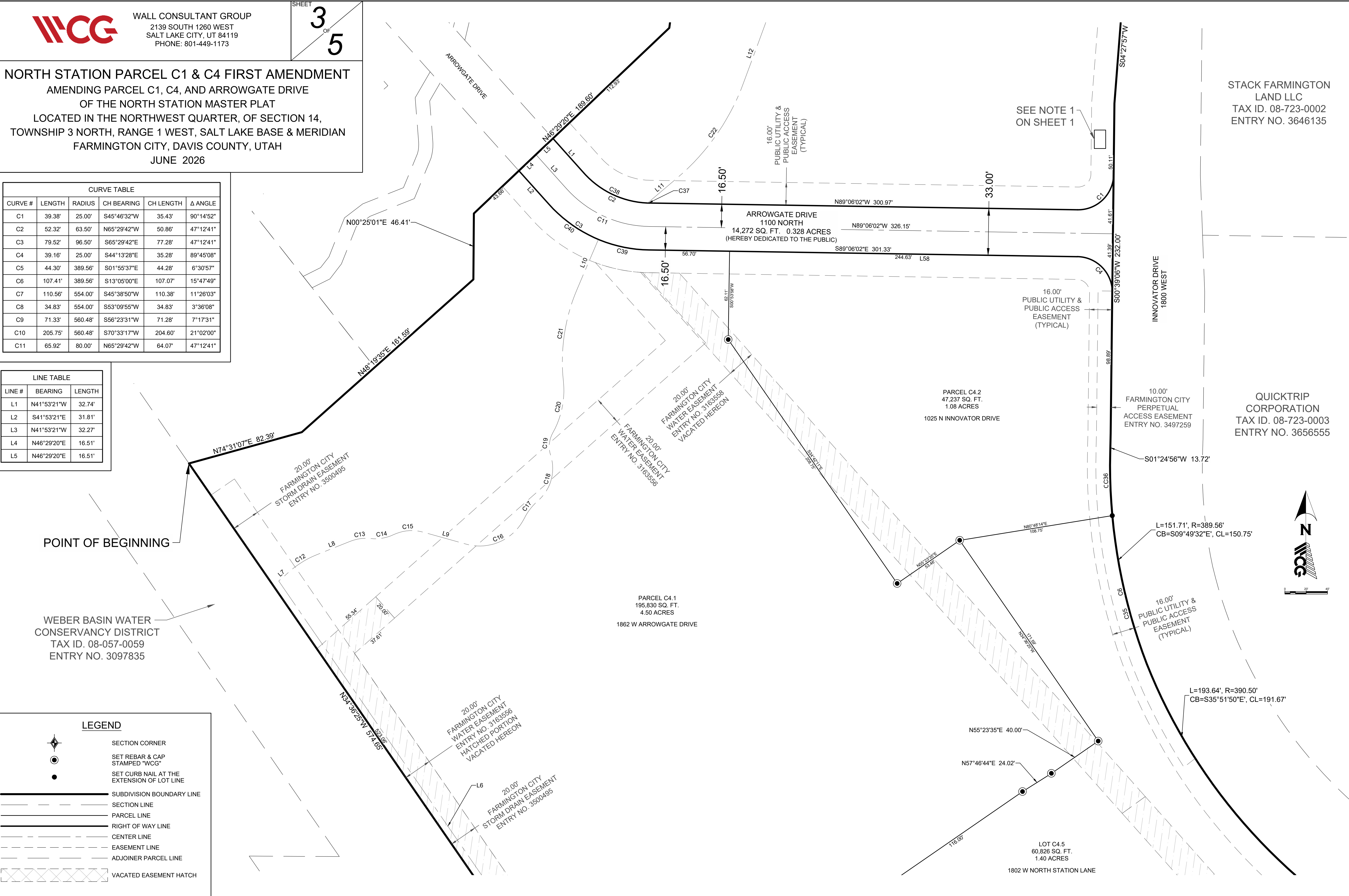
SHEET
3
OF
5

NORTH STATION PARCEL C1 & C4 FIRST AMENDMENT
AMENDING PARCEL C1, C4, AND ARROWGATE DRIVE
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JUNE 2026

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	39.38'	25.00'	S45°46'32"W	35.43'	90°14'52"
C2	52.32'	63.50'	N65°29'42"E	50.86'	47°12'41"
C3	79.52'	95.50'	S65°29'42"E	77.28'	47°12'41"
C4	39.16'	26.00'	S44°13'28"E	35.28'	89°45'08"
C5	44.30'	389.56'	S01°55'37"E	44.28'	6°30'57"
C6	107.41'	389.56'	S13°05'00"E	107.07'	15°47'49"
C7	110.56'	554.00'	S45°38'50"W	110.38'	11°26'03"
C8	34.83'	554.00'	S53°09'55"W	34.83'	3°36'08"
C9	71.33'	560.48'	S56°23'31"W	71.28'	7°17'31"
C10	205.75'	560.48'	S70°33'17"W	204.60'	21°02'00"
C11	65.92'	80.00'	N65°29'42"W	64.07'	47°12'41"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N41°53'21"W	32.74'
L2	S41°53'21"E	31.81'
L3	N41°53'21"W	32.27'
L4	N46°29'20"E	16.51'
L5	N46°29'20"E	16.51'

File Path: G:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\11_Survey & ROW\1_C1 C4 Amendment\09_Data\1_C1 C4 Amendment_Final Plat_20260625.dwg
Jun 26, 2026 - 12:51pm





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

SHEET
4
OF
5

NORTH STATION PARCEL C1 & C4 FIRST AMENDMENT
AMENDING PARCEL C1, C4, AND ARROWGATE DRIVE
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JUNE 2026

LEGEND

- SECTION CORNER
- SET REBAR & CAP
STAMPED "WCG"
- SET CURB NAIL AT THE
EXTENSION OF LOT LINE
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINER PARCEL LINE
- VACATED EASEMENT HATCH

PARCEL C4.1
195,830 SQ. FT.
4.50 ACRES
1862 W ARROWGATE DRIVE

QUICKTRIP
CORPORATION
TAX ID. 08-723-0003
ENTRY NO. 3656555

Missing trail
easement shown on
C300 of civil plans.

WEBER BASIN WATER
CONSERVANCY DISTRICT
TAX ID. 08-057-0059
ENTRY NO. 3097835

20.00'
FARMINGTON CITY
WATER EASEMENT
ENTRY NO. 3646134
HATCHED PORTION
VACATED HEREON

FARMINGTON CITY
TAX ID. 08-723-0025
ENTRY NO. 2278980

20.00'
FARMINGTON CITY
WATER EASEMENT
ENTRY NO. 3646134
HATCHED PORTION
VACATED HEREON

CURVE TABLE						
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE	
C1	39.38'	25.00'	S45°46'32"W	35.43'	90°14'52"	
C2	52.32'	63.50'	N65°29'42"W	50.86'	47°12'41"	
C3	79.52'	96.50'	S65°29'42"E	77.28'	47°12'41"	
C4	39.16'	25.00'	S44°13'28"E	35.28'	89°45'08"	
C5	44.30'	389.56'	S01°55'37"E	44.28'	6°30'57"	
C6	107.41'	389.56'	S13°05'00"E	107.07'	15°47'49"	
C7	110.56'	554.00'	S45°38'50"W	110.38'	11°26'03"	
C8	34.83'	554.00'	S53°09'55"W	34.83'	3°36'08"	
C9	71.33'	560.48'	S56°23'31"W	71.28'	7°17'31"	
C10	205.75'	560.48'	S70°33'17"W	204.60'	21°02'00"	
C11	65.92'	80.00'	N65°29'42"W	64.07'	47°12'41"	

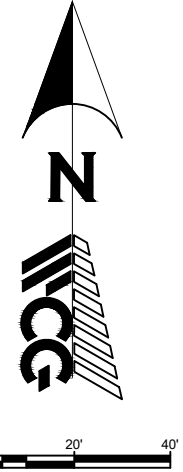
LOT C4.3
41,848 SQ. FT.
0.96 ACRES
1844 W NORTH STATION LANE

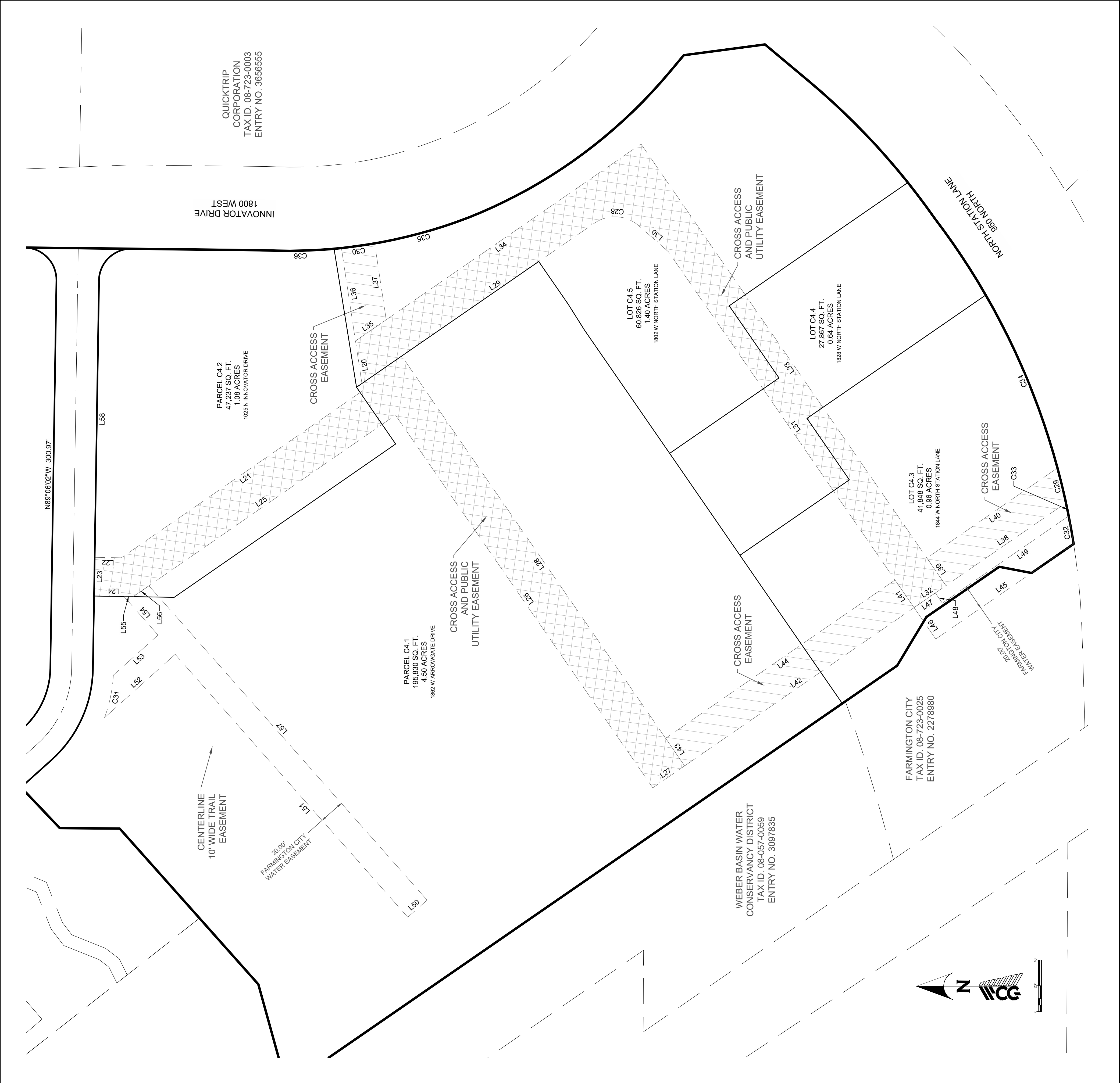
LOT C4.4
27,867 SQ. FT.
0.64 ACRES
1828 W NORTH STATION LANE

LOT C4.5
60,826 SQ. FT.
1.40 ACRES
1802 W NORTH STATION LANE

20.00'
FARMINGTON CITY
WATER EASEMENT
ENTRY NO. 3646134
VACATED HEREON

STACK FARMINGTON
LAND LLC
TAX ID. 08-723-0005
ENTRY NO. 3324110





CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH
C12	22.49'	66.00'	N58°26'21"E	22.38'
C13	14.68'	30.00'	N82°13'10"E	14.53'
C14	16.53'	30.00'	N80°26'58"E	16.33'
C15	21.44'	30.00'	N85°07'49"E	20.98'
C16	48.34'	35.00'	N66°01'46"E	44.59'
C17	15.85'	40.00'	N37°48'51"E	15.75'
C18	35.16'	30.00'	N15°35'23"E	33.19'
C19	16.54'	20.00'	N05°42'16"E	16.07'
C20	37.26'	60.00'	N11°36'34"E	36.66'
C21	66.50'	130.00'	N08°28'29"E	65.78'
C22	82.52'	160.00'	N35°03'46"E	81.61'
C23	55.58'	66.00'	N03°50'15"W	53.95'
C24	36.27'	40.00'	N01°59'00"W	35.04'
C25	136.99'	1155.00'	N20°35'55"E	136.91'
C26	24.57'	16.00'	N61°11'49"E	22.23'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH
C27	68.10'	120.00'	N88°56'07"E	67.19'
C28	37.11'	28.00'	S03°21'30"W	34.45'
C29	27.84'	560.48'	N76°20'11"E	27.84'
C30	26.01'	389.56'	N07°56'06"W	26.00'
C31	33.86'	112.50'	N78°15'49"W	33.73'
C32	21.99'	560.48'	S79°56'50"W	21.99'
C33	10.41'	500.48'	N78°17'29"E	10.41'
C34	145.51'	560.48'	N67°28'33"E	145.10'
C35	75.70'	389.56'	S15°24'53"E	75.58'
C36	63.72'	421.37'	S01°32'08"E	63.66'
C37	1.56'	63.50'	N88°23'42"W	1.56'
C38	50.76'	63.50'	N64°47'21"W	49.42'
C39	36.62'	96.50'	S78°13'45"E	36.40'
C40	42.90'	96.50'	S54°37'25"E	42.54'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N55°23'33"E	416.00'
L34	N34°36'25"W	268.84'
L35	S34°36'25"E	28.92'
L36	S81°22'27"W	72.83'
L37	N81°22'27"E	59.85'
L38	S34°36'28"E	113.00'
L39	S55°23'33"W	26.00'
L40	N34°36'28"W	122.95'
L41	N55°23'33"E	26.00'
L42	S34°36'28"E	216.00'
L43	S55°23'32"W	26.00'
L44	N34°36'28"W	216.00'
L45	N34°36'25"W	129.81'
L46	N55°23'33"E	29.58'
L47	S34°36'27"E	20.00'
L48	S55°23'33"W	9.58'
L49	S34°36'25"E	118.95'
L50	S41°29'43"E	20.00'
L51	S48°30'17"W	272.03'
L52	S41°53'28"E	73.54'
L53	N41°53'28"W	46.52'
L54	S48°30'17"W	39.88'
L55	N00°53'58"E	7.17'
L56	N34°42'11"W	14.81'
L57	N48°30'17"E	325.33'
L58	S89°06'02"E	214.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N34°36'25"W	419.14'
L7	N48°40'39"E	10.29'
L8	N68°12'03"E	25.28'
L9	S74°24'01"E	31.48'
L10	N23°07'46"E	37.95'
L11	N49°50'16"E	26.84'
L12	N20°17'15"E	42.96'
L13	N27°57'46"W	22.82'
L14	S74°48'25"E	15.68'
L15	N72°40'39"E	55.28'
L16	N71°24'02"W	12.45'
L17	N71°24'02"W	95.19'
L18	N55°23'35"E	5.00'
L19	N55°23'35"E	134.58'
L20	S81°22'27"W	38.89'
L21	N34°42'11"W	227.74'
L22	N00°53'58"E	20.70'
L23	N89°06'02"W	30.00'
L24	S00°53'58"W	30.33'
L25	S34°42'11"E	247.20'
L26	S55°23'32"W	351.06'
L27	S34°36'28"E	30.00'
L28	N55°23'32"E	386.00'
L29	S34°36'25"E	181.41'
L30	S41°19'24"W	30.57'
L31	S55°23'33"W	335.15'
L32	S34°36'28"E	30.00'

LEGEND

SECTION CORNER

SET REBAR & CAP
STAMPED "WCG"

SET CURB NAIL AT THE
EXTENSION OF LOT LINE

SUBDIVISION BOUNDARY LINE

SECTION LINE

PARCEL LINE

RIGHT OF WAY LINE

CENTER LINE

EASEMENT LINE

ADJOINER PARCEL LINE

CROSS ACCESS AND PUBLIC
UTILITY EASEMENT HATCH

CROSS ACCESS
EASEMENT HATCH

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

SHEET

5 of 5

NORTH STATION PARCEL C1 & C4 FIRST AMENDMENT
AMENDING PARCEL C1, C4, AND ARROWGATE DRIVE
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JUNE 2026



Farmington City Planning Commission Staff Report October 22, 2026

Item 2: North Station Parcel R1, C5, & C6 First Amendment subdivision plat.

