



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**January 20, 2022**



# FARMINGTON CITY

## PLANNING COMMISSION MEETING

Thursday January 20, 2022

Public Meeting - Farmington City Hall

160 S. Main Street, Farmington, Utah.

Study Session: 6:30 p.m.

**Regular Session: 7:00 p.m.**

*Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.*

- 7:00
1. Approval of 01.06.2022 Minutes
  2. City Council Report

### SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATION

- 7:05
3. Wasatch Farmington Holdings LLC – Applicant is requesting recommendation for a Project Master Plan (PMP)/Development Agreement (DA) for the proposed Canopy Square (formerly known as Farmington 20) mixed use project, and schematic site plan approval---and recommendation(s) for schematic subdivision and a zone text change for the City’s regulating plan, related thereto. The project (approx. 20 acres) is located at approximately 1400 W Burke Lane in the OMU (Office Mixed-Use) zone. (S-17-21, PMP-3-21, SP-6-21, ZT-21-21)

### OTHER BUSINESS

- 7:45. Miscellaneous, correspondence, etc.
- a. Station Parkway Dedication Plat (M-1-22)
  - b. Proposed City Council/Planning Commission Meeting – February 1, 2022
  - c. Planning Commission Bylaws
  - d. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action 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.*

Posted January 14, 2021

Carly Rowe, Planning Secretary

**FARMINGTON CITY**  
**PLANNING COMMISSION**  
January 6, 2022  
**ELECTRONIC MEETING**

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**REGULAR SESSION**

**Present:** Chairman Rulon Homer; Vice Chair Erin Christensen; Commissioners Larry Steinhorst, John David Mortensen and Samuel Barlow. **Staff:** Community Development Director David Petersen, Assistant Community Development Director Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Commissioner Mike Plaizier.

Chairman **Rulon Homer** opened the meeting at 7:03 PM. Former Commissioner **Greg Wall** moved to another City, so he is no longer on the Commission. Commissioner **Mike Plaizier** is home ill.

Planning Secretary **Carly Rowe** administered the oath of office to newly appointed Planning Commissioner **Samuel Barlow**.

**Item #1 Approval of Minutes**

**Erin Christensen** made a motion to approve the minutes from December 2, 2021. **John David Mortensen** seconded the motion, which was unanimously approved.

**Item #2 City Council Report**

Community Development Director **David Petersen** said Farmington had its first zoning ordinance in 1957, and **Barlow** may be the first Planning Commissioner to be sworn in. He summarized the January 4, 2022, City Council meeting, mentioning that the new mayor and Council members were sworn in. In an open meeting, the Council filled **Brett Anderson**'s empty seat, as there were still two more years left on his Council seat when he vacated it to become the new mayor. Among eight candidates, the Council chose **Roger Child** to become the new City Council member. He lives on 3<sup>rd</sup> East and State Street in Central Farmington.

**John David Mortensen** made a motion to move item #8 up below item #6 as they are related. **Erin Christensen** seconded the motion, which was unanimously approved.

**SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATION**

**Item #3 Phil Holland/THG Farmington LLC – Applicant is requesting preliminary plat approval for the proposed Hidden Farm Estates subdivision, located at approximately 800 W Shepard Park Road (9.13 acres). (S-18-21)**

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. This is located near Shepard Park, south of Shepard Lane. This is for preliminary plat for the residential side. Hidden Farm Estates subdivision is a proposed 16-lot subdivision, with a 3.37-acre commercial parcel located in the Large Suburban (LS) and Agriculture (A) zones. The entire area is part of the East Park Lane Small Area Master Plan. The entire 8.95-acre plan must be rezoned to accommodate the commercial parcel and subdivision. The City Council approved a rezoning of the parcel on October 19, 2021, to Commercial Mixed Use (CMU) and Large Residential (LR), split 3.67 acres and 7.032 acres respectively. The subdivision requires the extension of 700 West, a non-conforming dead end approximately 1100 feet in length.

At schematic, the biggest issue was the drainage ditch flowing through proposed Lots 5-9. The irrigation/drainage channel encompasses a significant portion of backyard for said lots. As a compromise, the applicant and the City discussed piping the ditch from the northeast corner of lot 9 to the cul-de-sac. This pipe would be constructed with a gate that could be closed to stop flow through the ditch should the homeowners wish it in the future. The applicant eventually decided that this ditch would be piped, and an easement overlaid for the City to access and maintain the conveyance components. Other than that, everything is the same as approved at schematic. The property doesn't have an address yet, as it is not yet platted. The Development Review Committee (DRC) preferred to have the ditch piped.

Applicant **Phil Holland** (1082 West Dutch Lane, Kaysville, Utah) addressed the Commission, saying he was available to answer any questions.

## **MOTION**

**Larry Steinhorst** made a motion that the Planning Commission approve the preliminary plat for Hidden Farm Estates, subject to all applicable Farmington City ordinances and development standards, and all conditions from the schematic plan.

### **Findings for Approval 1-4:**

1. Hidden Farm Estates follows East Park Lane Small Area Master Plan.
2. The area is already designated by the City's General Land Use Plan as Commercial Mixed Use (CMU) and Low Density Residential (LDR), which accommodate the proposal.
3. The lot sizes proposed are similar to those of surrounding subdivisions and properties.
4. The commercial parcel on the left side of the right-of-way follows precedent previously established by development of the East Park Lane area, and it is adjacent to US 89.

**Erin Christensen** seconded the motion, which was unanimously approved.

### **Item #4 Brock Johnston – Applicant is requesting final plat approval for the proposed Miller Meadows Phase(s) 7 & 8 subdivision located at approximately 550 South and Daniel Drive in the Agricultural Estates (AE) zone. (S-24-20 & S-25-20).**

**Hansell** presented this agenda item. The applicant, Westglen Corporation, is requesting final plat approval for Miller Meadows Phase 7 and 8, which is located at 550 South and Daniel Drive. The proposed 17-lot subdivision is already defined as part of the Miller Meadows Subdivision. Additionally, the preliminary plat, that acted as a master plan for the entirety of the Miller Meadows Subdivision, was approved in 2004. In that original preliminary plat, there was open space behind lots 701-704 for a drainage and detention area. On this final plat, the open space has been incorporated into these lots. The detention basin and its easement, as well as other storm infrastructure, will be accessed by fence gates on any future fences for maintenance. This will be ensured by a note on the plat. This item is largely a simple exercise in platting these lots according to the ordinance. This has been through the DRC multiple times.

Applicant **Brock Johnson** (259 E. 500 South, Bountiful, Utah) addressed the Commission. The Rigby family is excited to get these last two phases done.

## **MOTION**

**Erin Christensen** made a motion that the Planning Commission approve the proposed final plat for Miller Meadows Phases 7 and 8 subject to all applicable Farmington City ordinances and development standards, and all remaining DRC comments, with Supplemental Information 1-3: vicinity map, final plat, and preliminary plat.

**Larry Steinhorst** seconded the motion, which was unanimously approved.

### **Item #5 Park Lane Commons – Applicant is requesting a recommendation for an amendment to the Park Lane Commons Project Master Plan (PMP) and Development Agreement (DA) to accommodate the proposed Park Place Living Apartments, at 1076 West Grand Ave, in the Transit Mixed-Use (TMU) zone. (PMP-4-21)**

**Petersen** introduced this agenda item. The Planning Commission reviewed the application at a public hearing on December 2, 2021, and tabled consideration of a recommendation to allow time to better understand or do the following: [Staff note: a response in *italics* is after each item below.]

1. Staff to provide answers to questions regarding the impact of more residential units on the Redevelopment Agency (RDA) agreements. *Farmington City Economic Development Director **Brigham Mellor** will attend the meeting to answer RDA or Community Reinvestment Area (CRA) questions.*
2. Applicant to provide additional information regarding market needs in regards to parking at the site. *See enclosed Developer Memorandum provided by the applicant dated 12.13.21. Past practices show that the City does not measure distance to the rail station" as the crow flies." Therefore, the second table in the memorandum is more accurate if updated to match the second table below titled "2022 Zoning Ordinance."*

The Park Lane Commons Project Master Plan (PMP) was approved by the City Council on June 3, 2014, and memorialized by a Development Agreement executed on June 23, 2014. This PMP shows commercial buildings, not residential, in the entire area encompassed by the Park Lane Commons - Phase 5 subdivision located north of Grand Avenue and east of Station Parkway (the plat

was recorded on March 8, 2019). The developer is now proposing a four-story residential building and a three-story residential building on the two remaining vacant easterly lots adjacent to the west side of Broadway (1075 W. Street). The lots are the same size in area (approx. ½ acre each) and both buildings, which together include 56 dwelling units, have the same footprint size of 7,700 square feet.