Public Hearing:	No
Application No.:	25-08
Property Address:	Northwest corner of North Station Lane and Innovator Drive
Current Zoning Designation:	OMU (Office Mixed Use)
Number of Lots:	1 buildable commercial lot, 1 buildable residential lot, 4 parcels + street parcels and an amenity parcel
Area:	Approx. 19.5 acres
Property Owner / Applicant:	Stack Development

Background Information

The subject property has previously received approval for a division which created parcels for future development consideration known as the North Station Master Plat which recorded in December of 2025. The creation of parcels identified by the master plat does not qualify ground as ready for construction or development. The applicant and staff pursued establishing parcels so that as each area is ready for more detailed design, it can be looked at individually through an amended plat to ensure details line up with site plan design.

Parcels R1 and C6 identified in the master plat have now undergone review of detailed design drawings for site development. The Planning Commission oversees site plan review for properties over 5 acres in size or for buildings exceeding 30,000 square feet in size. Based on this the Commission will consider the site plan for the R1 apartments on Lot R1 while staff will oversee approval of the site plan for C6. Each parcel identified in this plat will require an amended plat and further reviews based on what is ultimately proposed.

The approval of this plat will allow consideration of building permits and construction on the 'lots' within the plat.

Recommended Motion:

Motion to approve the North Station Parcel R1, C5, & C6 First Amendment plat.

Findings:

1. The amended subdivision plat is consistent with the approved development agreement and project master plan for the north station area.
2. The plat provides the needed easements and dedications to support infrastructure for known development.

Supplemental Information

1. Vicinity Map
2. Master Plat
3. Development Agreement Exhibit – Schematic Plan
4. North Station Parcel C1 & C4 First Amendment plat

Northwest Corner of Innovator Drive and North Station Lane (950 N)



Master Plat:

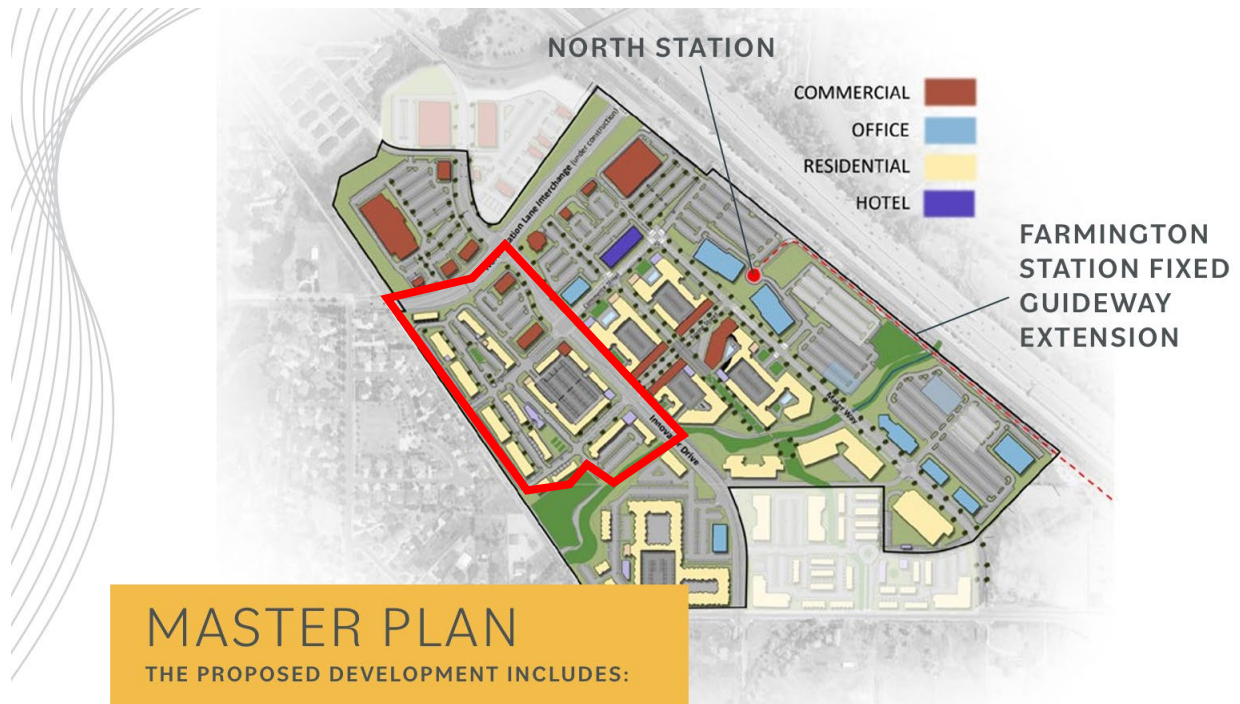
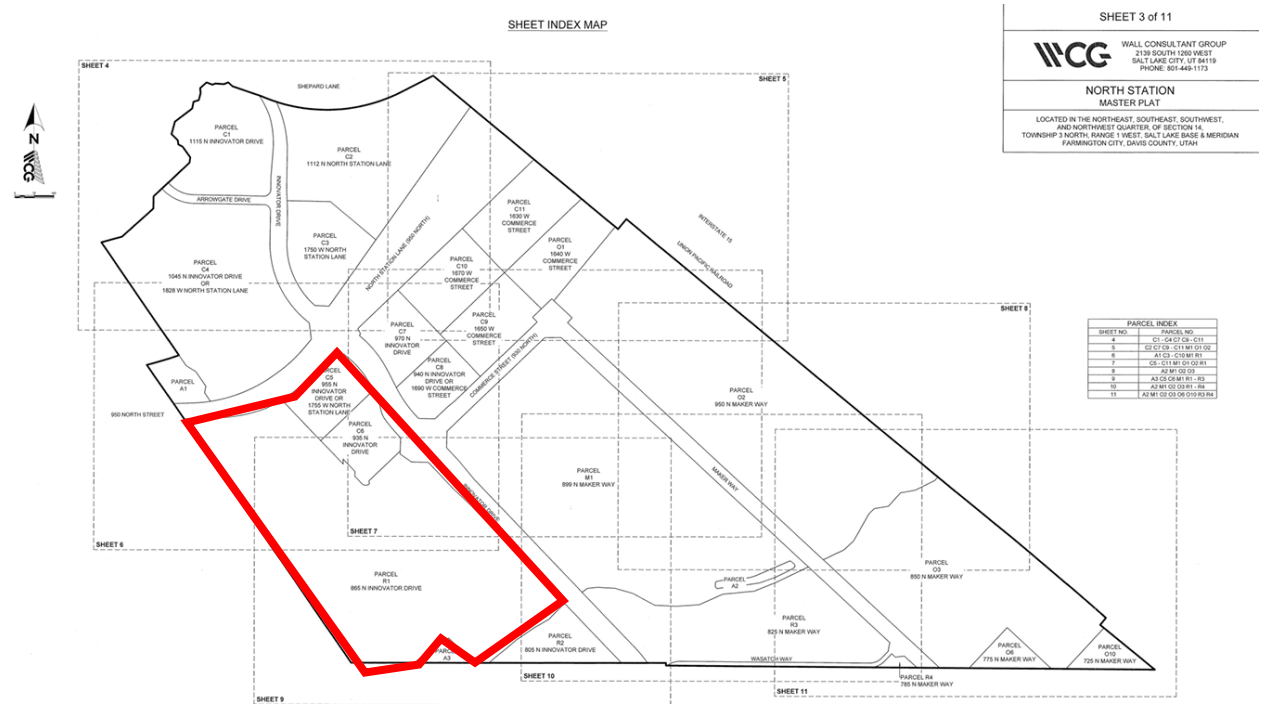
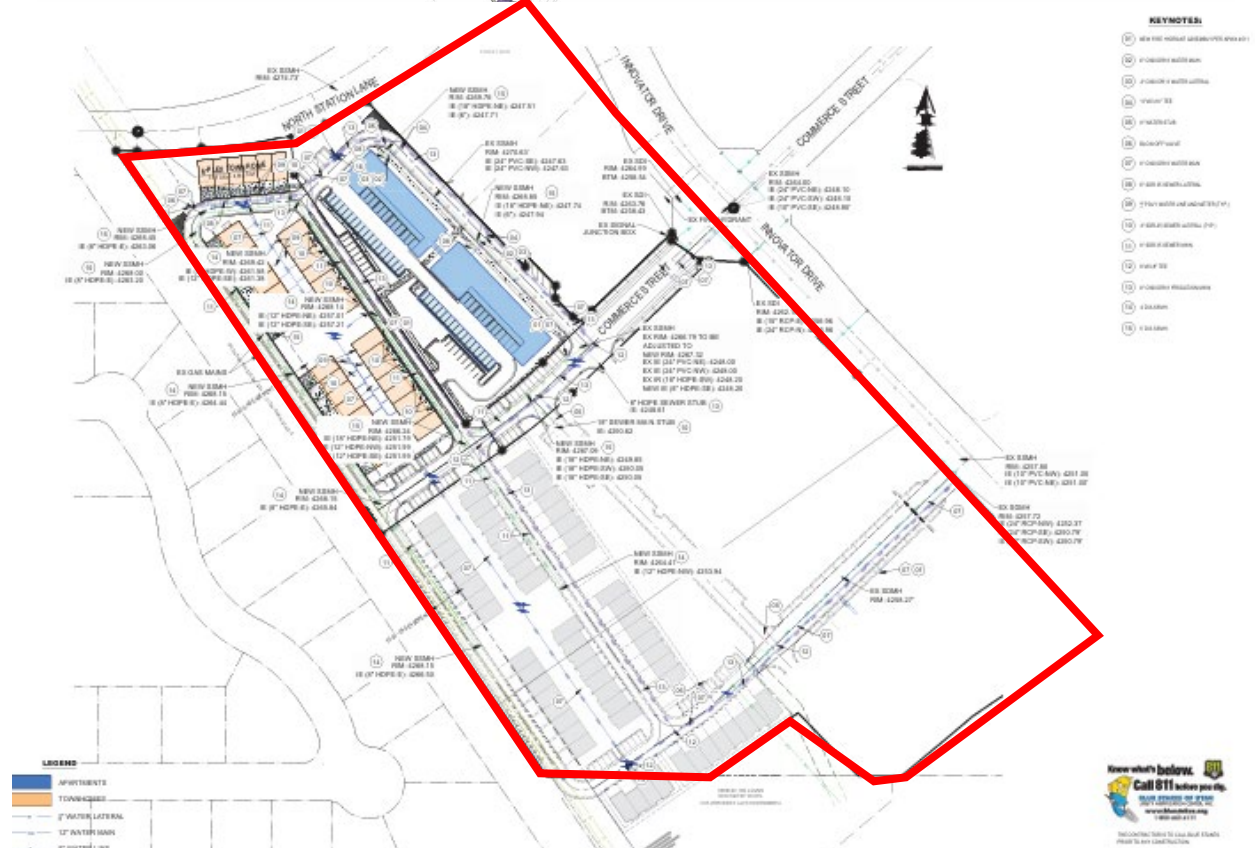
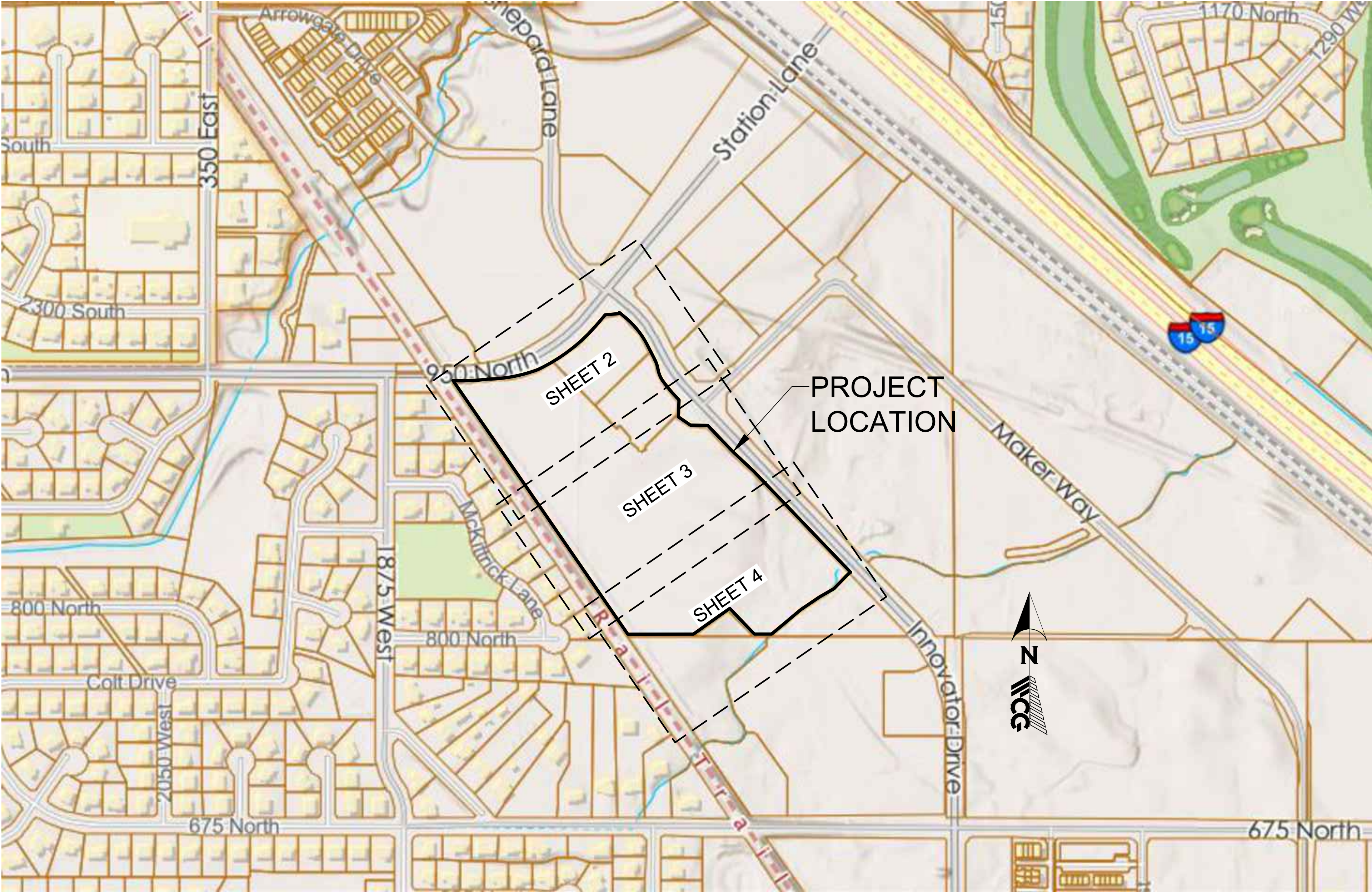


EXHIBIT G of PMP

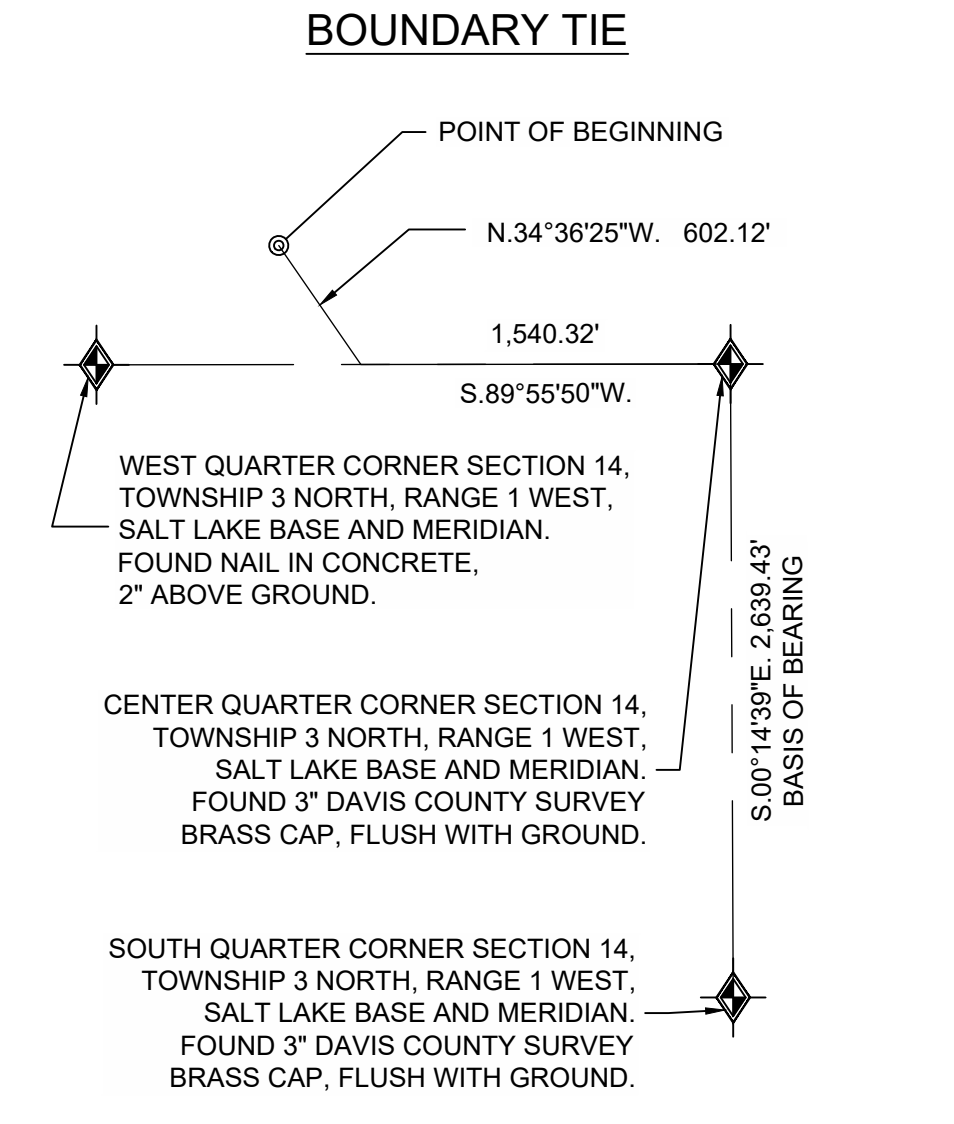


File Path: G:\Shared drives\2023 Projects\33-355 Farmington North - Stack Development\11 Survey & ROW\1 R1 C6 Amendment\03 Data\R1 C6 Amendment Final Plat 20260304.dwg, Sep 04, 2026 - 5:43pm

NORTH STATION PARCEL R1, C5, & C6 FIRST AMENDMENT
AMENDING PARCEL R1, C5, AND C6
OF THE NORTH STATION MASTER PLAT
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2026



VICINITY MAP
NOT TO SCALE



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF PARCEL C6, C5, AND R1 OF THE NORTH STATION MASTER PLAT, RECORDED AS ENTRY NUMBER 3646134 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 5

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS.

ON THIS _____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, THE SIGNER OF THE HEREON OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)SS.

ON THIS _____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, THE SIGNER OF THE HEREON OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

NOTES

- (ELECTRICAL GEAR MARKER): ELECTRICAL VAULT FOOTPRINTS UP TO 8'X13' AND ASSOCIATED ELECTRICAL GEAR SHALL EXTEND BEYOND THE TYPICAL 16' PUE.
- BENCHLAND WATER DISTRICT SECONDARY WATER LINES WILL NEED TO BE INSTALLED TO BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS. BENCHLAND WATER DISTRICT SECONDARY LATERALS NEED TO BE INSTALLED TO MAIN LINE TO RECEIVE SERVICE.
- THE ACCESS EASEMENTS AND PRIVATE ROADS SHOWN HEREON ARE TO PROVIDE INGRESS AND EGRESS FOR ALL PARCELS AND LOTS INCLUDED IN THIS AMENDMENT.
- ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.

BENCHLAND WATER DISTRICT

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

BY: _____
BENCHLAND WATER DISTRICT MANAGER

CENTRAL DAVIS SEWER DISTRICT

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

BY: _____
CENTRAL DAVIS SEWER DISTRICT MANAGER

FARMINGTON CITY ENGINEER

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

DATE BY: _____
FARMINGTON CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

BY: _____
FARMINGTON CITY PLANNING COMMISSION CHAIRMAN

CITY ATTORNEY'S APPROVAL

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

BY: _____
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL

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

BY: _____
FARMINGTON CITY MAYOR

ATTEST: _____
FARMINGTON CITY RECORDER

SURVEYOR'S CERTIFICATE

I, DEVRON J. ANDERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE REFERENCED THE ORIGINAL PLAT THAT CREATED THE LOT BOUNDARIES BEING AMENDED ON THIS PLAT, HAVE VERIFIED ALL MEASUREMENTS, PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO A LOT AND PARCELS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

NORTH STATION PARCEL R1 & C6 FIRST AMENDMENT

FOR REVIEW
DO NOT RECORD

09/04/2026
No. 7897281
Devron J. Andersen
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

NORTH STATION PARCEL R1, C5, & C6 FIRST AMENDMENT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

DATED THIS _____ DAY OF _____, 20____.

STACK FARMINGTON LAND, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: _____
ITS: _____

SAGE AT NORTH STATION INVESTMENTS, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: _____
ITS: _____

SURVEY REFERENCE

PLEASE REFERENCE THE FOLLOWING DOCUMENTS FOR BOUNDARY SURVEY INFORMATION: A SURVEY THAT INCLUDES A PORTION OF THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION AMENDMENT HAS BEEN FILED IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR AND ASSIGNED FILE NUMBER 8627. THE SUBDIVISION PLAT THAT CREATED THE LOT BOUNDARIES BEING AMENDED ON THIS PLAT HAS BEEN RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AND ASSIGNED THE ENTRY NUMBER 3646134, BOOK 8891, PAGE 198.

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

PARCEL OWNER:
STACK FARMINGTON LAND LLC
4101 NORTH THANKSGIVING WAY SUITE 300
LEHI, UTAH 84048-4648
SAGE AT NORTH STATION INVESTMENTS LLC
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

DAVIS COUNTY RECORDER
FILED FOR RECORD AND RECORDED
AS ENTRY NUMBER: _____
AT THE REQUEST OF: _____
THIS ____ DAY OF _____, AT _____
IN BOOK _____ OF PLATS,
PAGE _____, FEE _____

DAVIS COUNTY RECORDER

PROJECT NO: 23-355
DESIGNED BY: DJA
DRAWN BY: DJA
CHECKED BY: KWT
DATE: 09/04/2026

SHEET
1 OF 5

File Path: C:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\11 Survey & ROW\11 R1 C6 Amendment\09 Detail\RT C6 Amendment_Final Plat_20260304.dwg Sep 04, 2026 - 5:44pm



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

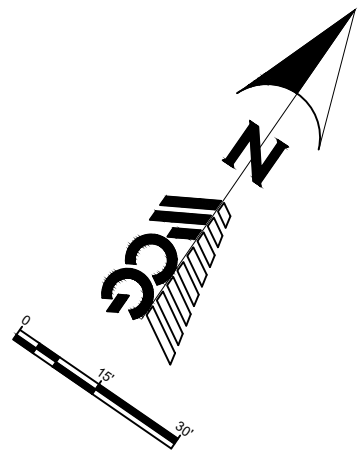
NORTH STATION PARCEL R1, C5, & C6 FIRST AMENDMENT
AMENDING PARCEL R1, C5, AND C6
OF THE NORTH STATION MASTER PLAT,
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- SET REBAR & CAP
STAMPED "WCG"
- SET CURB NAIL AT THE
EXTENSION OF LOT LINE
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINER PARCEL LINE
- PRIVATE RIGHT OF WAY
- CROSS ACCESS
EASEMENT HATCH

DENVER AND RIO GRANDE WESTERN RAILROAD

POINT OF
BEGINNING



NORTH STATION LANE
950 NORTH

FARMINGTON CITY
ACCESS EASEMENT
ENTRY NO. 3497258

16.00'
PUBLIC UTILITY &
PUBLIC ACCESS
EASEMENT
(TYPICAL)

1000 NORTH (PRIVATE)

PARCEL R1.C
273,587 SQ. FT.
6.28 ACRES

PRIVATE
RIGHT OF WAY
(L50-58 & C50-56)

WEST RIGHT OF WAY
30.00' FARMINGTON
CITY UTILITY EASEMENT
ENTRY NO. 3485838

LOT R1
93,046 SQ. FT.
2.14 ACRES
1750 W COMMERCE STREET (930 N)

This needs to also
say municipal utility
easement in favor of
Farmington City.

30.00' SEWER EASEMENT
HEREBY DEDICATED
TO CENTRAL DAVIS
SEWER DISTRICT

50.00'
QUESTAR GAS COMPANY
GAS EASEMENT
ENTRY NO. 3091396

1825 WEST
(PRIVATE)
8,520 SQ. FT.
0.20 ACRES

30.00' SEWER EASEMENT
ENTRY NO. 3641893
30.00' FARMINGTON
CITY UTILITY EASEMENT
ENTRY NO. 3485838

16.00'
PUBLIC UTILITY &
PUBLIC ACCESS
EASEMENT
(TYPICAL)

PARCEL C5
59,968 SQ. FT.
1.38 ACRES
955 N INNOVATOR DRIVE OR
1755 W NORTH STATION LANE

30.00' SEWER
EASEMENT
(L200-204)

CROSS ACCESS EASEMENT
(L117-L123 & C110-111)

PUBLIC ACCESS AND
UTILITY EASEMENT
(L150-155 & C150)

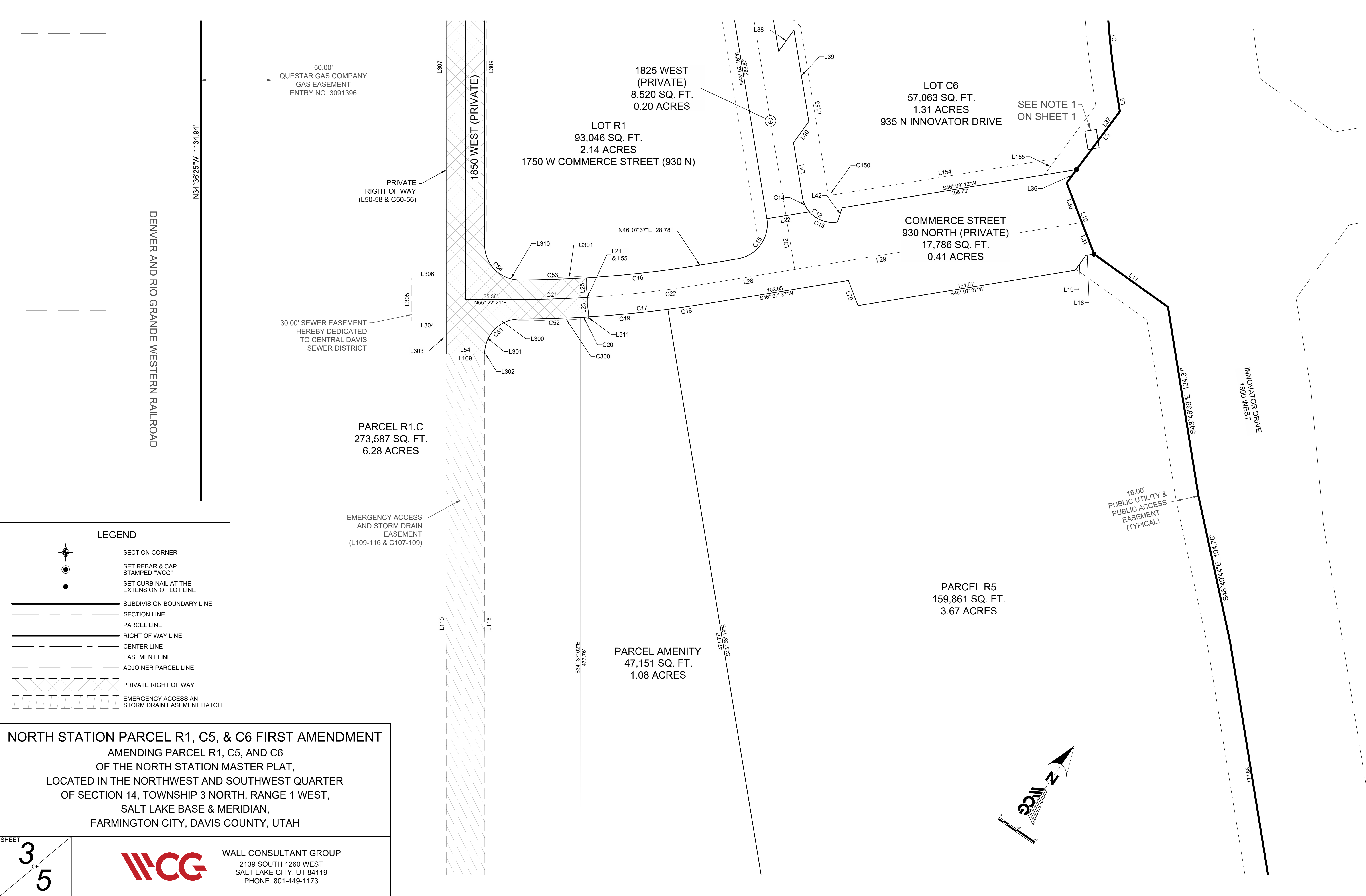
LOT C6
57,063 SQ. FT.
1.31 ACRES
935 N INNOVATOR DRIVE

16.00'
PUBLIC UTILITY &
PUBLIC ACCESS
EASEMENT
(TYPICAL)

SEE NOTE 1
ON SHEET 1

INNOVATOR DRIVE
1800 WEST

File Path G:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\11 Survey & ROW\1 R1 C5 Amendment\09 Detail\1 C5 Amendment - Final Plat - 20260304.dwg Sep 04, 2026 - 5:44pm