Table 1 below shows parking spaces as required by the 2014 Development Agreement and Zoning Ordinance if the apartments are approved. Table 2 shows parking spaces required under today’s ordinances. Table 3 reflects present industry standards for fast food restaurants. Table 4 shows parking information if the site remains the same (that is, no additional residential dwelling units are developed).

[Note: the total proposed spaces for each table includes the 31 spaces of shared parking as demonstrated in developer’s memo.]

1. 2014 Development Agreement and Zoning Ordinance				Proposed Spaces per Lot	
Use/Floor Area	Spaces	Allowed** Reduction	Spaces Required	Lot	Spaces
Sticky Bird^ ((4597 sf/1000) * 12)			55	502	26
McDonalds^ ((4352 sf/1000) * 12)			52	501	28
Apartments* (32 d.u. x 1.85)	59	15%	50	503	29
Apartments* (24 d.u. x 1.85)	44	15%	37	504	33
Pad A-Commercial (8000 sf/1000 * 4)	32	25%	24		35
Corner Commercial^^ (750 sf/1000 * 4)	3	25%	2		
Common Area			--		12
Total			220		163
^ DA Section 5.1.5, 12 spaces per 1,000 sf of floor area					
^^ Southeast corner of Grand Ave. and Station Parkway as per the PMP					
* Section 11-32-104, 1.65 spaces/d.u. + .25/visitor = 1.85					
** Section 11-18-110 (c), % reductions within ½ mile of rail station					

2. 2022 Zoning Ordinance				Proposed Spaces per Lot	
Use/Floor Area	Spaces*	Allowed** Reduction	Spaces Required	Lot	Spaces
Sticky Bird^ ((1517 sf/1000) * 20) + 4	34	25%	26	502	26
McDonalds^ ((1433 sf/1000) * 20) + 4	33	25%	24	501	28
Apartments (32 d.u. x 1.85)	59	15%	50	503	29
Apartments (24 d.u. x 1.85)	44	15%	37	504	33
Pad A-Commercial (8000 sf/1000 * 4)	32	25%	24		35
Corner Commercial^^ (750 sf/1000 * 4)	3	25%	2		
Common Area			--		12
Total			163		163
^ Section 11-32-040, 20 spaces/1000 sf of sales and eating area + min of 4 employee spaces					
^^ Southeast corner of Grand Ave. and Station Parkway as per the PMP					
* Section 11-32-040, 1.65 spaces/d.u. + .25/visitor = 1.85					
** Section 11-18-110 C., % reductions within ½ mile of rail station					

3. 2022 Fast Food Industry Standards and Zoning Ordinance				Proposed Spaces per Lot	
Use/Floor Area	Spaces	Allowed** Reduction	Spaces Required	Lot	Spaces
Sticky Bird^ ((4597 sf/1000) * 10)	45	25%	34	502	26
McDonalds^ ((4352 sf/1000) * 10)	44	25%	33	501	28
Apartments* (32 d.u. x 1.85)	59	15%	50	503	29
Apartments* (24 d.u. x 1.85)	44	15%	37	504	33
Pad A-Commercial (8000 sf/1000 * 4)	32	25%	24		35
Corner Commercial^^ (750 sf/1000 * 4)	3	25%	2		

Common Area			--		12
	Total		180		163
^ DA Section 5.1.5, 12 spaces per 1,000 sf of floor area					
^^ Southeast corner of Grand Ave. and Station Parkway as per the PMP					
* Section 11-32-104, 1.65 spaces/d.u. + .25/visitor = 1.85					
** Section 11-18-110 (c), % reductions within ½ mile of rail station					

4. 2022 Fast Food Industry Standards, No Residential, and Zoning Ordinance				Proposed Spaces per Lot	
Use/Floor Area	Spaces	Allowed* Reduction	Spaces Required	Lot	Spaces
				Sticky Bird^ ((4597 sf/1000) * 10)	45
McDonalds^ ((4352 sf/1000) * 10)	44	25%	33	501	28
Lot 503 Commercial (8000 sf/1000 * 4)	32	25%	24	503	29
Lot 504 Commercial (8000 sf/1000 * 4)	32	25%	24	504	33
Pad A-Commercial (8000 sf/1000 * 4)	32	25%	24		35
Corner Commercial^^ (750 sf/1000 * 4)	3	25%	2		
Common Area			--		12
	Total		141		163
^ DA Section 5.1.5, 12 spaces per 1,000 sf of floor area					
^^ Southeast corner of Grand Ave. and Station Parkway as per the PMP					
* Section 11-18-110 (c), % reductions within ½ mile of rail station					

**Petersen** noted the letter from **Brandon Rawlins**, principal broker for Jones Lang LaSalle Americas, Inc., in the Staff Report detailing their efforts over the years to have commercial go there. A schematic plan, building elevations, and subdivision plat are also included in the report. Since the lots are similar in size, there is no need to adjust the subdivision plat. Parking standards and affordable housing standards were addressed in the Staff Report. This was a 72-acre PMP, which is a very large project area.

**Mellor** addressed the Commission about how this affect the RDA and the tax increment that is coming as a result, specifically CRA2. The first CRA is directly west of this, or the west side of the Stack development. When a deal was made with the Davis School District about four years ago, it was known Area D would develop as 450 residential units. The deal was not to exceed 550 residential units. The residential cap was put in place for the CRA that would generate \$27 million in tax increment over 20 years. The School District would get 60% of that money instead of 70%, so the money would come in at a slower pace. The 550 has been exceeded with Wasatch Properties, Stack, McCandless, and Brighton Homes. Staff has been working with **Haws** and company for at least four years. He has no doubt it could all go commercial. **Petersen**, Assistant Community Development Director **Lyle Gibson**, and **Hansell** look at it from a planning perspective, but **Mellor** looks at maximizing the infrastructure, especially for the transit-oriented area. For best use, it needs to be office or housing by the transit-oriented node. From an economic development standpoint, the proposed use is the best use. The product type will make a good place for those coming out of the Red Barn Academy who need a place to stay. If this was out west of the Denver and Rio Grande Western Rail Trail, or another quarter mile distance from here, it would be a different story.

**Homer** asked about the balance between the residential and commercial. **Mellor** answered that the unofficial 40-60 standard has been adopted by Stack and perpetuated by McCandless and the Evans family to the south. However, this is a different animal as it is an infill site. It is zoned TMU, which makes a huge difference on whether it has to fit that 40-60 split. An O'Reilly Auto Parts would not maximize the use considering the train station, an investment the Utah Department of Transportation (UDOT) put in place. **Mellor** said it meets the 40-60 standard, and generates more tax from a sales and property tax standpoint combined with three and four floors than a single-floor retail ever would. In the last four years, the mentality of the School District has changed from looking at residential as more students to teach. After analyzing data from Avanti and Residences at Station Parkway, the School District knows the vast majority of the residents who live there do not have children and therefore is not a drain on their resources. Whatever property taxes that are generated here for the next 20 years, Farmington collects 60% of. There is \$10 million generated by this RDA that is still unallocated, \$3 million of which will go to affordable housing. The resources will be collected to help offset infrastructure. It will generate more taxes because of discretionary spending habits of those residents living here, compared to living in single-family homes. There is a net benefit. **Mellor** said every funding source (Wasatch Front Regional Council, Council of Governments, etc.) for roads in the area have come to address housing demand. There are plans for a fire station on the west side.

**Petersen** addressed the Commission regarding parking issues. The applicant has two tables, one considering the 2021 zoning ordinance. They feel they have 10 to 33 more parking spaces than required, depending on measurements and reductions. When measurements are made, it is per pedestrian routes rather than “as the crow flies.” Office space could go commercial. The Staff Report has four tables, one addressing if they follow the DA, which calls for 220 parking stalls, and they only provide 163. The second table is if the applicant follows the 2020 zoning ordinance, following this ordinance they have just enough parking provided. The third table considers national fast food standards, and they are 17 spaces shy. In the study session earlier, it was mentioned that mixed-use spaces can be counted. Staff feels they meet that with the addition of using 28 nearby on-street parking spaces on Broadway and Station Parkway. These businesses are open until 9 p.m., and in Farmington, on-street parking can be used until midnight, even in the winter. Table 4 considered if everything stayed commercial. 141 spaces would be required, and the applicant will have a surplus of 22 spaces. Staff believes there is sufficient parking for this application.

**Earl Kemp** (1383 W. Fairway Circle, Farmington, Utah), engineer and one of four Red Barn board members, addressed the Commission. He said they have no problem with the restrictions proposed. He is asking for revisions to the DA that would allow for the addition of the 56 units. It helps address the problem of having graduates secure housing they can afford and get into following graduation from Red Barn Academy. The proximity of the units to the Academy would help them monitor the sobriety of the graduates. The units would be for both graduates and the public. The common area court by McDonald’s would stay common area. They do meet the 2021 parking ordinance, and **Kemp** feels they likely won’t even use that many parking spaces, as many of the residents won’t own cars. It has proximity to good jobs and public transportation. There will be 56 unassigned covered parking stalls.

**Kemp** said six units would be affordable units. They anticipate 100 Red Barn students, and 24 graduated this last fall. They plan to use more than six units for graduates, and extend the affordable rates to all graduates. It may go up to 18 by the next year.

**Petersen** said Farmington would show any affordable housing, for six or even over six, in their annual report for the State. However, only six would normally be required by ordinance to be deed-restricted as monitored and enforced by the Davis Housing Authority.

**Steinhorst** doesn’t want Farmington to become known as a place that is difficult to park in. **Kemp** said that as a mostly transit-oriented development, he believes parking has been addressed. **Christensen** doesn’t like to rely on on-street parking to meet parking requirements. **Kemp** said Red Barn students could even park their cars at Red Barn, as they have plenty of parking stalls there. He is willing to put that restriction on students who are residents in those 56 units. **Justice Tiedermann**, a graduate of Red Barn Academy, was in attendance.

**Steinhorst** said he is conflicted because this is giving up commercial to residential. **Mellor** gave a lot of reasons why it makes sense, but **Steinhorst** fears this will continue what has been seen in the past where the Commission didn’t stick to their guns to keep commercial. He is also conflicted because he approves of Red Barn’s mission, and likes the affordable housing component. He asked if they could make it a condition to increase the percentage of affordable housing from 10 to 15%, since that would meet Red Barn’s own projections for graduate needs. He would like a sliding scale as a condition, with units for moderate-income individuals in general, not just restricted to Red Barn graduates. **Petersen** said it could be recommended to have the City Attorney look at such language. **Christensen** said she also likes the Red Barn mission, feels residential is a good use for the transit-oriented area, and appreciates that this would create more tax revenue. **Mellor** said better use for this area would be a dense office building. However, retail is not a better use than residential here. He said Red Barn has a need for this affordable housing, which makes it worth it to them. This is a valuable incentive to the applicant.

**Rich Haws** addressed the Commission and said he doesn’t know how many units they will need for graduates in the future. He would like to manage the 10% component rather than commit to more. He is not sure he can make that commitment as a non-profit charity. **Homer** said he hesitates to ask for more parking when it has been demonstrated they have enough already.

**Christensen** said she is comforted by the fact that parking meets current City standards and national food industry standards.

## **MOTION**

**Larry Steinhorst** made a motion that Planning Commission recommend that the City Council approve the applicant’s request to replace commercial space with 56 dwelling units/apartments subject to the following conditions:

### **Conditions 1-3:**

1. The City and the applicant shall amend the Park Lance Commons PMP and Development Agreement, and the exhibits thereto, to include, among other things, updates referenced in paragraphs 6 – 11 of the Developer Memorandum 12.13.21, and the City Attorney must review and provide a recommendation regarding paragraphs 12 and 13 of the same.
2. The developer shall set aside at least 10% of the total number of dwelling units as deed-restricted affordable housing for low- to moderate-income households as per the Zoning Ordinance.

3. The applicant shall provide a reciprocal parking access easement and a parking management plan encompassing the areas shown in the tables set forth in the staff report.

#### Findings for approval 1-3:

1. Notwithstanding the additional 56 dwelling units, commercial/non-residential development remains the predominate use in the Park Lane Commons PMP area consistent with the mixed-use goals, objectives, and purposes of the General Plan and Zoning Ordinance.
2. The tax increment for the area will remain unchanged if the application is approved as requested.
3. The applicant will provide deed-restricted affordable dwelling units to help meet the housing needs of low- to moderate-income households in the community.

**Erin Christensen** seconded the motion, which was unanimously approved.

#### **ZONE TEXT AMENDMENTS**

#### **Item #6 Farmington City / Tim Matthews (Public Hearing) – Applicant is requesting consideration to amendments/additional text to the Zoning Ordinance, which would allow a special exception to the height of the main building in the Agricultural Zones (ZT-22-21).**

**Gibson** presented Item #6 and #8. Recently the Planning Commission noted that in order to consider a Special Exception to a standard in the ordinance, it must be explicitly stated that the Planning Commission is able to do so. The applicant is looking to build a new home on property south of Glovers Lane. As proposed, the home design would require a special exception to be permitted, but the ordinance does not explicitly state that this can be considered. The ordinance does allow the Planning Commission to consider extra height for an accessory building, but not a main building such as a dwelling. In residential and agricultural zones, there is a 27 ft. height limit across the board.

**Tim Matthews** (1563 Oakridge Park Drive, Farmington, Utah) addressed the Commission. Across the street from him is the high school on Glover's Lane. He wants to build a single-family farm estate home in an Agriculture Estate (AE) zone on a 2-acre parcel at 485 West. His other property is four acres to the west. In the AE zoning, there have been exceptions allowed for residential that exceed 27 feet in height. The high school is three times the size of his home. His home will set back about 150 feet from Glover's Lane. There will be a circular drive in front of the home and an attached garage. The height of the home is important to get the overall look he is trying to achieve. He currently lives north off Shepard Lane. There is not a residence on the farm right now. He would like to leave the natural trees. However, his arborist and landscape architect said they are trashy Chinese elms. They will have to be removed, but he wants to get some big trees to replace them.

**Rulon Homer** opened and closed the public hearing at 8:37 PM due to no comments received.

**Christensen** said she wants to consider the change in the law across the board, without applying it to one particular house. She asked why the 27 foot height was originally set. **Petersen** said there used to be midpoint to the roof set at 30 feet in all zones across the board. About 24 years ago, it was giving too tall of buildings on the foothills, interfering with views. Complaints were coming in. Methodically the Planning Commission went through to determine what made sense, and what was too tall. Developers can gain a foot or two by manipulating the grade, which isn't possible in other cities. This has met Farmington's needs for a long time. This will be the second time the Planning Commission has been pressed on this issue in 25 years. **Christensen** asked if anything had changed in 25 years to set this higher. **Petersen** answered no, because modern, more contemporary homes have more flat roofs lacking pitches. So, this is keeping the 27 feet, but allowing the Commission the authority to accept increases up to 5 feet or 25%. It is not open range, just the ability to go to about 33 feet. This gives the City some flexibility. Only the zone text amendment goes on to the City Council, not the special exception item. **Christensen** asked if allowing all new homes the exception to build to 32 feet would change the character of neighborhoods or threaten views. The Commission is likely to grant exceptions.

#### **MOTION**

**John David Mortensen** made a motion that the Planning Commission make a recommendation to the City Council to approve the proposed zone text amendment.

#### **Findings for Approval:**

City Staff believes that having the ability to consider a special exception for flexibility in design of a dwelling is equally or more important than the ability to consider exceptions to an accessory building. This amendment, coupled with the existing and proposed



text under consideration regarding the Section 11-3-045: Special Exceptions, will allow for fair due process and reasonable standards for consideration.

**Larry Steinhorst** seconded the motion. **Christensen** was the only nay vote, as she is not certain she wants to allow buildings to go higher. **Homer** said the height increase in this case would hardly be noticeable to any neighbors.

**Item #8 Miscellaneous, correspondence, etc.**

**8a. Chris Martineau/Tim Matthews (Public Hearing) – Applicant is requesting approval for a Special Exception, to increase the height of the main building beyond the 27 foot height limit. The property is located at 485 Glover’s Lane in the Agricultural Estates (AE) zone. (M-12-21)**

**Gibson** introduced this agenda item. The applicant is requesting a special exception from Section 11-10-050 in order to allow for increased building height on a new dwelling under consideration at the subject property. As of the date of this report, the ordinance states that “Main buildings shall not exceed twenty seven feet (27’) in height.” Should the Planning Commission and City Council approve, a zone text change allowing a consideration of additional height by special exception is in consideration. In the case of this proposed building, height is measured to the midpoint of a pitched roof. While most of the building is a single level, the main living area of the building steps back its roofline to a second level. Based on the architectural drawings and elevations provided, the roof structure of the second level measures 4 feet taller than permitted at 31 feet. The Planning Commission should consider the standards applicable for consideration of a special exception, whether or not the request is acceptable as proposed, or if it can be made to work with additional conditions. If the proposed building cannot be done without satisfying the criteria of 11-3-045 E(2), then the applicable may be denied. This is a large piece of property and the applicant controls the ground immediately to the west on a separate parcel.