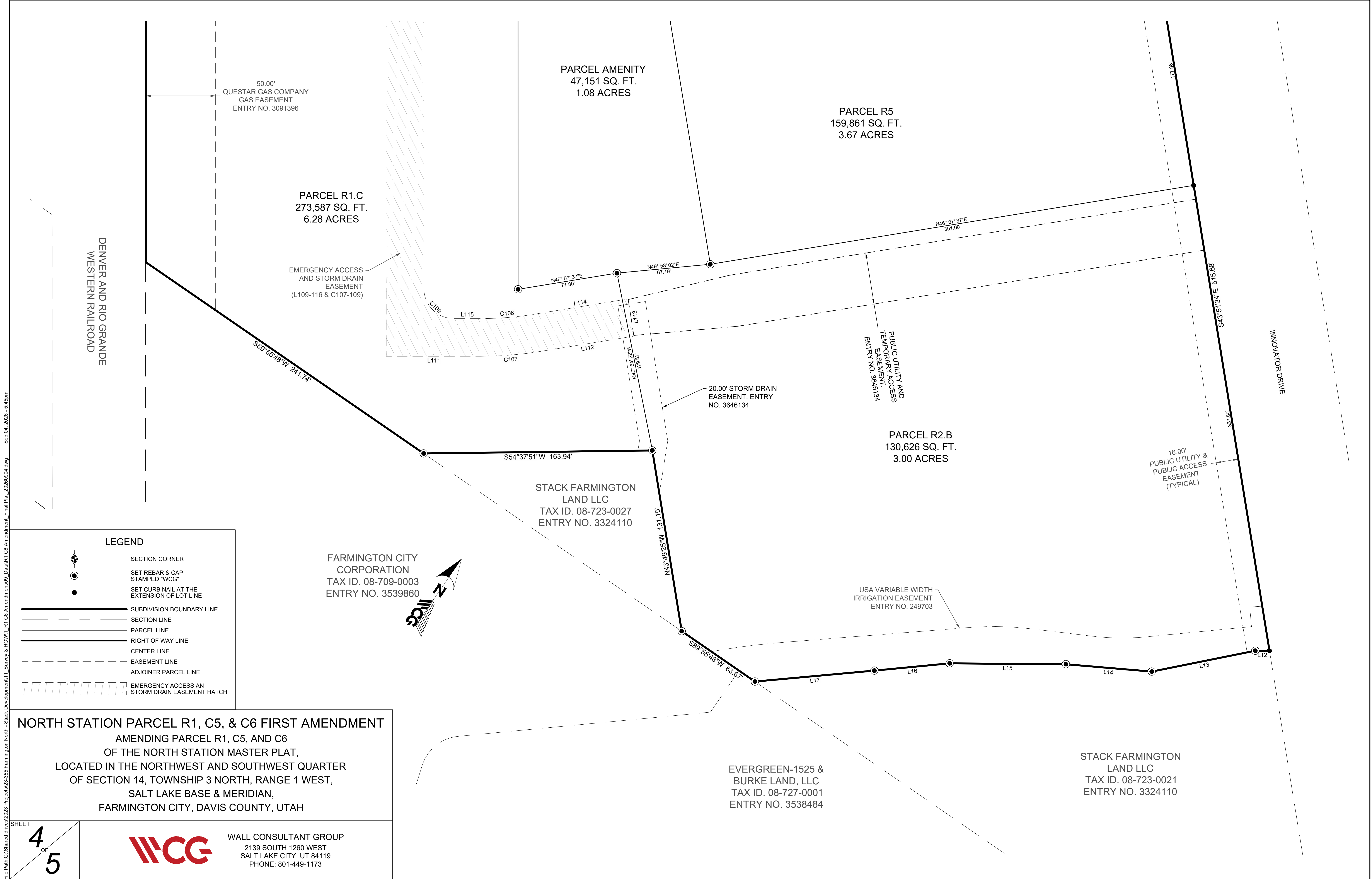
NORTH STATION PARCEL R1, C5, & C6 FIRST AMENDMENT
AMENDING PARCEL R1, C5, AND C6
OF THE NORTH STATION MASTER PLAT,
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH

SHEET
3
OF
5



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

File Path: G:\Shared drives\2023 Projects\33-355 Farmington North - Stack Development\11 Survey & ROW\1 R1 C6 Amendment\09 Data\RT C6 Amendment Final Plat 20260304.dwg Sep 04, 2026 - 5:45pm



File Path: G:\Shared drives\2023 Projects\33-355 Farmington North - Stack Development\11 Survey & ROW\1 RT C5 Amendment\09 Data\RT C5 Amendment_Final Plat_20260304.dwg Sep 04, 2026 - 5:46pm

NORTH STATION PARCEL R1, C5, & C6 FIRST AMENDMENT
AMENDING PARCEL R1, C5, AND C6
OF THE NORTH STATION MASTER PLAT,
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
FARMINGTON CITY, DAVIS COUNTY, UTAH

SUBDIVISION BOUNDARY DESCRIPTION

CONTINUED FROM SHEET 1

A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL R1 OF THE NORTH STATION MASTER PLAT, RECORDED AS ENTRY NUMBER 3646134 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER IS LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTH STATION LANE, SAID CORNER ALSO BEING 1,540.32 FEET S.89°55'50"W. ALONG THE QUARTER SECTION LINE AND 602.12 FEET N.34°36'25"W. FROM THE CENTER QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING BEING S.00°14'39"E. 2,639.43 FEET FROM THE CENTER QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 14); RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°49'38"E. 31.05 FEET TO THE POINT OF A 629.57 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 2) THENCE EASTERLY 96.91 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.86°49'32"E. 96.82 FEET), TO THE POINT OF A 553.86 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 3) THENCE EASTERLY 190.12 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.79°12'20"E. 189.19 FEET), TO THE POINT OF A 650.50 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 4) THENCE NORTHEASTERLY 281.77 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.52°20'21"E. 279.57 FEET), 5) THENCE N.39°55'48"E. 40.06 FEET, 6) THENCE N.84°55'46"E. 49.50 FEET, 7) THENCE N.39°55'48"E. 5.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INNOVATOR DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S.50°03'43"E. 29.80 FEET TO THE POINT OF A 323.52 FOOT RADIUS CURVE TO THE RIGHT, 2) THENCE SOUTHEASTERLY 134.81 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.38°06'23"E. 133.84 FEET), 3) THENCE S.27°08'07"E. 55.39 FEET TO THE POINT OF A 100.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, 4) THENCE SOUTHERLY 26.46 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.20°17'33"E. 26.38 FEET), 5) THENCE S.12°42'49"E. 16.88 FEET TO THE POINT OF A 102.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, 6) THENCE SOUTHERLY 42.02 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.24°27'25"E. 41.72 FEET), TO THE POINT OF A 580.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, 7) THENCE SOUTHEASTERLY 77.60 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.40°01'48"E. 77.54 FEET), 8) THENCE S.43°51'34"E. 13.01 FEET, 9) THENCE S.01°58'51"W. 62.55 FEET, 10) THENCE S.55°35'36"E. 53.55 FEET, 11) THENCE S.89°01'47"E. 63.80 FEET, 12) THENCE S.43°46'39"E. 134.37 FEET, 13) THENCE S.46°49'44"E. 104.76 FEET, 14) THENCE S.43°51'34"E. 515.68 FEET; THENCE S.55°48'17"W. 10.09 FEET; THENCE S.43°59'37"W. 75.76 FEET; THENCE S.60°17'55"W. 61.73 FEET; THENCE S.55°49'14"W. 83.32 FEET; THENCE S.49°53'04"W. 54.17 FEET; THENCE S.50°10'19"W. 86.05 FEET; THENCE S.89°55'48"W. 63.67 FEET; THENCE N.43°49'25"W. 131.15 FEET; THENCE S.54°37'51"W. 163.94 FEET; THENCE S.89°55'48"W. 241.74 FEET; THENCE N.34°36'25"W. 1,134.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 847,612 SQUARE FEET OR 19.459 ACRES. ONE LOT AND SIX PARCELS.

NOTE: ROTATE THE ABOVE BEARINGS CLOCKWISE 0°14'50" TO MATCH STATE PLANE COORDINATE SYSTEM BEARINGS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	96.91'	629.57'	N86°49'32"E	96.82'	8°49'11"
C2	190.12'	553.86'	N79°12'20"E	189.19'	19°40'03"
C3	281.77'	650.50'	N52°20'21"E	279.57'	24°49'06"
C4	134.81'	323.52'	S38°06'23"E	133.84'	23°52'29"
C5	26.46'	100.00'	S20°17'33"E	26.38'	15°09'29"
C6	42.02'	102.50'	S24°27'25"E	41.72'	23°29'13"
C7	77.60'	580.50'	S40°01'48"E	77.54'	7°39'33"
C8	140.60'	553.86'	S81°46'00"W	140.22'	14°32'41"
C9	49.52'	553.86'	N71°55'59"E	49.50'	5°07'22"
C10	70.11'	650.50'	N61°39'38"E	70.08'	6°10'32"
C11	211.66'	650.50'	N49°15'05"E	210.73'	18°38'34"
C12	33.77'	21.50'	S88°52'19"E	30.41'	90°00'06"
C13	21.93'	21.50'	N75°21'02"E	20.99'	58°26'50"
C14	11.84'	21.50'	S59°38'55"E	11.69'	31°33'16"
C15	38.48'	24.50'	N01°07'41"E	34.65'	89°59'54"
C16	78.77'	781.66'	N49°00'55"E	78.74'	5°46'26"
C17	81.54'	809.07'	N49°00'56"E	81.51'	5°46'28"
C18	25.60'	809.62'	S47°02'05"W	25.60'	1°48'42"
C19	61.34'	809.30'	S50°06'46"W	61.33'	4°20'34"
C20	5.40'	768.91'	S52°05'20"W	5.40'	0°24'09"
C21	50.23'	795.41'	N53°42'40"E	50.22'	3°37'05"
C22	80.15'	795.41'	S49°00'55"W	80.12'	5°46'26"
C50	85.61'	54.50'	S88°52'16"E	77.07'	90°00'00"
C51	38.46'	24.50'	S10°21'28"W	34.63'	89°56'59"
C52	48.45'	809.16'	S53°37'02"W	48.44'	3°25'49"
C53	46.73'	781.66'	N53°36'53"E	46.72'	3°25'31"
C54	38.51'	24.50'	S79°38'42"E	34.67'	90°03'20"
C55	27.48'	19.50'	S05°45'21"W	25.26'	80°44'45"
C56	43.20'	27.50'	N88°52'16"W	38.89'	90°00'00"
C57	64.40'	41.00'	N88°52'16"W	57.98'	90°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C107	42.58'	263.50'	S50°45'24"W	42.54'	9°15'33"
C108	38.22'	236.50'	N50°45'24"E	38.18'	9°15'33"
C109	33.77'	21.50'	S79°36'56"E	30.40'	89°59'48"
C110	33.10'	112.00'	N54°29'45"E	32.98'	16°56'07"
C111	24.83'	84.00'	N54°29'45"E	24.74'	16°56'07"
C150	6.37'	5.00'	S82°38'40"W	5.95'	73°00'56"
C300	51.16'	810.41'	S53°42'37"W	51.15'	3°37'00"
C301	49.30'	780.41'	N53°42'42"E	49.29'	3°37'10"

LINE TABLE

LINE #	BEARING	LENGTH
L1	S88°49'38"E	31.05'
L2	N39°55'48"E	40.06'
L3	N84°55'46"E	49.50'
L4	N39°55'48"E	5.31'
L5	S50°03'43"E	29.80'
L6	S27°08'07"E	55.39'
L7	S12°42'49"E	16.88'
L8	S43°51'34"E	13.01'
L9	S01°58'51"W	62.55'
L10	S55°35'36"E	53.55'
L11	S89°01'47"E	63.80'
L12	S55°48'17"W	10.09'
L13	S43°59'37"W	75.76'
L14	S60°17'55"W	61.73'
L15	S55°49'14"W	83.32'
L16	S49°53'04"W	54.17'
L17	S50°10'19"W	86.05'
L18	S46°10'55"W	5.83'
L19	S00°57'26"W	12.69'
L20	N55°47'12"W	18.91'

LINE TABLE

LINE #	BEARING	LENGTH
L109	S55°22'58"W	27.00'
L110	N34°37'02"W	500.06'
L111	S55°23'10"W	67.75'
L112	S46°07'37"W	68.23'
L113	S43°27'34"E	27.00'
L114	N46°07'37"E	68.42'
L115	N55°23'10"E	19.25'
L116	S34°37'02"E	451.57'
L117	N43°52'16"W	28.00'
L118	N46°01'41"E	213.59'
L119	N62°57'48"E	37.68'
L120	S27°08'07"E	11.91'
L121	S27°08'07"E	16.09'

LINE TABLE

LINE #	BEARING	LENGTH
L21	S38°05'53"E	27.50'
L22	S46°07'44"W	30.18'
L23	S38°05'53"E	13.75'
L24	N46°07'44"E	27.00'
L25	S38°05'53"E	13.75'
L26	S27°08'07"E	17.40'
L27	S27°08'07"E	37.98'
L28	S46°07'37"W	66.78'
L29	S46°07'37"W	204.24'
L30	S55°35'36"E	29.80'
L31	S55°35'36"E	23.75'
L32	N43°52'16"W	38.25'
L33	N43°52'16"W	283.80'
L34	N46°07'44"E	13.50'
L35	N46°07'44"E	13.50'
L36	S01°58'51"W	11.64'
L37	S01°58'51"W	50.91'
L38	S01°07'56"W	18.38'
L39	N43°52'16"W	65.05'
L40	N01°07'56"E	18.38'

LINE TABLE

LINE #	BEARING	LENGTH
L122	N62°57'48"E	37.72'
L123	N46°01'41"E	213.64'
L150	S46°07'32"W	10.00'
L151	N43°52'16"W	100.88'
L152	N86°26'52"W	11.79'
L153	N43°58'19"W	117.04'
L154	S46°08'12"W	157.40'
L155	N01°58'51"E	14.36'
L200	N43°54'13"W	27.84'
L201	N46°04'08"E	240.79'
L202	S43°55'52"E	30.00'
L203	S46°04'08"W	240.79'
L204	N44°17'14"W	2.16'

LINE TABLE

LINE #	BEARING	LENGTH
L41	N43°52'16"W	38.38'
L42	S16°33'36"E	10.48'
L50	S46°07'44"W	27.00'
L51	S43°52'16"E	94.75'
L52	N46°07'44"E	130.03'
L53	N34°37'02"W	497.00'
L54	N55°22'58"E	27.00'
L55	S38°05'53"E	27.50'
L56	S34°37'02"E	380.96'
L57	S46°07'44"W	90.49'
L58	N43°52'16"W	94.75'
L59	N43°52'16"W	94.75'
L60	S46°07'44"W	118.55'

LINE TABLE

LINE #	BEARING	LENGTH
L300	S55°22'21"W	20.34'
L301	S34°37'02"E	23.25'
L302	S55°22'58"W	30.00'
L303	N34°37'02"W	23.24'
L304	S55°22'21"W	23.00'
L305	N34°35'55"W	30.00'
L306	N55°22'21"E	23.00'
L307	N34°37'02"W	296.71'
L308	N55°23'09"E	30.00'
L309	S34°37'02"E	296.70'
L310	N55°22'21"E	20.38'

SHEET

5
OF
5



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



Farmington City Planning Commission Staff Report October 22, 2026

Item 3: R1 Apartments Site Plan.

Public Hearing: No
Application No.: 26-32
Property Address: 1750 W Commerce Street
Current Zoning Designation: OMU (Office Mixed Use)
Number of Units: 55
Area: Approx. 2.14 acres
Property Owner / Applicant: Stack Development

Background Information

The R1 site has been previously granted schematic approval for residential use and stacked apartment units through Development Agreements with the City. As part of an approved HTRZ (Housing and Transit Residential Zone) taxing district, a significant amount of housing is required by the State of Utah in order to qualify for tax increment participation.

The R1 site is the 2nd residential project to seek approval as the R1C site directly to the west is in process of reviews and approvals for townhome development. The existing entitlements for the subject R1 property included with this report assumed 52 units in 2 buildings in the configuration currently shown. A specific unit limit was not placed on the units within the text of the agreement, and in the opinion of staff, with the target density needed for the HTRZ area, including additional units only helps reach the end goal.

The proposed development remains at 3 stories of height and keeps an architecture and layout consistent with the original concept approval. Parking is provided consistent with 11-32-040 and 11-18-100.

Recommended Motion:

Motion to approve the Site Plan for the R1 apartments subject to all applicable standards and ordinances and the following condition.

- Any remaining comments from the Development Review Committee must be addressed before plans are stamped as ready for construction.

Findings:

1. The site plan is consistent with the existing PMP for the property and vision established for the area.
2. The provided plans have demonstrated sufficient compliance with applicable standards and ordinances.

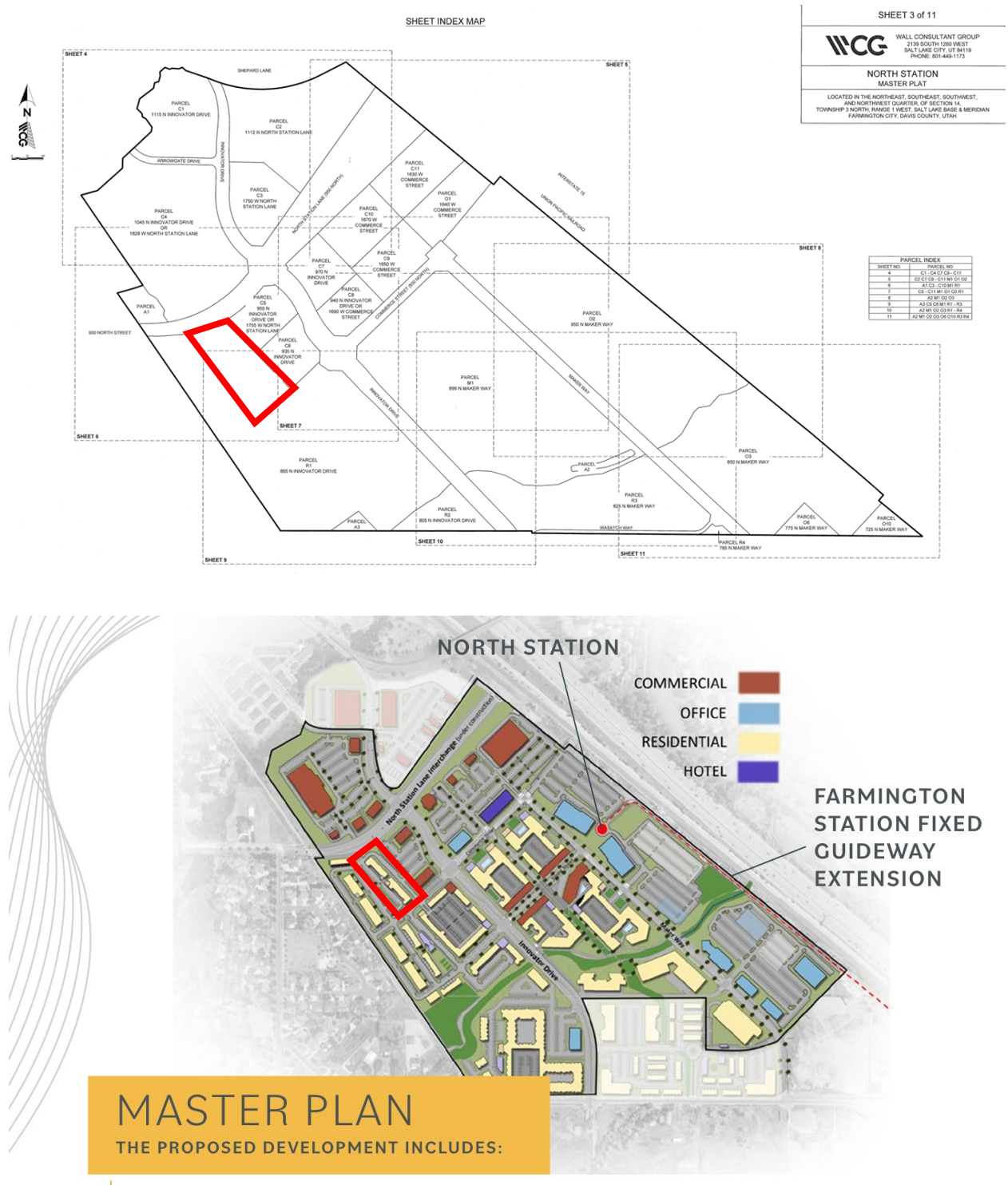
Supplemental Information

1. Vicinity Map
2. Master Plat
3. Development Agreement Exhibit – Schematic Plan
4. North Station Parcel C1 & C4 First Amendment plat

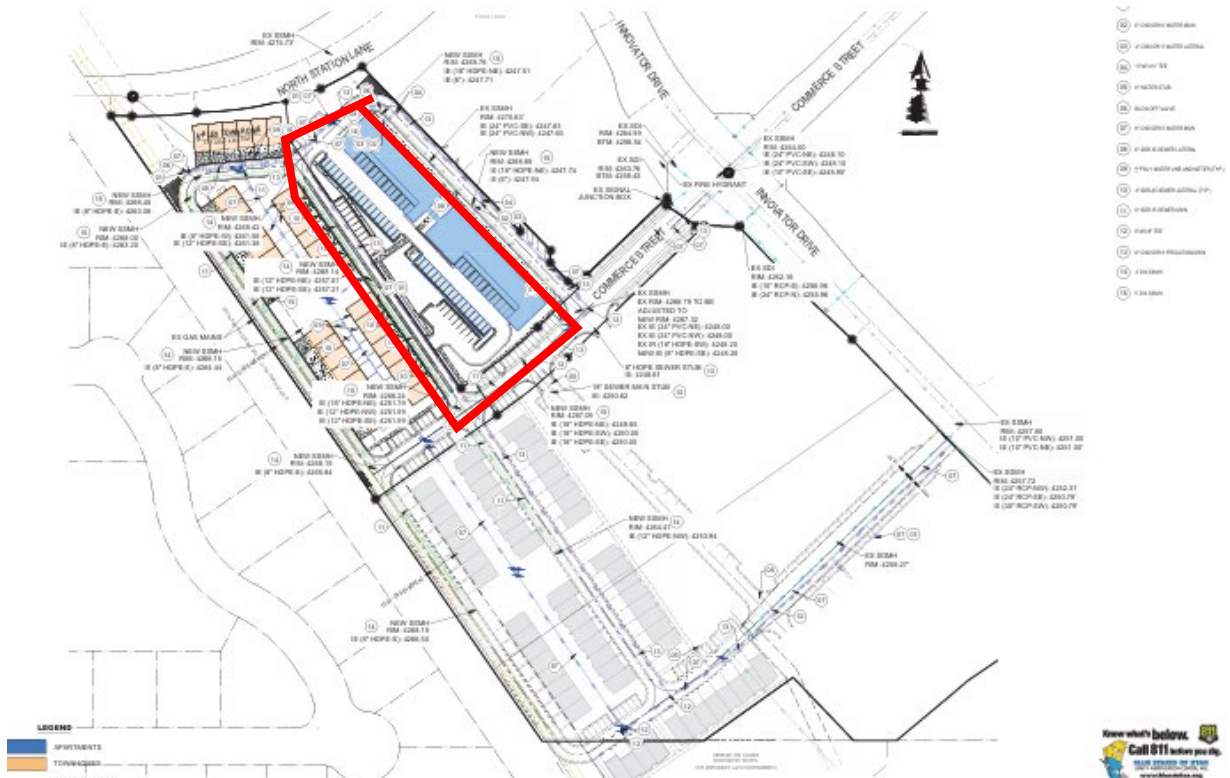
1750 W Commerce St.



Master Plat:



Development Agreement Exhibits



SITE PLAN - UNIT MAPPING - PHASE 01

ROW HOUSES

4	3 STORY NORTH - MIDDLE	2M
2	3 STORY NORTH - END	2ME
11	3 STORY - MIDDLE	3M
4	3 STORY - END	1E
14	2 STORY - WEST	2ME

37 TOTAL

APARTMENT BUILDING 01 - 3 STORY

4	2 STORY SPLIT LVL	
23	2BDR	
23	1BDR	

52 TOTAL

PARKING ALLOCATION	137 STALLS
APT BLDG - 79 STREET - 18 BUILDING	97 STALLS
VISITOR	40 STALLS



A2 RENDERED UNIT ALLOCATION PLAN

N



File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Apartments\Site.DWG Sep 17, 2026 - 12:54pm

KEYNOTES:

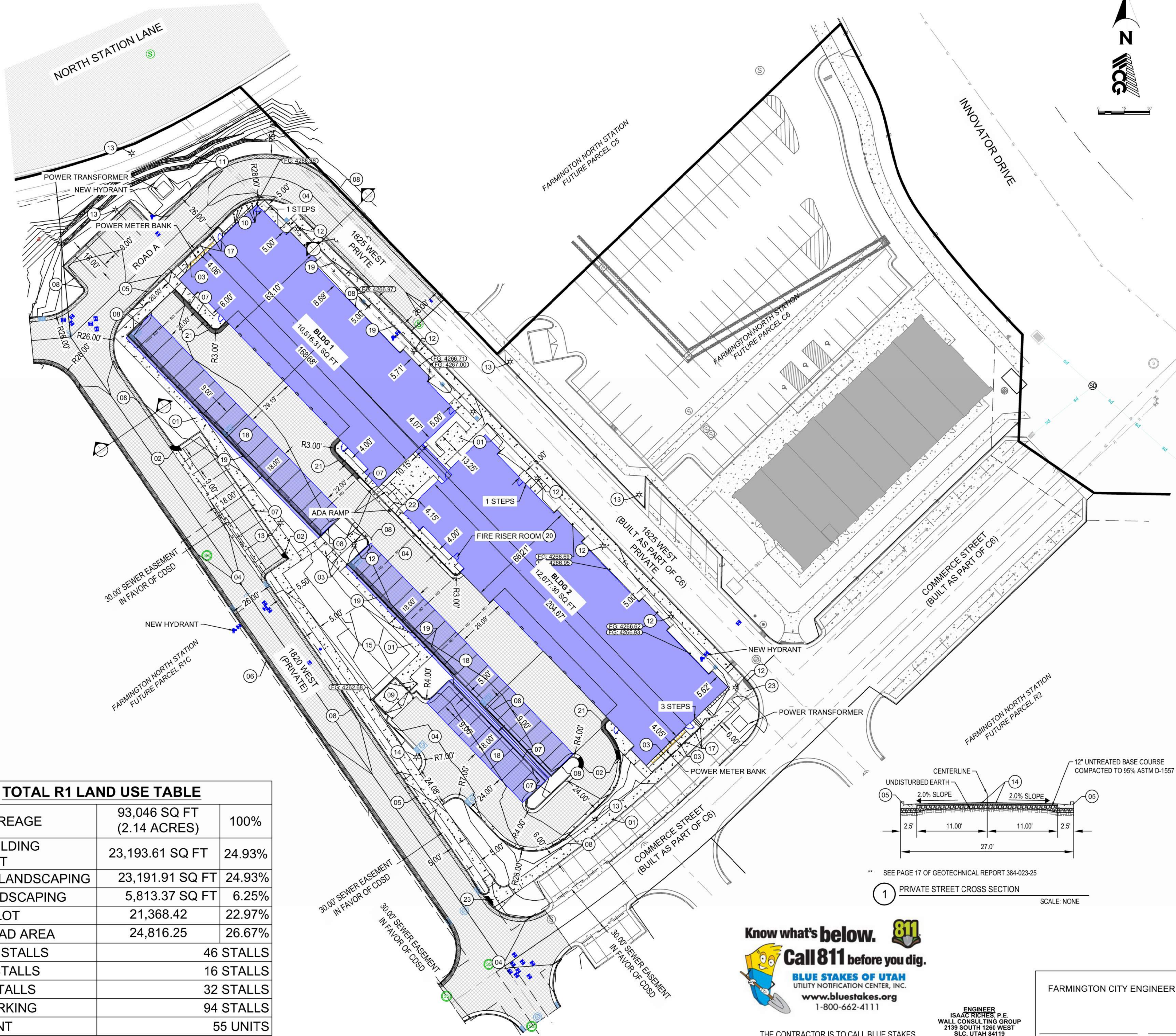
- 01 4" CONCRETE SIDEWALK PER DETAIL 1 ON SHEET C800
- 02 CURB TRANSITION PER DETAIL 10 ON SHEET C800
- 03 ADA RAMP PER DETAIL 7 ON SHEET C802
- 04 4.0" ASPHALT PER GEOTECHNICAL REPORT & DETAIL 3 ON SHEET C804
- 05 DRIVE APPROACH PER APWA 221 & DETAIL 5 ON SHEET C804
- 06 2.5' CATCH CURB & GUTTER PER APWA 205.1 'TYPE F' & DETAIL 5 ON SHEET C800
- 07 2.5' RELEASE CURB & GUTTER PER DETAIL 7 ON SHEET C800
- 08 2.5' CATCH CURB & GUTTER PER APWA 205.1 'TYPE A' PER DETAIL 6 ON SHEET C800
- 09 DOUBLE BAY TRASH ENCLOSURE PER ARCHITECTURAL PLANS & DETAIL 2 ON SHEET C802
- 10 BOLLARD PER DETAIL 8 ON SHEET C800
- 11 3' ROCK RETAINING WALL PER DETAIL 5 ON SHEET C802
- 12 BOLLARD LIGHT PER ELECTRICAL PLANS
- 13 STREET LIGHT PER ELECTRICAL PLANS
- 14 PARKING LIGHT PER ELECTRICAL PLANS
- 15 FENCE PER LANDSCAPE PLANS
- 16 CURB WALL PER DETAIL 9 ON SHEET C800
- 17 RAILINGS PER DETAIL 2 ON SHEET C804
- 18 CARPORTS - DELEGATE DESIGN BY GENERAL CONTRACTOR - CENTER POST WITH 2 FT OFFSET
- 19 CONCRETE RETAINING WALL & CATCH CURB PER DETAIL 6 ON SHEET C804 & GRADE ELEVATIONS ON SHEET C500
- 20 KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
- 21 CUSTOM HIGH BACK RELEASE CURB AND GUTTER PER DETAIL 3 ON SHEET C804
- 22 THICKENED CONCRETE EDGE
- 23 ADA RAMP PER FARMINGTON CITY STD DETAIL 235SP AND DETAIL 1 ON C805

CAUTION: NOTICE TO CONTRACTOR

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

TOTAL R1 LAND USE TABLE

TOTAL ACREAGE	93,046 SQ FT (2.14 ACRES)	100%
TOTAL BUILDING FOOTPRINT	23,193.61 SQ FT	24.93%
INTERIOR LANDSCAPING	23,191.91 SQ FT	24.93%
ROAD LANDSCAPING	5,813.37 SQ FT	6.25%
PARKING LOT	21,368.42	22.97%
TOTAL ROAD AREA	24,816.25	26.67%
COVERED STALLS	46 STALLS	
GARAGE STALLS	16 STALLS	
STREET STALLS	32 STALLS	
TOTAL PARKING	94 STALLS	
UNIT COUNT	55 UNITS	



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

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wgcg.us

FARMINGTON CITY ENGINEER

SIGNATURE DATE

STACK APARTMENT PAD		FARMINGTON NORTH STATION - R1		23-355		SITE PLAN	
PROJECT		PROJECT NUMBER					
STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500		CHECKED BY:	IJR	DESIGNED BY:	IJR	DATE:	9/17/2026
WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		SCALE:	1:30	DATE:	9/17/2026	DESIGNED BY:	IJR
APPROVED		REVISIONS		NO.		REMARKS	
BY		DATE					

FIRE NOTES

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

RESIDENTIAL BUILDING CODE DATA	
OCCUPANCY CLASSIFICATION:	MIXED OCCUPANCY (R-2, B, U)
CONSTRUCTION TYPE:	TYPE VB
GROSS SQUARE FOOTAGE:	68,334 SQ FT
STORY COUNT:	3
BUILDING HEIGHT	42'-3"
FIRE PROTECTION SYSTEM:	FULLY SPRINKLERED