**Applicable Ordinances** (text in red under consideration)

**11-10-050: Maximum Building Height:**

A. Main Buildings: Main buildings shall not exceed twenty seven feet (27’) in height unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per Section 11-3-045.

**11-3-045: Special Exceptions:**

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;

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

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section. When pertaining to an adjustment the height of a building, the Planning Commission may authorize an adjustment of up to 25% of the prescribed requirement or 5 feet, whichever is greater.

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

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

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

**Steinhorst** said it is a beautiful home plan, and he doesn't see any exasperating impacts.

### **MOTION**

**Larry Steinhorst** made a motion that the Planning Commission approve a special exception to allow an increase in building height for a dwelling from 27 feet to 31 feet as demonstrated in the provided architectural drawings and elevations subject to the approval of the noted zone text change, which would allow for height to be considered by special exception.

1. The applicant shall:
  - a. Submit all required construction drawings for a building permit wherein the special exception shall only become effective upon approval of a building permit in which all other applicable requirements have been determined to be satisfied.

### **Findings for Approval 1, a-c:**

1. The request is consistent with the approval standards outlined in Section 11-3-045 of the Farmington City Ordinances. Specifically:
  - a. The request for additional lot coverage does not cause any detriment to the health, safety or general welfare of persons residing or working in the vicinity of the subject property.
  - b. The requested exception will not create unreasonable traffic hazards.
  - c. The request is located on a lot or parcel of sufficient size to accommodate the special exception.

**Mortensen** seconded the motion, which was unanimously approved. **Christensen** said it is a beautiful estate home. She has questions about the zone text change, but if that is passed, she would approve this item.

### **Item #7 Farmington City (Public Hearing) – Applicant is requesting consideration to amendments/additional text to the Zoning Ordinance pertaining to multiple sections of Title 11 including Special Exceptions, Building Height, and Accessory Structure Placement (ZT-23-21).**

**Gibson** presented this agenda item. He said most of these are clarifications, not necessarily changes.

The attached draft ordinance includes proposed changes identified by Staff primarily for clarification of how the ordinance is currently interpreted and applied. A summary of the ordinance and emphasis of substantive changes follows:

- Definitions:
  - o Building Lot: Correcting an inconsistency with 12-7-030 (B) which states the width of the flag lot stem shall be a minimum of 28 feet. **Gibson** found another reference of 30 feet. **Christensen** suggested the language "as provided by section" instead of "as outline." **Hansell** said the 25% exception is not arbitrary to her, as the zoning ordinance allows Staff to authorize a reduction of 25% on setbacks. So there is precedence.
  - o Building Height: Clarification of the definition and distinction in use on steep slopes. Visual examples are proposed to be added and codified. Reference to millimeters was removed. How building heights are measured was clarified for foothill and flat areas.
- Special Exceptions:
  - o Dwellings in residential and agricultural zones eligible for consideration of a special exception to building height.
  - o A cap is proposed on how much height the Planning Commission may consider for a special exception. The Commission just accepted the clarification for agriculture zones, but this would be for residential zones as well. It could be expanded to other zones such as the Original Townsite Residential (OTR) zone and all references to where single-family is an allowed use. Mixed-use already has story and height references. Most commercial doesn't allow single-family uses, so commercial zones are excluded.

- Accessory Buildings:
  - o Distinguishing required side yard from a side yard. A 10-foot side yard is standard, but some people want to put a detached garage in side yards that are 40 feet wide. This would allow for that, as long as there is 10 feet from the property line.
  - o Creates an exception for where small accessory buildings can be placed on double-frontage lots. This would allow for a garden shed in a backyard. A building permit is not required for buildings over 200 square feet in size.

**Rulon Homer** opened and closed the public hearing at 9:10 PM due to no comments received.

### **MOTION**

**Erin Christensen** made a motion that the Planning Commission make a recommendation to the City Council to approve the proposed zone text amendments as modified by discussion in this meeting including: language that the limitation be 20% or 5 feet, and with respect to 11-11-060 C 1, the new exceptions, making sure it meets other setback standards and adding language as needed, with Finding for Approval, and supplemental information (draft ordinance).

#### Finding for Approval:

The proposed text amendments offer clarity within the ordinance and provide additional flexibility for property owners within limits overseen by the Planning Commission.

**John David Mortensen** seconded the motion, which was unanimously approved.

### **OTHER BUSINESS**

#### **Item #8 Miscellaneous, correspondence, etc.**

##### **b. Other**

- i. The Planning Commissioners will have the first hour of their required four-hour training on February 3, 2022. Four hours are required each year.

### **ADJOURNMENT**

**Samuel Barlow** made a motion to adjourn at 9:19 PM. **Larry Steinhorst** seconded the motion, which was unanimously approved.

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**Rulon Homer**, Chair

**WORK SESSION:** A work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. Historic Preservation Commission Proposal
2. Division of Substance Abuse and Mental Health Presentation
3. Questions or concerns the City Council may have on agenda items.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, January 18th, 2022, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

*Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov).*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **PRESENTATION:**

7:05 Introduction of New City Councilmember and Administration of Oath of Office

7:10 Resolution Appointing Colby Thackeray as Parks and Recreation Director -

### **PUBLIC HEARING:**

7:15 Amendment to the Park Lane Commons Project Master Plan (PMP)/Development Agreement (DA) to accommodate additional residential dwelling units (PMP-4-21) for the proposed Park Place Living Apartment at 1076 W Grand Ave, in the Transit Mixed Use (TMU)

7:25 Ordinance Amending Zone Text – Special Exception to the Height of the Main Building in the Agricultural Zones

7:35 Ordinance for Zone Text Amendment – Title 11 including Special Exceptions, Building Height, and Accessory Structure Placement

7:45 Resolution Amending FY22 Budget. Cost of Living Adjustments (COLA) Wage Rate Increases.

7:55 Resolution entering into Interlocal Agreement with the Farmington Redevelopment Agency (RDA) that pertains to North Station CRA3

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

**SUMMARY ACTION:**

*(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)*

8:15 Minute Motion Approving Summary Action List

1. Consider Jackson Engineering for the Farmington Canyon 3MG Water Tank and Booster Pump Station Project
2. Considers CRS Engineers for the Burke Lane Waterline Crossing Project
3. Consider CRS Engineers for Shepard Creek Well House Project
4. Interlocal Agreement for School Resource Officer in Farmington City City Council Minutes January 4, 2022

**GOVERNING BODY REPORTS:**

8:20 City Manager Report

1. Building Activity Report for December

8:25 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

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.

DATED this 13<sup>th</sup> day of January 2022.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_  
DeAnn Carlile, City Recorder

*I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on January 13, 2022*



## Planning Commission Staff Report January 20, 2022

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### Item 3: Canopy Square (Farmington 20) – Schematic Site Plan, Schematic Subdivision Plan, Project Master Plan/Development Agreement, and Zone Text Amendment to the City’s Regulating Plan

Public Hearing:	No
Application No.:	S-17-21 and PMP-3-21
Property Address:	Approximately corner of Burke Lane and future Maker Way
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	OMU (Office Mixed Use)
Area:	20 Acres
Number of Lots:	-
Property Owner:	Wasatch Farmington Holdings LLC
Agent:	Adam Lankford, Connor Sheppard, Jeff Nielson

Request: *Applicant is requesting a recommendation for schematic subdivision, PMP/DA, and a Zone Text Amendment to the City’s Regulating Plan; as well as approval for Schematic Site Plan.*

---

#### **Background Information**

Canopy Square is a 20-acre residential development on Burke Lane and between the future Maker Way and “Commerce Drive” right-of-ways. The residential use of the area, despite the OMU zoning, is permitted under the North Farmington Station Project Master Plan and Development Agreement approved in 2020. The project includes multifamily stacked flats, multifamily townhome, mixed use, and multifamily wrap - the latter being an affordable workforce housing project. The location of the product is important, as it borders the mixed-use office park proposed to the north, and other office mixed use products to the south. It sits roughly halfway between the City’s future 14-acre park and the commercial/office center to the north. The project features as crucial location for not only housing for an emergent workforce in Farmington, but also contains a necessary circulation corridor for pedestrian, bicycle and limited auto (“Wasatch Way”). After holding the required public hearing, the Planning Commission tabled this item on October 21, 2021, requesting more information regarding the following:

1. The unit mix in the wrap building – including reduction of percentage of one-bedroom units and integrating some market rate units to the workforce housing apartments.
2. Any stigma faced by those “who have done affordable housing projects” (Minutes 10.21.21)
3. A condition for firewalls and platting abilities allowing flexible future uses.