LEGEND

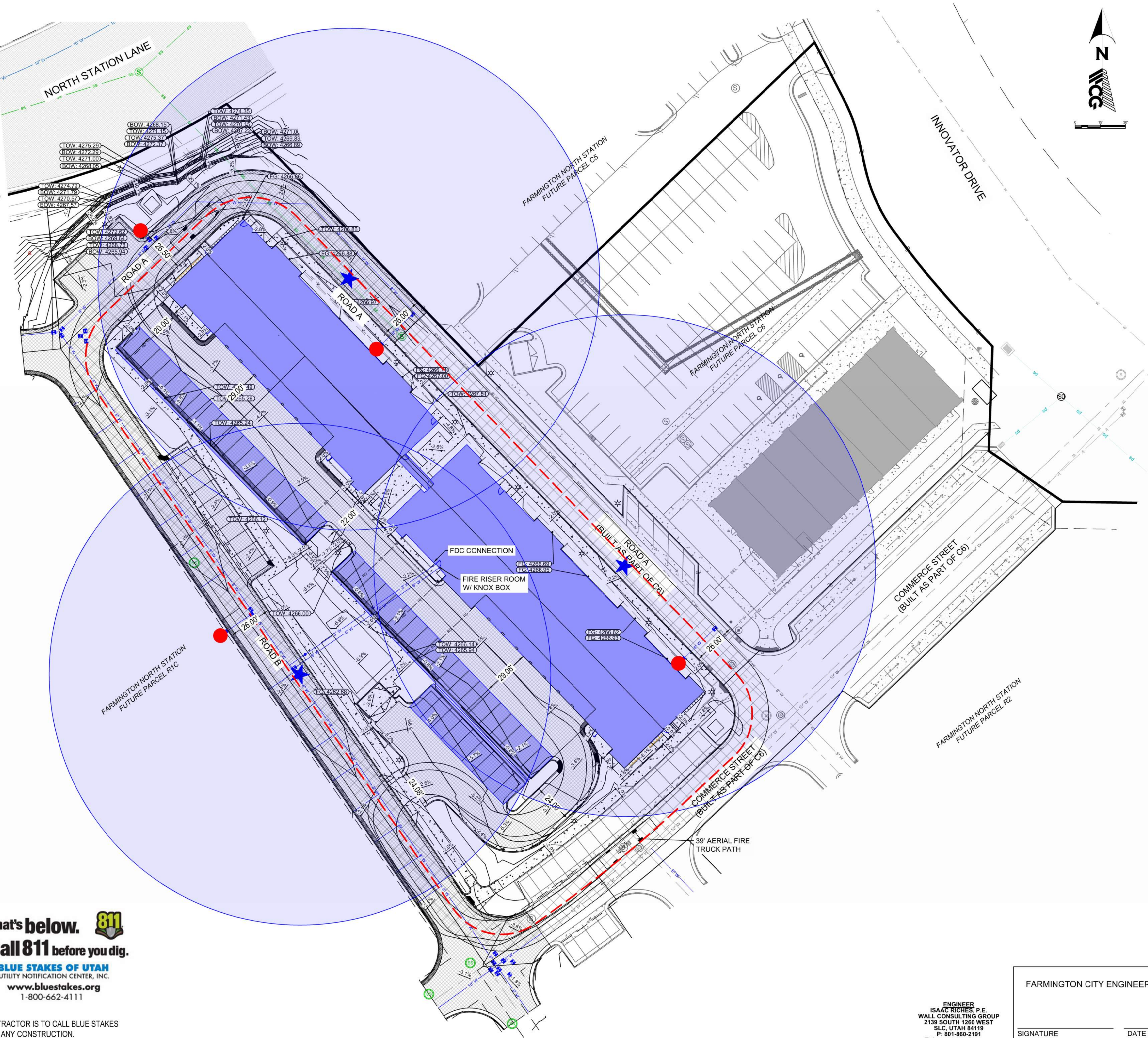
-  NEW FIRE HYDRANT
-  EX FIRE HYDRANT
-  20 FT WIDE AERIAL FIRE APPARATUS ACCESS ROUTE
-  150' FIRE HOSE LAY
-  150' FIRE HOSE LAY

CAUTION: NOTICE TO CONTRACTOR

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



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



FARMINGTON CITY ENGINEER	
SIGNATURE	DATE

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

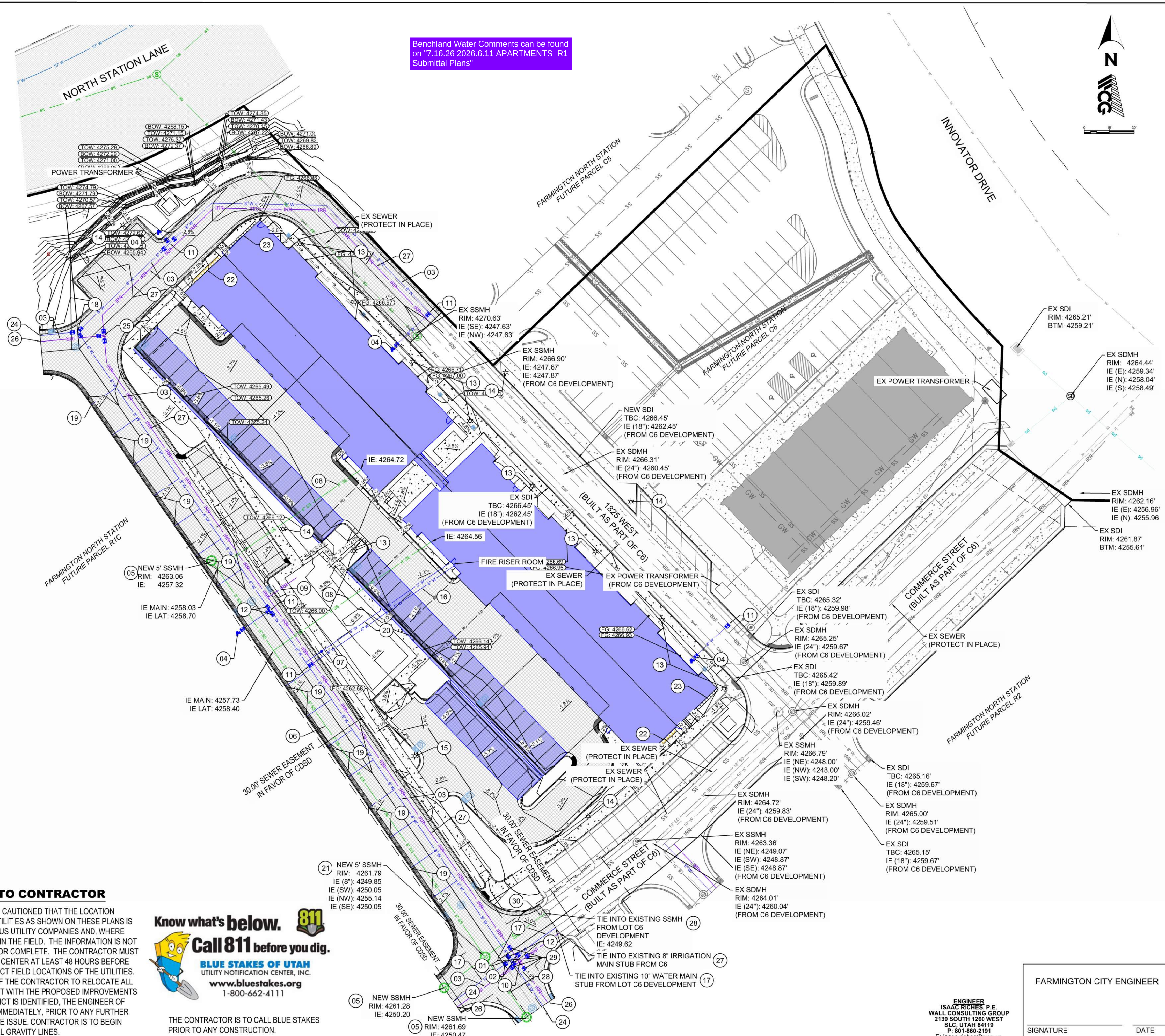
STACK APARTMENT PAD		FARMINGTON NORTH STATION - R1		PROJECT	
FARMINGTON NORTH STATION - R1		23-355		PROJECT NUMBER	
FIRE PLAN				SHEET NO.	
APPROVED		PROFESSIONAL ENGINEER		C301	
WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500		REVISIONS	
DATE: 9/17/2026		DESIGNED BY: IJR		CHECKED BY: IJR	
SCALE: 1:30		DATE: 9/17/2026		NO.	
				REMARKS	
				BY	
				DATE	

- 01 10"x8"x10"x8" CROSS TEE
- 02 10" GATE VALVE PER FARMINGTON STD DWG 570 & DETAIL 2 ON SHEET C801 - TO BE CLOW OR MUELLER
- 03 8" Ø POLY C900 DR14 WATER MAIN PER FARMINGTON STD DWG 565 & DETAIL 3 ON SHEET C801
- 04 NEW FIRE HYDRANT ASSEMBLY PER FARMINGTON STD DWG 511 & DETAIL 12 ON SHEET C800 - TO BE CLOW
- 05 5' Ø SSMH PER CENTRAL DAVIS SEWER DISTRICT STD DWG 201 & DETAIL 7 ON SHEET C801
- 06 8" Ø SDR 35 SEWER MAIN PER CENTRAL DAVIS SEWER DISTRICT STD DWG 101 & DETAIL 6 ON SHEET C801
- 07 2" Ø POLY WATER LINE C900 DR14 AND METER PER FARMINGTON STD DWG 521 SP & DETAIL 4 ON SHEET C801
- 08 6" Ø SDR 35 SEWER LATERAL - 5.71% SLOPE PER CENTRAL DAVIS SEWER DISTRICT STD DWG 207 & DETAIL 8 ON SHEET C801
- 09 1" Ø IRRIGATION STUB & METER PER DETAIL 3 ON SHEET C802
- 10 8"x8"x8" CROSS TEE
- 11 8"x8"x8" FLANGED TEE WITH GATE VALVE FLANGED TO TEE
- 12 8" GATE VALVE PER FARMINGTON STD DWG 570 & DETAIL 2 ON SHEET C801 - TO BE CLOW OR MUELLER
- 13 BOLLARD LIGHT PER ELECTRICAL PLANS
- 14 STREET LIGHT PER ELECTRICAL PLANS
- 15 PARKING LIGHT PER ELECTRICAL PLANS
- 16 6" Ø POLY FIRE LINE C900 DR14
- 17 10" Ø POLY C900 DR14 WATER MAIN PER FARMINGTON STD DWG 565 & DETAIL 3 ON SHEET C801
- 18 8"x8"x8" TEE WITH GATE VALVE FLANGED TO TEE
- 19 3" Ø POLY WATER SETTERS & METER BOXES PER DETAIL 4 ON SHEET C801
- 20 3" Ø POLY WATER LINE C900 DR14
- 21 5' Ø DROP SSMH PER CENTRAL DAVIS SEWER DISTRICT STD DWG 201 & DETAIL 4 ON SHEET C804
- 22 PROPOSED GAS METER BANKS
- 23 PROPOSED POWER METER BANKS
- 24 6" STUBBED PIPE WITH TEMPORARY BLOWOFF VALVE
- 25 6" TEE PER BENCHLAND WATER DISTRICT STD WITH VALVES FLANGED TO THE TEES
- 26 8" CAPPED AND STUBBED IRRIGATION PIPE
- 27 8" Ø POLY C900 DR14 IRRIGATION MAIN PER BENCHLAND STANDARDS AND SPECIFICATION 8 AND DETAIL 2 ON SHEET C805
- 28 8" Ø C900 DR18 SEWER MAIN PER CENTRAL DAVIS SEWER DISTRICT STD DWG 101 & DETAIL 6 ON SHEET C801
- 29 6" VALVE PER BENCHLAND WATER DISTRICT STD FLANGED TO THE JOINT
- 30 TRENCH PLUG PER CSDS STANDARD DETAILS AND DETAIL 4 ON SHEET C805

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



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



SIGNATURE _____ DATE _____

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

SHEET NO.		C400		UTILITY PLAN		23-355		FARMINGTON NORTH STATION - R1		STACK RESIDENTIAL PAD													
PROJECT NUMBER		APPROVED		 PROFESSIONAL ENGINEER		WALL CONSULTANT GROUP 2739 SOUTH 7260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		 WALL CONSULTANT GROUP		 STACK DEVELOPMENT 4101 NORTH THANKSGIVING WAY #300 LEHI, UTAH 84043 801-768-0500		DESIGNED BY: IJR		CHECKED BY: IJR		NO.		REMARKS		BY		DATE	
PROJECT		FARMINGTON NORTH STATION - R1		STACK RESIDENTIAL PAD		WALL CONSULTANT GROUP		WALL CONSULTANT GROUP		STACK DEVELOPMENT		DESIGNED BY:		CHECKED BY:		NO.		REMARKS		BY		DATE	
REVISIONS																							

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Apartments\Site.DWG Sep 17, 2026 - 12:54pm

KEYNOTES:

- 016" Ø ROOF DRAIN
- 02STORM DRAIN COMBINATION BOX PER APWA 316 & DETAIL 2 ON SHEET C801
- 0315" Ø HDPE PIPE PER DETAIL 1 ON SHEET C801
- 0424" Ø HDPE PIPE PER DETAIL 1 ON SHEET C801
- 05STORM DRAIN INLET PER APWA 303 & 315 & DETAIL 5 ON SHEET C801
- 065' Ø STORM DRAIN MANHOLE PER APWA 302 & DETAIL 4 ON SHEET C802
- 07UNDERGROUND STORM DETENTION SYSTEM PER DETAILS ON SHEET C803
- 0830" Ø HDPE PIPE PER DETAIL 1 ON SHEET C801
- 092.5" Ø ORIFICE PLATE PER DETAIL 6 ON SHEET C802
- 1012" Ø HDPE PIPE PER DETAIL 1 ON SHEET C801
- 1112" N-12 NYLOPAST YARD DRAIN
- 1218" Ø HDPE PIPE PER DETAIL 1 ON SHEET C801
- 13SNOUT
- 145' Ø STORM DRAIN MANHOLE AND CONTROL BOX WITH OVERFLOW WEIR PER DETAIL 6 ON SHEET C802

ORIFICE PLATE SIZING

REQUIRED DETENTION STORAGE	9025.15 ft³		
ALLOWABLE RELEASE RATE	0.44 ft³/sec		
MAX DETENTION TIME =	6 hr		
ORIFICE HEAD 'H'	4.21 ft		
ORIFICE COEFFICIENT 'C'	0.6		EQUATION
ORIFICE AREA 'A'	0.044 ft²		$A=Q/(C*(2GH)^{0.5})$
ORIFICE DIAMETER	2.84 in		$D=(2*(A/3.14)^{0.5})*12$