City staff also asked for modifications to the PMP to address the following:

1. Define the location, count, square footage and uses of the multifamily stacked flats compared with the mixed use stack flat/retail. Show square footage ranges on all units/types, provide total count of dwelling units broken down into overall site and individual buildings – including commercial square footages and units.
2. The superseding North Farmington Station Master Plan shows commercial nodes on both the southwest and southeast corner, describe why only the southeast corner retail node is present.
3. Show detail on Commerce Drive and Burke Lane on the Circulation plan, including block dimensions (area, perimeter, block length).
4. Decide whether or not to align Wasatch Way with “Center Street”.
5. Revise the cross section of Wasatch Way, and add sidewalk cross-sections to Burke, Maker and Commerce.
6. The PMP shows three phases, but only one sequence and timing plan (in which the years are inaccurate).

The applicant has worked with staff and neighboring property owners to better understand the local street network and has revised the site plan to appropriately bend the central north-south street identified as Wasatch Way and indicate how it relates to the east-west roads that it ties into along the projects northern property line. At the Schematic review level, this layout is what staff recommends be approved.

It is worth noting that the current iteration does not include any commercial which would deviate from the overarching North Station Park Master Plan.

The updated plans show the mix of townhomes, market rate apartments, and affordable apartment units.

The breakdown for units types within each building is provided below:

All the townhomes are 2 bed except the end units on each building are 3 bed.

Apartment – wrapped product

- 3% - studio
- 27% - 1 bed/1 bath
- 48% - 2 bed/2 bath
- 22% - 3 bed/3 bath

Stacked Flats – Buildings A and B

- 52% - 1 bed
- 43% - 2 bed
- 5% - 3 bed

‘L’ buildings – Buildings C and D

- 56% - 1 bed
- 36% - 2 bed
- 8% - 3 bed

The applicant will be prepared to speak to the mix of unit types and why they are at the ratios they have proposed. The L-shaped buildings are not fully designed so the unit mix is still playing out. Staff has talked to Ogden city about LIHTC projects in their city to understand the impact of these projects and any stigma they have dealt with. The members of Ogden City's staff that were approached stated that there are several existing affordable housing developments and more under way. They have had positive and negative experiences with them and summed up their experience stating that it all comes down to how it is done and who manages the project. The initial quality of the project plays a big role in how the tenants and property owner take care of things long term. They also gave a positive recommendation of sorts towards Wasatch indicating that they have proven to be a good property manager.

Additional updated exhibits will be available and explained to the Planning Commission at January 20<sup>th</sup> meeting.

### **Suggested Motion**

NOTE: At the request of the applicant, the workforce wrap building will be considered with the rest of the project.

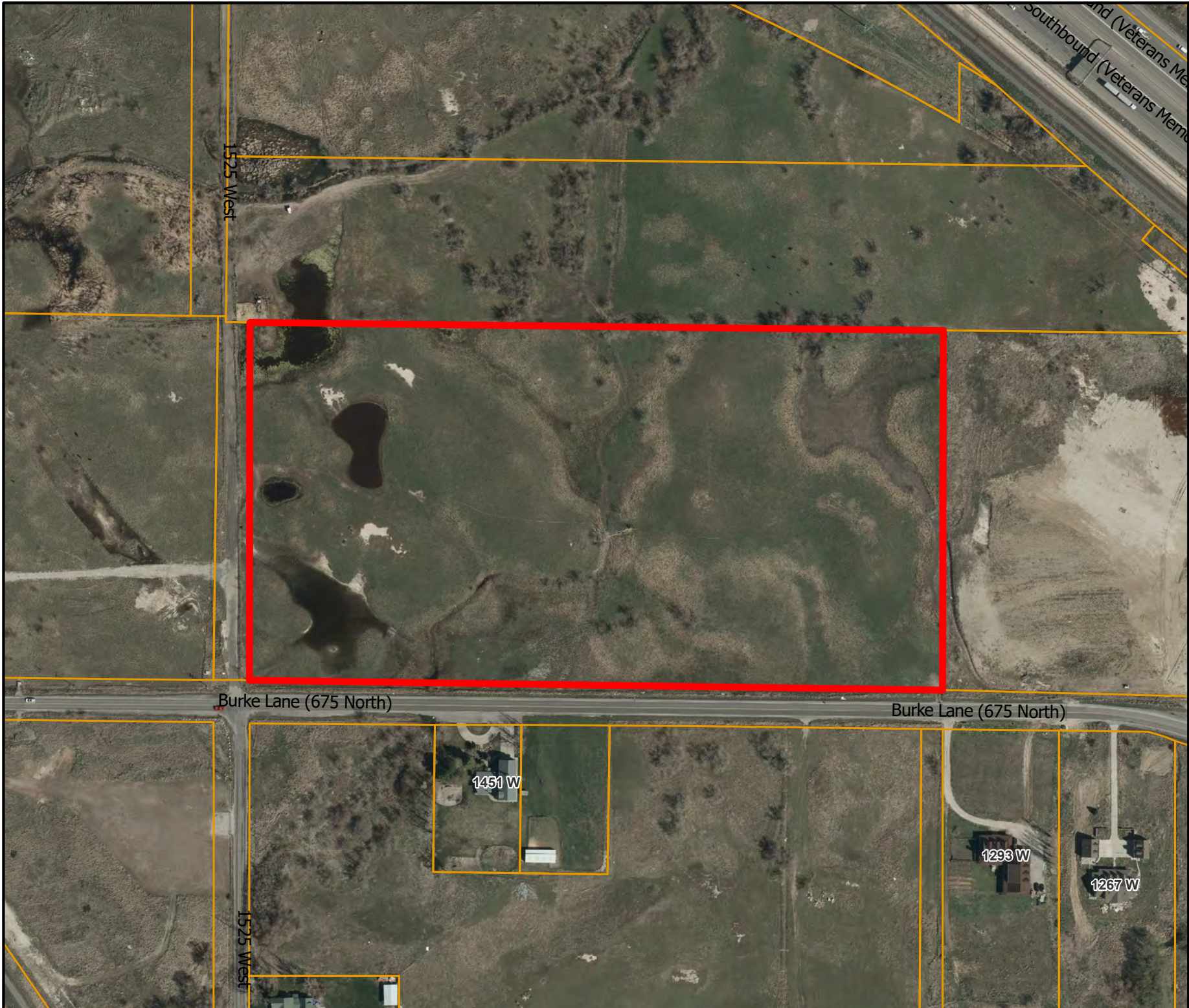
- Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for the approval of the Schematic Subdivision Plan, Project Master Plan/Development Agreement, and Zone Text Amendment to the City's Regulating Plan, and approval of the Schematic Site Plan with the following condition:
  - o The townhome units be built under the IRC providing for the ability to be platted as individual units upon construction or at a future date. (To be included in the Development Agreement)

As a stipulation to this approval, the Planning Commission should verify that the additional information and requested corrections noted previously in this staff report have been adequately addressed.

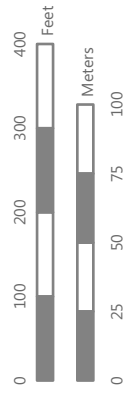
### **Supplemental Information**

1. Vicinity Map
2. North Farmington Station Land Uses Map
3. Supplemental Development Agreement
4. Project Master Plan including, but not limited to:
  - a. Schematic Subdivision Plan
  - b. Schematic Site Plan
  - c. Elevations
5. Updated plans showing correct road alignments.





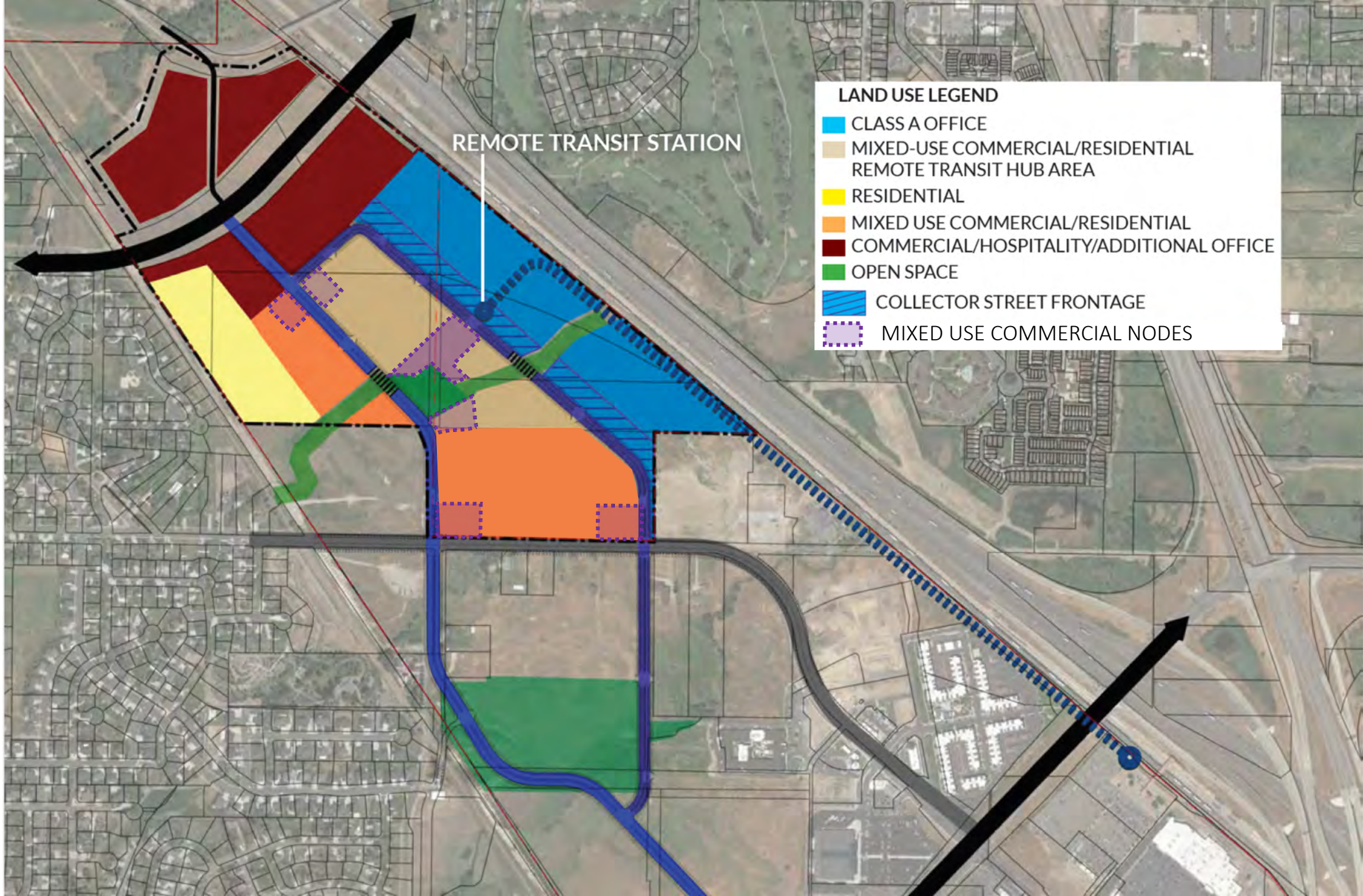
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



# VICINITY MAP

Canopy Square





**LAND USE LEGEND**

- CLASS A OFFICE
- MIXED-USE COMMERCIAL/RESIDENTIAL  
REMOTE TRANSIT HUB AREA
- RESIDENTIAL
- MIXED USE COMMERCIAL/RESIDENTIAL
- COMMERCIAL/HOSPITALITY/ADDITIONAL OFFICE
- OPEN SPACE
- COLLECTOR STREET FRONTAGE
- MIXED USE COMMERCIAL NODES

REMOTE TRANSIT STATION

**A SUPPLEMENTAL  
DEVELOPMENT AGREEMENT  
FOR  
FARMINGTON 20**

**THIS DEVELOPMENT AGREEMENT** (this “Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_ 2021 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **WASATCH FARMINGTON HOLDINGS, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as “Developer.”

**RECITALS:**

A. City and Developer, and STACK Farmington Land LLC, on December 4, 2020, entered into a Development Agreement for North Farmington Station (the “Original Agreement”) which provided a general outline for the development of approximately 128 acres of land owned or controlled by Developer and STACK Farmington Land LLC.

B. Developer owns approximately 20 acres of land, (the “Property”), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 128 acres of property governed by the Original Agreement.

C. The Property is subject to the City’s laws, including without limitation, Section 11-18-140 of the City’s Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On \_\_\_\_\_, 2021, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the “PMP”) for the Property in accordance with Chapter 18 of the City’s Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property, and the Farmington 20 project, may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set for the in the PMP. Specific development standards and processing shall be as follows:

a. The City agrees to process and consider an amendment to the regulating plan, including block size and block faces, to encompass the proposed PMP and anticipated Site Plans with minimal variation to accommodate for topography, provided open space and general street alignment and width. The parties acknowledge that proposed street widths are shown on the accompanying PMP. The parties agree to work together in good faith to make minor adjustments to the proposed site plans and elevations to assure that the regulating plan is appropriately amended and the Site is developed at reasonable potential.

b. A portion of the townhomes will front pedestrian walkways as shown on the PMP.

c. A portion of the townhomes will front the private roads as shown on the PMP.

d. Primary entrances to building shall be provided as shown on the PMP.

e. Building elevations shall be consistent with the provisions of the PMP. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.

f. Except as required in Chapter 32 of the City's Zoning Ordinance, there will be no on street or additional parking requirements for residents in addition to the driveways and garages associated with each townhome. Guest parking must be in close proximity to dwellings and modifications to guest parking may occur during the design development phase of each development plan review as set forth in Section 11-18-070 of the Farmington City Municipal Code and in consultation with the City.

g. Street layout will generally conform to the attached PMP. Exceptions to widths and/or layout may be made where adjustments are required by the City's Fire Marshall.

h. Side treatments for rights of way may deviate from the standard of the underlying zone as shown within the PMP in accordance with Section 11-18-040 E. of the Zoning Ordinance.

i. It is anticipated that the detailed uses of the Property and additional alternative development standards may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require the approval of additional alternative development standards, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

3. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

4. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: Wasatch Farmington Holdings, LLC  
Attn: ??  
620 South State Street  
Salt Lake City, UT 84111

To the City: Farmington City  
Attn: City Manager  
160 South Main Street  
Farmington, Utah 84025-0160

5. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

6. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word “including” shall mean “including but not limited to”, “including without limitation”, or words of similar import.

7. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

8. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

9. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.



**CITY ACKNOWLEDGMENT**

STATE OF UTAH            )  
  :SS.  
COUNTY OF DAVIS        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said H. James Talbot acknowledged to me that the City executed the same.

\_\_\_\_\_  
Notary Public

**DEVELOPER ACKNOWLEDGMENT**

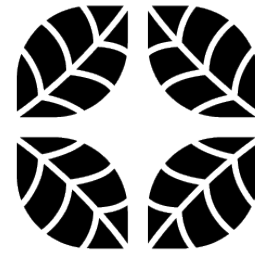
STATE OF UTAH        )  
  :SS.  
COUNTY OF DAVIS        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me \_\_\_\_\_, who being by me duly sworn did say that he is a manager of **Wasatch Farmington Holdings, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

\_\_\_\_\_  
Notary Public

**ATTACHED EXHIBITS:**

- EXHIBIT “A” – LEGAL DESCRIPTION OF THE PROPERTY
- EXHIBIT “B” – PMP (PROJECT MASTER PLAN)



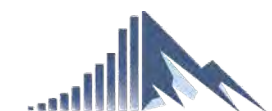
# CANOPY SQUARE



# HAVEN



# THE SYCAMORE



WASATCH  
RESIDENTIAL GROUP



December 17, 2021

**To the Farmington City Mayor, City Council, Planning Commission**

In Care of Mr. David Peterson, Community Development Director  
Farmington City Hall  
160 South Main Street  
Farmington City, Utah 84025

**Re: Canopy Square Project Master Plan**

We are pleased to submit our Project Master Plan (PMP) for the Canopy Square Project to Farmington City. We are excited to be partners with Farmington City and to move forward the first phase of the long-envisioned North Farmington Station PMP. We believe that this PMP is possible due to the foresight of the City to recognize the importance of residential (both market rate and workforce housing) and retail in making this area of the city a success, where future residents will live, work and play.

Wasatch Residential Group has developed and acquired more than 7,700 multi-family units throughout the Western United States. This success has been possible by creating vibrant neighborhoods, places where people want to stay long term because they enjoy the amenities, open space, architecture and high level of management.