SITE STORM DETENTION

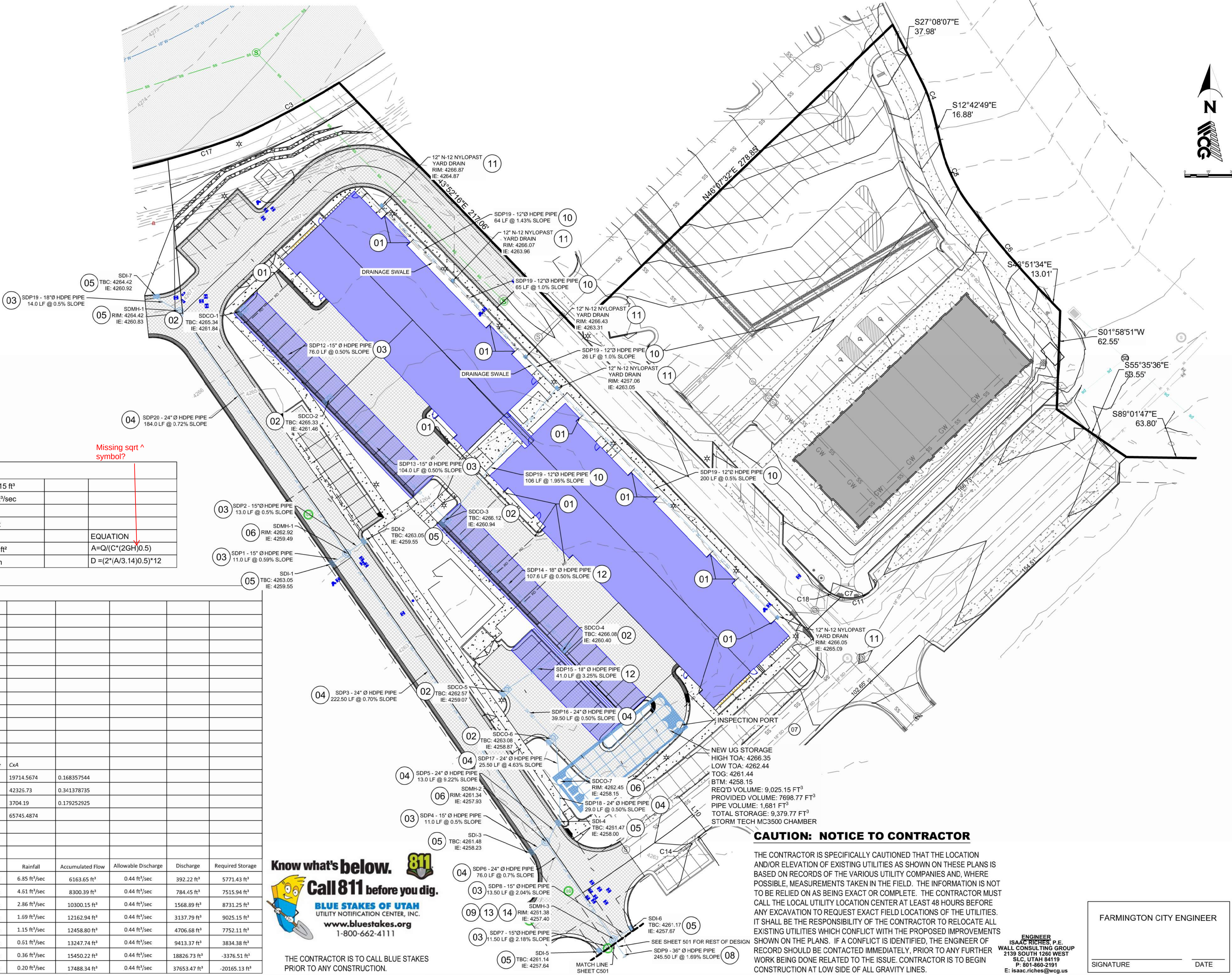
Design Criteria								
Intensity Table	Per NOAA Atlas 14							
	Return Period	100 yr						
	Allowable Discharge	0.20 ft³/sec/Acre						
	Total Basin Acreage	2.18 Ac						
	Total Property Acreage	2.18 Ac						
Allowable Discharges								
Storm Drain Discharge	Storm Drain Discharge	0.44 ft³/sec						
	Other Discharge	0.00 ft³/sec						
	Total Discharge	0.44 ft³/sec						
Weighted "C" Value								
Surface Type	Area (sq ft)	"C" Value	CxA					
	Building	23193.61 ft²	0.85	19714.5674	0.168357544			
	Hardscape	47029.70 ft²	0.9	42326.73	0.341378735			
	Landscape	24694.60 ft²	0.15	3704.19	0.179252925			
	Totals	94917.91 ft²		65745.4874				
Weighted "C" Value		0.69						
Drainage Calculations								
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
15 min	4.50 in/hr	0.69	2.18 Ac	6.85 ft³/sec	6163.65 ft³	0.44 ft³/sec	392.22 ft³	5771.43 ft³
30 min	3.03 in/hr	0.69	2.18 Ac	4.51 ft³/sec	8300.39 ft³	0.44 ft³/sec	784.45 ft³	7515.94 ft³
60 min	1.88 in/hr	0.69	2.18 Ac	2.86 ft³/sec	10300.15 ft³	0.44 ft³/sec	1568.89 ft³	8731.25 ft³
120 min	1.11 in/hr	0.69	2.18 Ac	1.69 ft³/sec	12162.94 ft³	0.44 ft³/sec	3137.79 ft³	9025.15 ft³
180 min	0.76 in/hr	0.69	2.18 Ac	1.15 ft³/sec	12458.80 ft³	0.44 ft³/sec	4706.68 ft³	7752.11 ft³
360 min	0.40 in/hr	0.69	2.18 Ac	0.61 ft³/sec	13247.74 ft³	0.44 ft³/sec	9413.37 ft³	3834.38 ft³
720 min	0.24 in/hr	0.69	2.18 Ac	0.36 ft³/sec	15450.22 ft³	0.44 ft³/sec	18826.73 ft³	-3376.51 ft³
1440 min	0.13 in/hr	0.69	2.18 Ac	0.20 ft³/sec	17488.34 ft³	0.44 ft³/sec	37653.47 ft³	-20165.13 ft³

Know what's below.

Call 811 before you dig.

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

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



CAUTION: NOTICE TO CONTRACTOR

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

FARMINGTON CITY ENGINEER

SIGNATURE DATE

REVISIONS

NO.	REMARKS	BY	DATE

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

CITY OF FARMINGTON

DESIGNED BY: IJR
CHECKED BY: IJR
DATE: 9/17/2026
SCALE: 1:30

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

WALL CONSULTANT GROUP

APPROVED
PROFESSIONAL ENGINEER

STACK RESIDENTIAL PLAN
FARMINGTON NORTH STATION - R1

PROJECT NUMBER
23-355

DRAINAGE PLAN

SHEET NO. C500

- 1 ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- 2 SEE SHEET SERIES A500 FOR WALL AND ASSEMBLY TYPES
- 3 SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES
- 4 SEE SHEET SERIES A500 FOR ARRISCRAPST AND EIFS CORNICE PROFILES
- 5 SEE SHEET SERIES A500 FOR EXTERIOR RAILING TYPES
- 6 SEE SHEET A600 WINDOW SURROUND TYPES (WS - #)

CODE	HATCH	MATERIAL
BR-01		THIN BRICK VENEER
EF-01		EIFS (FIELD COLOR)
FC-01		FIBER-CEMENT RAINSCREEN SIDING
FC-02		FIBER-CEMENT RAINSCREEN SIDING

REFERENCE FINISH SCHEDULE FOR SPECIFICATIONS, SHEET SERIES A600

06.04	ENTRY CANOPY
07.02	METAL PARAPET CAP (5" EXPOSURE)

SS A PROFESSIONAL SEAL WITH SIGNATURE AND
IS AFFIXED, THIS DOCUMENT IS PRELIMINARY
S NOT INTENDED FOR CONSTRUCTION,
ORDING PURPOSES, OR IMPLEMENTATION

NOT FOR CONSTRUCTION

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

Subject:

ORTH
TATION
PARTMENT
UILDING

SET PROJECT INFORMATION
ADDRESS TEXT FIELD AND SET
LOCATION UNDER ENERGY
SETTINGS IF APPLICABLE]

ject#: 25.0570

e: 04/15/2026

visions :

e:

EXTERIOR ELEVATIONS

eet:

A201

SIGN DEVELOPMENT





GENERAL NOTES - EXTERIOR ELEVATIONS

- ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- SEE SHEET SERIES A600 FOR WALL AND ASSEMBLY TYPES
- SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES
- SEE SHEET SERIES A600 FOR ARRISCRAFT AND EIFS CORNICE PROFILES
- SEE SHEET SERIES A600 FOR EXTERIOR RAILING TYPES
- SEE SHEET A600 WINDOW SURROUND TYPES (WS - #)

methodstudio

360 west aspen avenue
saltlake city, utah 84101
801 532 4422

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

NOT FOR CONSTRUCTION

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

project:
NORTH STATION APARTMENT BUILDING

[SET PROJECT INFORMATION
ADDRESS TEXT FIELD AND SET
LOCATION UNDER ENERGY
SETTINGS IF APPLICABLE]

project#: 25.0570
date: 04/15/2026
revisions :

title:
ENLARGED EXTERIOR ELEVATIONS

sheet:
A210
DESIGN DEVELOPMENT

MATERIAL LEGEND

CODE	HATCH	MATERIAL
BR-01		THIN BRICK VENEER
EF-01		EIFS (FIELD COLOR)
FC-01		FIBER-CEMENT RAINSCREEN SIDING
FC-02		FIBER-CEMENT RAINSCREEN SIDING

REFERENCE FINISH SCHEDULE FOR SPECIFICATIONS, SHEET SERIES A600

KEYED NOTES

05.04	ENTRY CANOPY
07.02	METAL PARAPET CAP (IF EXPOSURE)
07.03	ROOF GUTTER AND DOWNSPOUT



GENERAL NOTES - EXTERIOR ELEVATIONS

- 1 ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- 2 SEE SHEET SERIES A600 FOR WALL AND ASSEMBLY TYPES
- 3 SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES
- 4 SEE SHEET SERIES A600 FOR ARRISCRAFT AND EIFS CORNICE PROFILES
- 5 SEE SHEET SERIES A600 FOR EXTERIOR RAILING TYPES
- 6 SEE SHEET A600 WINDOW SURROUND TYPES (WS - #)

MATERIAL LEGEND

CODE	HATCH	MATERIAL
BR-01		THIN BRICK VENEER
EF-01		EIFS (FIELD COLOR)
FC-01		FIBER-CEMENT RAINSCREEN SIDING
FC-02		FIBER-CEMENT RAINSCREEN SIDING

REFERENCE FINISH SCHEDULE FOR SPECIFICATIONS, SHEET SERIES A600

KEYED NOTES

07.01	METAL PARAPET CAP (4" EXPOSURE)
07.02	METAL PARAPET CAP (8" EXPOSURE)
07.03	ROOF GUTTER AND DOWNSPOUT



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

NOT FOR CONSTRUCTION

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

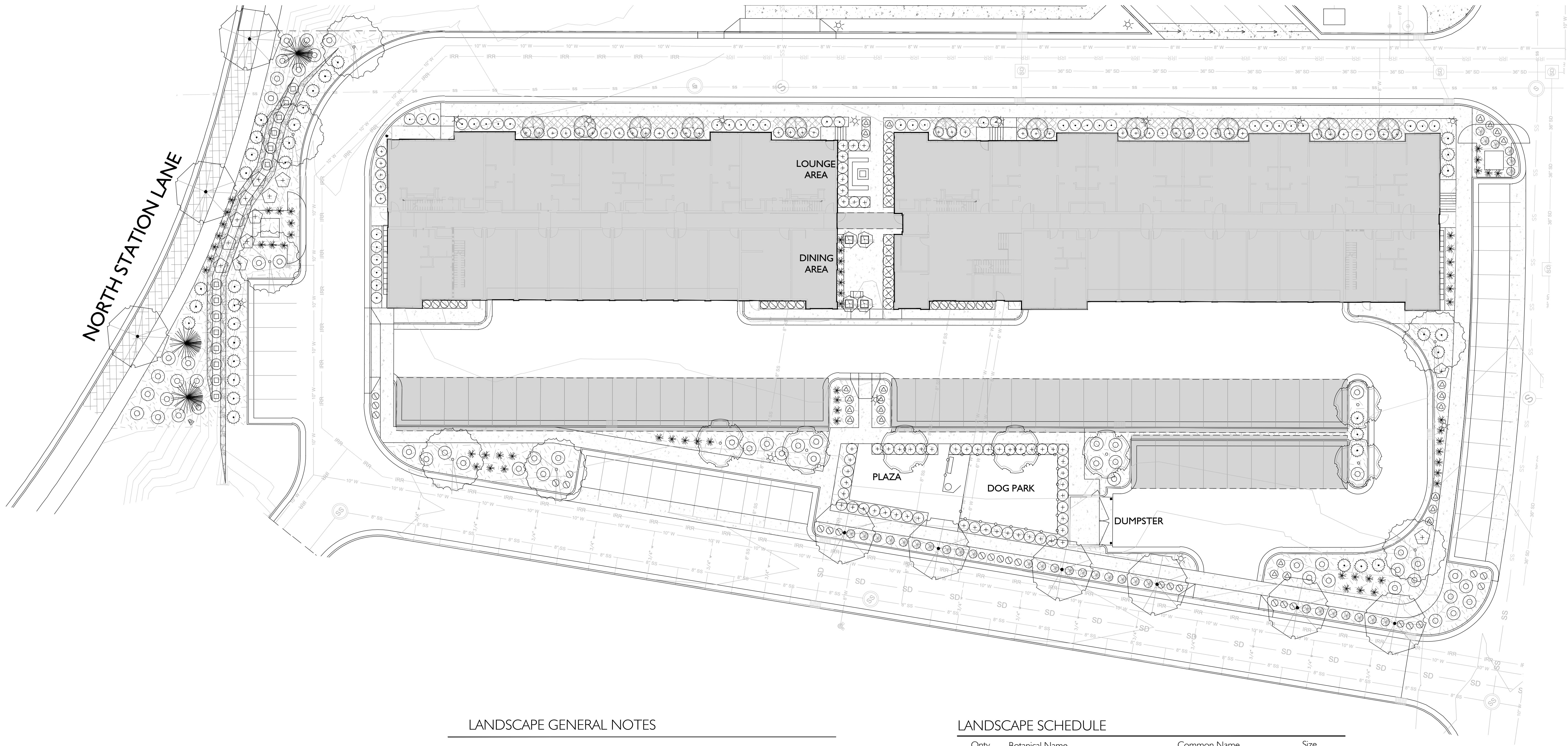
project:
NORTH STATION APARTMENT BUILDING

[SET PROJECT INFORMATION ADDRESS TEXT FIELD AND SET LOCATION UNDER ENERGY SETTINGS IF APPLICABLE]

project#: 25.0570
date: 04/15/2026
revisions :

title:
ENLARGED EXTERIOR ELEVATIONS

sheet:
A211
DESIGN DEVELOPMENT



LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- Provide 3' diameter tree rings in synthetic turf areas.
- Tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

Qty	Botanical Name	Common Name	Size
DECIDUOUS TREES			
7	Acer platanoides 'Parkway'	Parkway Maple	2" Cal.
6	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
3	Acer palmatum	Japanese Maple	1.5 Gal.
12	Acer rubrum 'Armstrong'	Armstrong Maple	2" Cal.
3	Picea omorika 'Wells Riverside'	Serbian Spruce	6'
3	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.
EVERGREEN SHRUBS			
34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2 Gal.
14	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry	2 Gal.
46	Taxus baccata repandens	Dwarf English Yew	2 Gal.
DECIDUOUS SHRUBS			
0	Berberis thunbergii atro. nana	Crimson Pygmy Barberry	2 Gal.
24	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
57	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
58	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
14	Ribes alpinum	Alpine Currant	2 Gal.
39	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.
ORNAMENTAL GRASSES			
63	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
12	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
33	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
GROUNDCOVERS			
100	Vinca minor 'Bowles'	Dwarf Periwinkle	1 Gal.
PERENNIALS			
43	Nepeta x faassenii 'Walkers Low'	Catnip	1 Gal.
TURF			
879 S.F.	Chanshare Imperial Blue		Sod
1,240 S.F.	SYNLawn, SYNNatural 55		Synthetic
MULCH			
21,010 S.F.	Decorative Gravel Mulch, 1 1/2" - All Planters Unless Noted Otherwise		3" Depth



ISSUE DESCRIP.	DATE
	6.05.2026

#	REV. DESCRIPTION	DATE
1		
2		
3		
4		
5		

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

STACK NORTH STATION
RESIDENTIAL RI - APARTMENTS
FARMINGTON, UTAH



Farmington City Planning Commission Staff Report October 22, 2026

Item 4: Zone text amendment to Section 11-11-060, Accessory Buildings and Structures, to remove a provision requiring that an accessory building be 15 feet from a dwelling on an adjacent lot.

Public Hearing:	Yes
Application No.:	26-45
Applicant:	City Staff

Background

The single-family residential districts contain a provision related to accessory buildings which relates the placement of buildings to adjacent lots. In the opinion of staff, the practice of building placement in relation to other property owner's buildings is a bad practice. Many property owners make plans for their property years in advance of actually constructing a building. Sometimes significant investment is undertaken to set the stage for future buildings long before they are built. If a neighboring property owner builds a house first, this may upset the plans of a property owner. Historically this hasn't been a common issue because typical lot setbacks and placement requirements for the primary dwelling on most lots creates a fair amount of spacing already from a dwelling to a property line, but more recently as DADUs (Detached Accessory Dwelling Units) or SSF (Subordinate Single Family) type dwellings become more common the impact is more poignant.

Most accessory buildings such as a shed or detached garage can be built in very close proximity to a property line so long as it is in a rear or side yard. Per 11-11-060 (A)(6) 'Any eave, or part of an Accessory building, shall not overhang or extend past a property line.' Based on this provision residents of the city have been able to put buildings only 1 or 2 feet from a property line for many years. Residents see what their neighbors have done and often make plans to do the same if they have not already done so.

DADUs and SSFs get to follow the rules regulating placement of accessory buildings so they are often built near property lines at the back or side of a lot, often in a corner. Because a DADU or SSF is considered a dwelling, the provision in question requires that adjacent property owners space their buildings away from the DADU or SSF. Similar provisions identified by city staff have previously been removed by the city in recent years. Staff is recommending that the provision simply be removed and that each property be able to plan and develop based on the property it controls. An exception to this principle is related to buildings housing animals which will continue to require spacing from existing homes.