We are pleased that Farmington City has embraced the idea of creating a new and unique neighborhood. The goals and objectives of this PMP will bring pedestrian connectivity, open space, amenities and quality architecture together to create a walkable neighborhood that will set the standard for the larger North Farmington Station project.

We would be remiss if we did not mention our appreciation to the many city staff members who have worked with Wasatch Residential Group to this point and look forward to a long and rewarding experience together as we build out this first 20-acres.

Sincerely,



Jeff Nielson  
President

Corey Johnson  
Vice President



Adam Lankford  
VP of Development





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# PROJECT MASTER PLAN NARRATIVE



The Mixed-Use Districts Zoning Ordinance (Farmington City Zoning Regulations Chapter 18) establishes development standards and guidelines that are enacted to provide and encourage a compatible mix of retail and residential uses, rather than a separation of uses, that is consistent with the objectives of the Farmington City General Plan.

Flexibility in design and a mix of residential product types is allowed to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a pedestrian oriented pattern of development.

We agree with this and are supportive of the City's land use plan and the associated OMU Zoning.

# FARMINGTON CITY GENERAL LAND USE PLAN



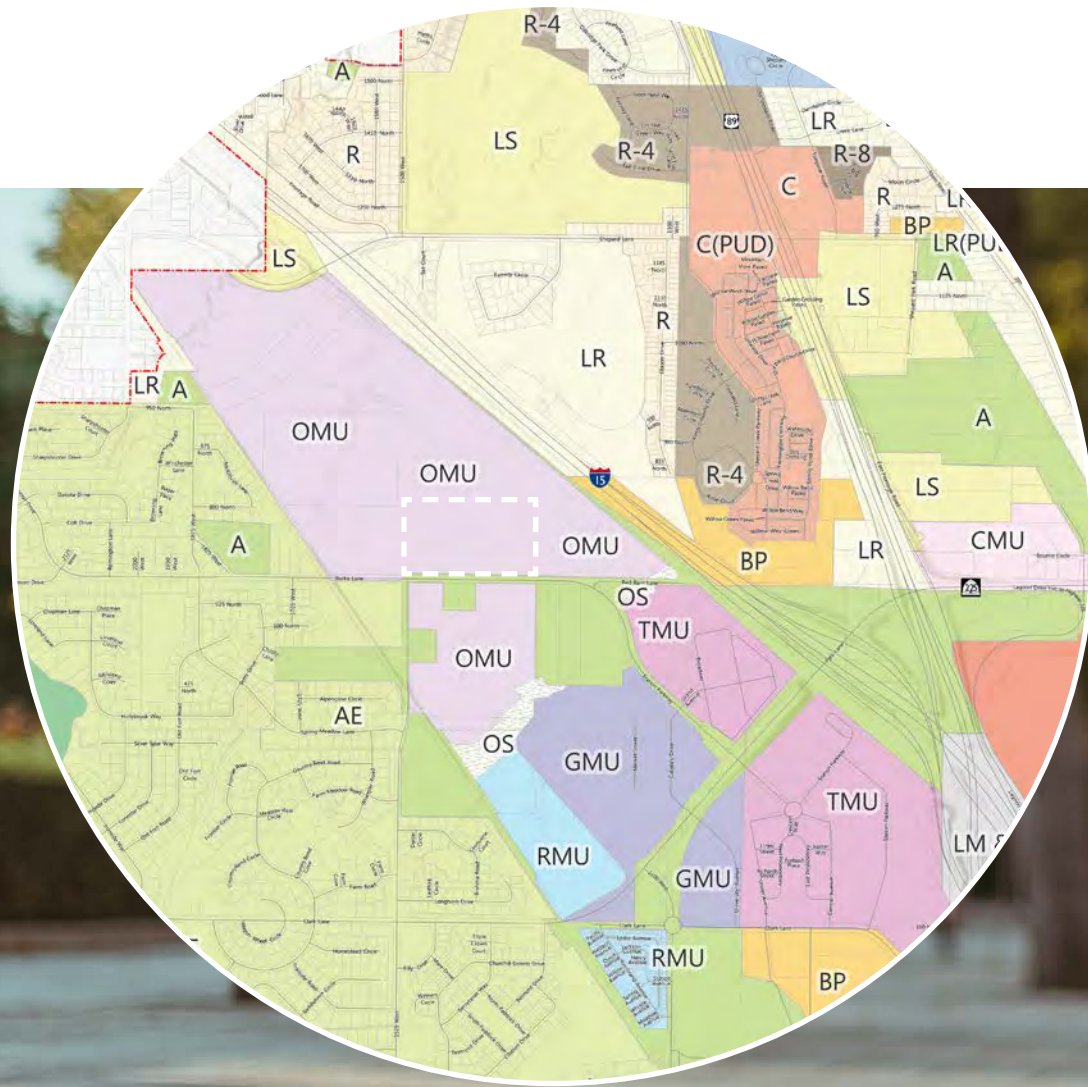
# FARMINGTON CITY CURRENT ZONING MAP

The current zoning of the property is OMU for the entirety of the Canopy Square project.

**This zoning allows for residential neighborhoods within the larger office mixed use district.**

## INCORPORATION OF EXISTING STRUCTURES:

The PMP area is essentially vacant and has been for a number of years.



**DEVELOPMENT STANDARDS AT PMP EDGE:**

The 20-acre PMP area extends from the future Commerce Drive on the West, future Maker Way on the east, the existing Burke Lane on the south and vacant land to the north. The uses proposed of this PMP are compatible with the proposed uses of the adjacent vacant properties.

**NORTH EDGE** The north boundary of the PMP area is defined by vacant land that will be residential/mixed use in the future.

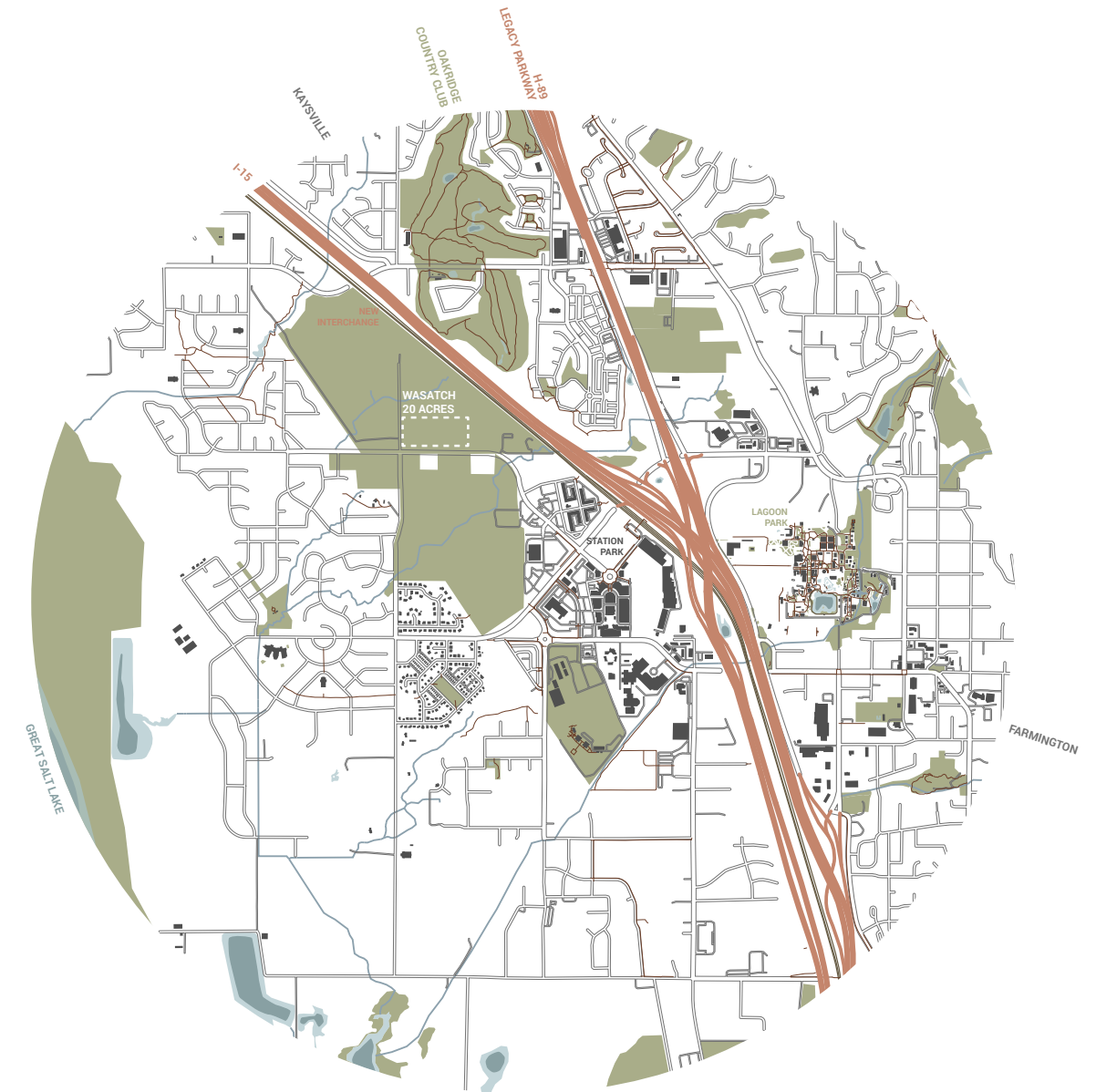
**EAST EDGE** The east boundary of the PMP is defined by Maker Way with Office directly east of that and the Red Barn Development.