Motion

1. Motion to recommend approval of the proposed text amendment to the City Council removing the requirement for accessory buildings to be located 15 feet from dwellings on adjacent lots

Findings:

1. The proposed update allows property owners more assurance in long term planning for continued improvements on their land subject to what they can control and removes what can become a first come first serve type provision.
2. The amendment will enable more efficient and more accurate plan review by city staff as information related to accessory buildings will focus in on the lot where the structure is

proposed.

Supplemental Information

1. Proposed Zone Text Enabling Ordinance

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

**AN ORDINANCE AMENDING SECTION 11-11-060; ACCESSORY BUILDINGS
AND STRUCTURES TO REMOVE A PROVISION RELATED TO THE
PLACEMENT OF ACCESSORY BUILDINGS RELATIVE TO DWELLINGS.**

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 3RD day of November, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;

2. Cannot encroach on any recorded easement;

~~3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;~~

~~43.~~ Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the required rear yard or thirty three percent (33%) of the required side yard. On lots greater than 0.40 acres, additional accessory building coverage percentage in the required rear yard may be considered as a special exception according to [11-3-045](#);

~~54.~~ Accessory buildings shall, without exception, be subordinate in footprint to the main building.

~~65.~~ Any eave, or part of an Accessory building, shall not overhang or extend past a property line.

~~76.~~ An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard.

B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

1. Exception: An accessory building which is less than ten feet (10') in height and two hundred (200) square feet in ground floor area may be located in a rear yard fronting a street so long as that yard does not abut the front yard of a neighboring property. The ten feet (10') shall be measured to the peak of a pitched roof. An accessory building located in the rear yard with street frontage shall be screened from view of the right of way by a visual barrier fence or landscaping.

**FARMINGTON CITY
PLANNING COMMISSION**

October 08, 2026

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

Regarding Agenda Item #1 Phoenix Way Subdivision, Community Development Director **Lyle Gibson** said the Commission heard this at a past public hearing. Staff is concerned about the water and its potential impact, as well as a gas pipeline. Since, more detail has been provided including all the gas and petroleum lines. A civil engineering package will come in the future. There is room enough for detention on the far west edge. A land drain system in the area has been identified and plans are to continue it. Storm drains take care of surface water, while land drains manage ground water in order to turn swampland into a buildable area. Due to existing Enbridge and petroleum gas lines, the deep properties on the west will not have much on them. Staff is recommending approval, and it will come back to the Commission for preliminary approval. Commissioner **Frank Adams** said future homeowners should be responsible for making sure standing water drains properly and doesn’t harbor mosquitoes. The connection to the Denver and Rio Grande Western (D&RGW) Rail Trail must also be considered.

Agenda Item #2 is for land off 200 East north of the cemetery with a multifamily zoning. They can build three duplexes or six single-family homes instead under a Planned Unit Development (PUD). It is on the agenda for preliminary plat approval, and the developer is eager to get started. However, the drawings must be stamped before they can begin construction.

For Agenda Item #3, **Gibson** said that many homes on the east side of town have asked to do more impervious surface than is currently allowed. Even if owning 3 acres of property, a property owner can only have 5,000 square feet or 35% (whichever is less) of impervious surface without asking the City for an exception. Staff hasn’t monitored that closely in the past, and there are hundreds of homes that have more than that. Storm water concerns and drainage is the biggest concern, but City professionals are fine with this proposed change. Lot areas over 30% slope are excluded for safety and hillside preservation purposes.

Gibson said City Council has had short agendas lately. A rooster ordinance may be something on a future Commission agenda in the next month or so as a land use item. Most of West Farmington is in an Agriculture Estates (AE) zone, so this is a significant issue. The Council recently approved an amendment to a conservation easement out west by the West Davis Corridor, allowing the owner of 8 acres to have a hay barn in order to care for cattle.

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

Chair **Tyler Turner** opened the meeting at 7:03 PM.

SUBDIVISION / REZONE APPLICATIONS – no public hearings

Item #1: Luke Martineau – Applicant is requesting consideration of the Phoenix Way Planned Unit Development (PUD) Subdivision and Development Agreement which includes 15 lots on approximately 7.9 acres of property in the existing AE (Agriculture Estates) zone. 3 of the lots will retain existing homes along Phoenix Way, creating 12 new lots.

Community Development Director **Lyle Gibson** presented this item associated with Henry Walker Homes. This project includes a Denver and Rio Grande Western (D&RGW) Rail Trail connection on the west as well as some Transfer of Development Rights (TDRs) in order to gain increased density. There was little public push back on the development of single-family homes as previously proposed. Traffic comes off 650 West with stub roads, leaving opportunity for future roads on neighboring property. Storm water and flooding issues impacting adjacent property were the biggest concerns for Staff and the development review team, which lead to tabling this item at a previous meeting. In the meantime, the applicant provided more detail and engineering. There appears to be room and capacity for a sufficient detention basin to service this area and project. A ditch on the far west of the property will help mitigate water. Some of these lots are deep and the applicant is asking for flexibility in front setbacks.

The update includes the same number of lots and lot sizes as was seen at the initial hearing. A noted update is a clarification on the buildable area for the project. In order to create an access between existing homes and avoid existing utility lines, lots in the project are not small, but buildable areas are not very deep. To support having space for more options on home design, the project requests a reduced front yard setback on all lots and a reduced rear yard setback on lots 4, 5, and 6.

Applicant **Mitch Vance**, with J. Fisher Company/Henry Walker Homes headquartered in Centerville, addressed the Commission. The public hearing a few weeks ago was helpful for them to hear from neighbors familiar with this property including gas easements and water issues. Utilities have been identified and they now have a plan for water mitigation. They want to catch the water before it exits their property and then send it to the southwest corner to the detention basin. They plan to stub roads to the properties both north and south of them. He appreciates the City's flexibility that allows for good development. He displayed some recent floor plans for 2,000 to 5,000 square-foot homes they have used recently in Syracuse, Fruit Heights, Bountiful, and Kaysville.

Councilmember **Frank Adams** addressed paragraph 6 of the Development Agreement regarding conditions of approval. Regarding Paragraph 5.3, **Vance** said the trail connection would be dedicated to and maintained by the City, and he would eliminate past language mentioning a Homeowners Association. References to Maker and Burke Lane in Paragraph 6.2 also need to be eliminated. **Adams** said grates would be needed to control the flow of water when it goes under the Rail Trail. He feels it would be appropriate to put a covenant in the deed that Lots 12 and 13 would have a duty to maintain those retention basins in a dry condition in order to mitigate mosquitoes. **Vance** said it needs to be done to City standards and reviewed by the City Engineer. They are open to negotiating what is best for future homeowners by having the City Engineer and Attorney review the issue. Grass is not planned for the park strips, and **Vance** said hardscape may be better in the triangle piece.

MOTION

Frank Adams made a motion to recommend approval of the Schematic Subdivision Plan and Development Agreement for the Phoenix Way PUD Subdivision to the City Council, with the following Conditions 1-3:

1. Amendments to the Development Agreement at 6.1 include the following language at the beginning of the paragraph "upon approval by the City."
2. The removal of references to Burke Lane and Maker Way.
3. There be a provision in the Development Agreement that provides that the land owners for Lots 12 and 13 will be responsible for maintaining the detention basins to a reasonable standard so they don't create a nuisance or place for mosquitoes to breed.

Findings 1-2:

1. The proposed project is consistent with development standards allowed in the underlying zoning district with few changes to account for existing homes and infrastructure constraints.
2. The proposed schematic plan details a design that continues the anticipated road network, provides access and utilities for potential future development, and demonstrates an ability to manage detrimental impacts on adjacent properties.

Supplemental Information 1-2:

1. Vicinity Map
2. Development Agreement / Schematic Plan

Randy Hopkins seconded the motion.

Chair Tyler Turner	X Aye ____ Nay ____ Excused
Vice Chair Joey Hansen	X Aye ____ Nay ____ Excused
Commissioner Frank Adams	X Aye ____ Nay ____ Excused
Commissioner Scott Behunin	__Aye ____ Nay _X_ Excused
Commissioner Randy Hopkins	X Aye ____ Nay ____ Excused
Commissioner George "Tony" Kalakis	X Aye ____ Nay ____ Excused
Commissioner Spencer Klein	__Aye ____ Nay _X_ Excused
Alternate Commissioner Kevin Sanders	__Aye ____ Nay _X_ Excused
Alternate Commissioner Brian Shepherd	__Aye ____ Nay _X_ Excused

Item #2: David Bell / Charlie Rawlins – Applicant(s) are requesting preliminary plat approval for the Woodland Cove subdivision which includes 6 lots on approximately 1.04 acres of property in the existing R-2-F (Multiple Family Residential-Foothill) zone.

Gibson presented this item. This project originally received approval for the Preliminary PUD and Schematic Subdivision from the City Council in December of 2025. Since that time, the applicants have been working on more detailed engineering. While some final details remain before plans are stamped and construction is permitted, the Development Review team is comfortable with it. This is off 200 East north of the cemetery. The property is zoned to allow multiple duplexes onsite, but they were approved for six detached single-family lots around a private drive with access onto 200 east. Utilities, storm water management, and street details have now been provided.

Applicant **David Bell** addressed the Commission. Water retention was the largest concern, and their new plan addresses this. Homeowners of Lots 1 and 6 farthest to the west would be responsible for maintenance of the water retention area/swell, which will be part of both a storm water management agreement and an HOA Agreement. The

homeowner will own from the center of the road and will share in costs associated with the maintenance of water, sewer, and snow removal on a pro rata basis.

Gibson said the storm water management agreement will be recorded against these properties.

MOTION

Joey Hansen made a motion that the Planning Commission approve the Preliminary Plat and Final PUD master plan subject to the following Conditions 1-3.

1. The applicant may not build two-family dwellings (duplexes) on the newly created lots. The lots are restricted to single-family dwellings per the purpose of the PUD and that no density bonus was approved as part of this proposal.
2. The applicant obtains an encroachment permit from UDOT prior to any construction being done in the right-of-way. The previous permit expired on August 5, 2025.
3. All remaining comments from the technical design review be addressed to the satisfaction of the Development Review Committee (DRC) prior to construction.

Finding 1:

1. The project remains consistent with the schematic approval and has proven to a satisfactory point through additional design that it can be built to applicable requirements and standards.

Supplemental Information 1-3:

1. Vicinity Map
2. Preliminary PUD Master Plan, including schematic subdivision plan
3. Final PUD Master Plan and Preliminary Plat

George Tony Kalakis seconded the motion.

Chair Tyler Turner	X Aye	____	Nay	____	Excused
Vice Chair Joey Hansen	X Aye	____	Nay	____	Excused
Commissioner Frank Adams	X Aye	____	Nay	____	Excused
Commissioner Scott Behunin	____	Aye	____	Nay	X Excused
Commissioner Randy Hopkins	X Aye	____	Nay	____	Excused
Commissioner George "Tony" Kalakis	X Aye	____	Nay	____	Excused
Commissioner Spencer Klein	____	Aye	____	Nay	X Excused
Alternate Commissioner Kevin Sanders	____	Aye	____	Nay	X Excused
Alternate Commissioner Brian Shepherd	____	Aye	____	Nay	X Excused

ZONE TEXT AMENDMENT – public hearing

Item #3: Farmington City – Applicant is requesting a consideration of a zone text amendment to Section 11-30, Foothill Development Standards, to set the maximum allowed impervious surface coverage of a lot to 35%.

Gibson presented this item, which was discussed earlier in the work session. The Foothill Overlay zone is established to impose additional development restrictions for hillside development in order to better prevent flooding, erosion, or other environmental hazards which may be more common on areas with steeper slopes. One such regulation currently in place limits the amount of impervious surface allowed to not exceed 35% or 5,000 square feet, whichever is less. This regulation has been identified recently on a number of new homes or additions east of Main Street or 200 East. In order to accommodate development typical for east Farmington, it has been necessary to come before the Planning Commission to request a Special Exception.

It is the opinion of Staff that 5,000 square feet as a benchmark for visiting the Planning Commission is restrictive. Because the requirement applies to all impervious surface on a lot, this square footage is nearly always reached or exceeded in an area where large homes on large lots is the norm. Staff is proposing an amendment which removes the 5,000 square-foot limit and simply keeps the text at a limit of 35%. The building permit process allows Staff to work with builders to ensure that the site is designed, engineered, and constructed in an appropriate manner dealing with storm water, erosion, or other concerns at the technical level.

Chair **Tyler Turner** opened and closed the public hearing at 7:28 PM, due to no comments received. The ordinance number will be determined by the City Recorder depending on the order the City Council adopts it in.

MOTION

Randy Hopkins made a motion to recommend approval of the proposed text amendment to the City Council, changing the ordinance 11-30-040 F.

Supplemental Information 1:

1. Proposed Zone Text Enabling Ordinance

Joey Hansen seconded the motion.

Chair Tyler Turner	X Aye	_____	Nay	_____	Excused
Vice Chair Joey Hansen	X Aye	_____	Nay	_____	Excused
Commissioner Frank Adams	X Aye	_____	Nay	_____	Excused
Commissioner Scott Behunin	_____	Aye	_____	Nay	X Excused
Commissioner Randy Hopkins	X Aye	_____	Nay	_____	Excused
Commissioner George "Tony" Kalakis	X Aye	_____	Nay	_____	Excused
Commissioner Spencer Klein	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Kevin Sanders	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Brian Shepherd	_____	Aye	_____	Nay	X Excused

SUMMARY ACTION AND OTHER BUSINESS

Item #4: Applications and Approval of Minutes

1. Applications and Approval of Minutes
 - a. Planning Commission Minutes September 03 and 17, 2026.

Frank Adams motioned to approve the summary action items; **George "Tony" Kalakis** seconded.

Chair Tyler Turner	X Aye	_____	Nay	_____	Excused
Vice Chair Joey Hansen	X Aye	_____	Nay	_____	Excused
Commissioner Frank Adams	X Aye	_____	Nay	_____	Excused
Commissioner Scott Behunin	_____	Aye	_____	Nay	X Excused
Commissioner Randy Hopkins	X Aye	_____	Nay	_____	Excused
Commissioner George "Tony" Kalakis	X Aye	_____	Nay	_____	Excused
Commissioner Spencer Klein	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Kevin Sanders	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Brian Shepherd	_____	Aye	_____	Nay	X Excused

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

- a. The City Council Report was provided during the work session.

ADJOURNMENT

George "Tony" Kalakis motioned to adjourn at 7:30 PM.

Chair Tyler Turner	X Aye	_____	Nay	_____	Excused
Vice Chair Joey Hansen	X Aye	_____	Nay	_____	Excused
Commissioner Frank Adams	X Aye	_____	Nay	_____	Excused
Commissioner Scott Behunin	_____	Aye	_____	Nay	X Excused
Commissioner Randy Hopkins	X Aye	_____	Nay	_____	Excused
Commissioner George "Tony" Kalakis	X Aye	_____	Nay	_____	Excused
Commissioner Spencer Klein	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Kevin Sanders	_____	Aye	_____	Nay	X Excused
Alternate Commissioner Brian Shepherd	_____	Aye	_____	Nay	X Excused

Tyler Turner, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Tuesday, October 20th, 2026

Work Session – 6:00 p.m.

Regular Session – 7:00 p.m. [Zoom link](#)

Notice is given that the Farmington City Council will hold a regular meeting and a work session on the above date 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. See the above Zoom link to listen to the regular meeting live and to comment electronically. 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.

- Alcohol Code Update & Council Direction
- Rooster follow up discussion
- Utility Credit Card fees discussion
- Mayor Anderson & City Council Reports.

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

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

PRESENTATION:

- Student of the month, Preslee Bailey
- Station Park Donation recognition

BUSINESS:

- Consider approval of City-Wide Verkada camera and door access system
- Consider Schematic Subdivision, amendment to Project Master Plan and Development Agreement for the R1 Sage Townhomes approx. 1771 W 950 N - Garbett Homes
- Consider Schematic Subdivision, Preliminary Planned Unit Development and Development Agreement for Phoenix Way Subdivision
- Zone text amendment to Section 11-30, Foothill Development Standards
- Contracts to sell parcels 2885 and 2885B to UDOT for the widening of I-15
- Agreement with American Ramp Company to Design and Build All Wheels Park

SUMMARY ACTION LIST:

1. Minutes approval for 10-06-26
2. September Monthly Financial Report
3. Surplus Property

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.