**SOUTH EDGE** The south boundary of the PMP is defined by Burke Lane and future OMU zoning to the south of Burke Lane.

**WEST EDGE** The west boundary of the PMP is defined by the Commerce Drive and future OMU zoning west of Commerce Drive.



# CANOPY SQUARE SITE CONTEXT



**OBJECTIVES:**

The Goals of this PMP is to align with the Vision and Purpose of Farmington City General Plan, zoning ordinance and the North Farmington Station PMP. The Objectives of this PMP are as follows:

**A. Create an exciting destination**

- Provide high quality architecture
- Provide high end amenities
- Create a sense of arrival with entrance monuments and features

**B. Create a neighborhood with a diverse housing plan**

- Provide quality work force housing for Farmington City
- Provide quality townhomes to attract families to the area
- Provide high end units for young professionals
- Provide high end stacked flat units

**C. Create a neighborhood with an array of passive and active open space (with the following or similar amenities)**

- Tot lot
- Lawn area
- Pools
- BBQ areas and outdoor fire pits
- Courtyards and walkways
- A variety of tree and shrub species



#### D. Promote quality urban design

- Quality primary materials
- Strategic use of glazing
- Emphasize pedestrian entrances
- Use colors and materials that create a sense of place
- Enhance sides of buildings facing roads
- Flat buildings planes will not be allowed

#### E. Connect the 20 acre site to the larger North Farmington Station PMP

- Create a strong pedestrian and vehicular connection to the Downtown Area along Spring Street
- Create pedestrian connections to future trail system

#### F. Promote Farmington City's heritage

- Use Sycamore trees to line residential streets
- Use Farmington rock material on entrance monuments and features where possible





# DESCRIPTION OF LAND USE CONCEPTS



**CANOPY SQUARE LAND USE AREAS**



**MULTIFAMILY STACKED FLATS A**

MARKET RATE HOUSING



**MULTIFAMILY TOWNHOME**

MARKET RATE HOUSING



**MULTIFAMILY WRAP**

WORKFORCE HOUSING



**MULTIFAMILY STACKED FLATS B**

MARKET RATE HOUSING



**OPEN SPACE PASSIVE**



**OPEN SPACE ACTIVE**

**DESCRIPTION OF LAND USE CONCEPTS:**

The land uses included in this PMP are as follows:

- Multifamily Stacked Flats A - 42,100 SF
- Multifamily Townhome - 52,850 SF
- Multifamily Wrap (Workforce Housing) - 99,000 SF
- Multifamily Stacked Flats B - 38,400 SF
- Open Space Passive
- Open Space Active

**PARKING STRATEGY:**

The City’s Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements for multifamily are 1.6 stalls per unit and .25 guest stalls per unit. Parking within the 20-acres will include structured parking, surface parking, driveway parking, garage parking and on street (off site) parking. It is important to have the right amount of parking for the uses within this PMP. Proper planning should preclude both not enough parking as well as too much parking.

The City’s Mixed-Use Ordinance Chapter 18 further defines the parking requirements for Transit Oriented Development, and minimizes the parking rate of Transit Oriented Development based on proximity to the Transit Station. With the inclusion of the proposed location of the Remote Transit Station onto the north of this site, the minimum parking rations may be reduced.

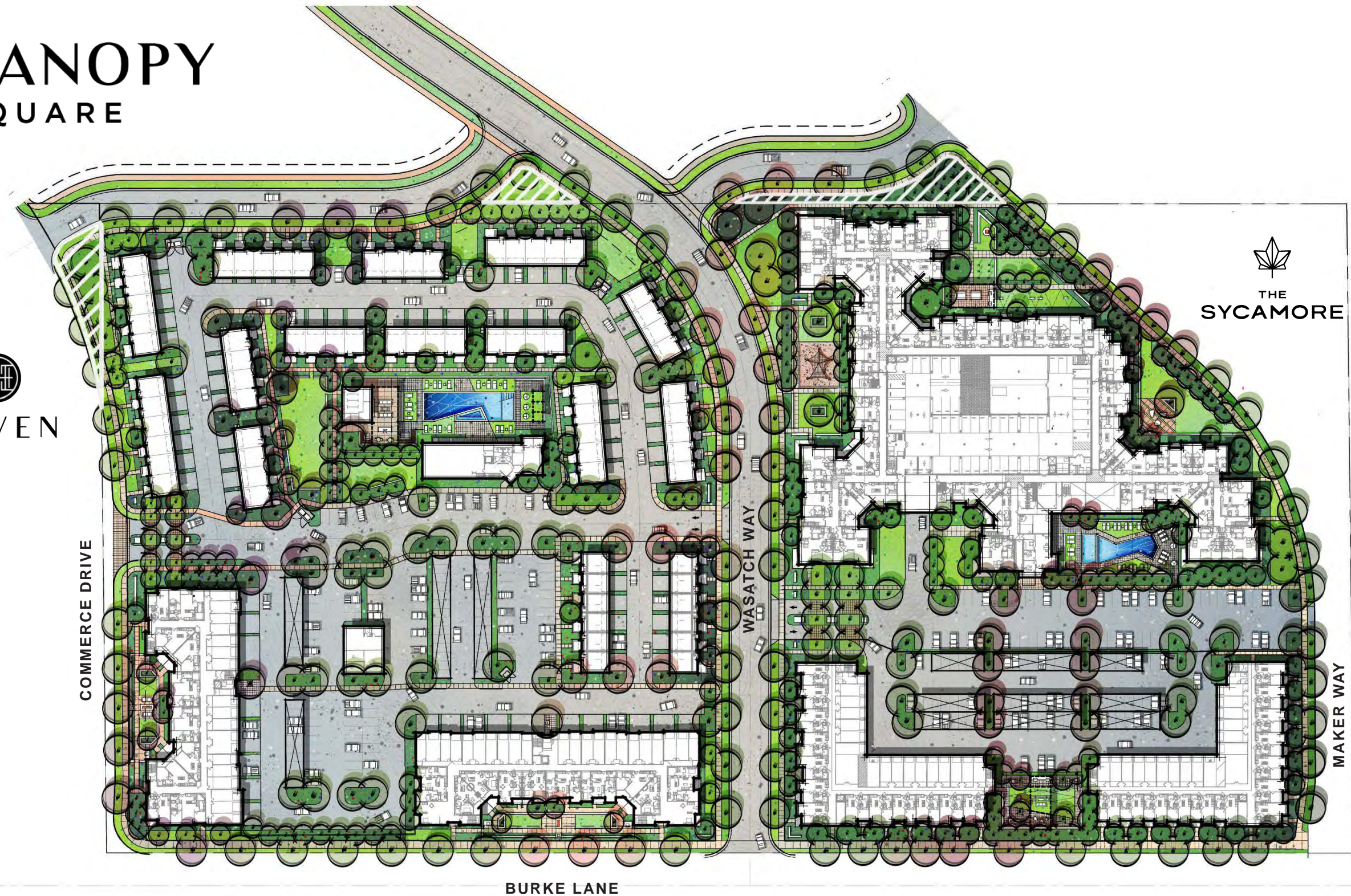
The Zoning Ordinance provided for reductions based on shared parking analysis that may be implemented in order to take advantage of complementary uses for further reduction. The fulfillment of this PMP will include a parking study and shared parking analysis if any further reduction to the required parking is to be implemented on a project specific basis. The actual parking that will be provided will be within these parameters as a minimum, with the caveat that the market and the needs of the particular user will drive the final number of stalls provided.



**CANOPY**  
SQUARE



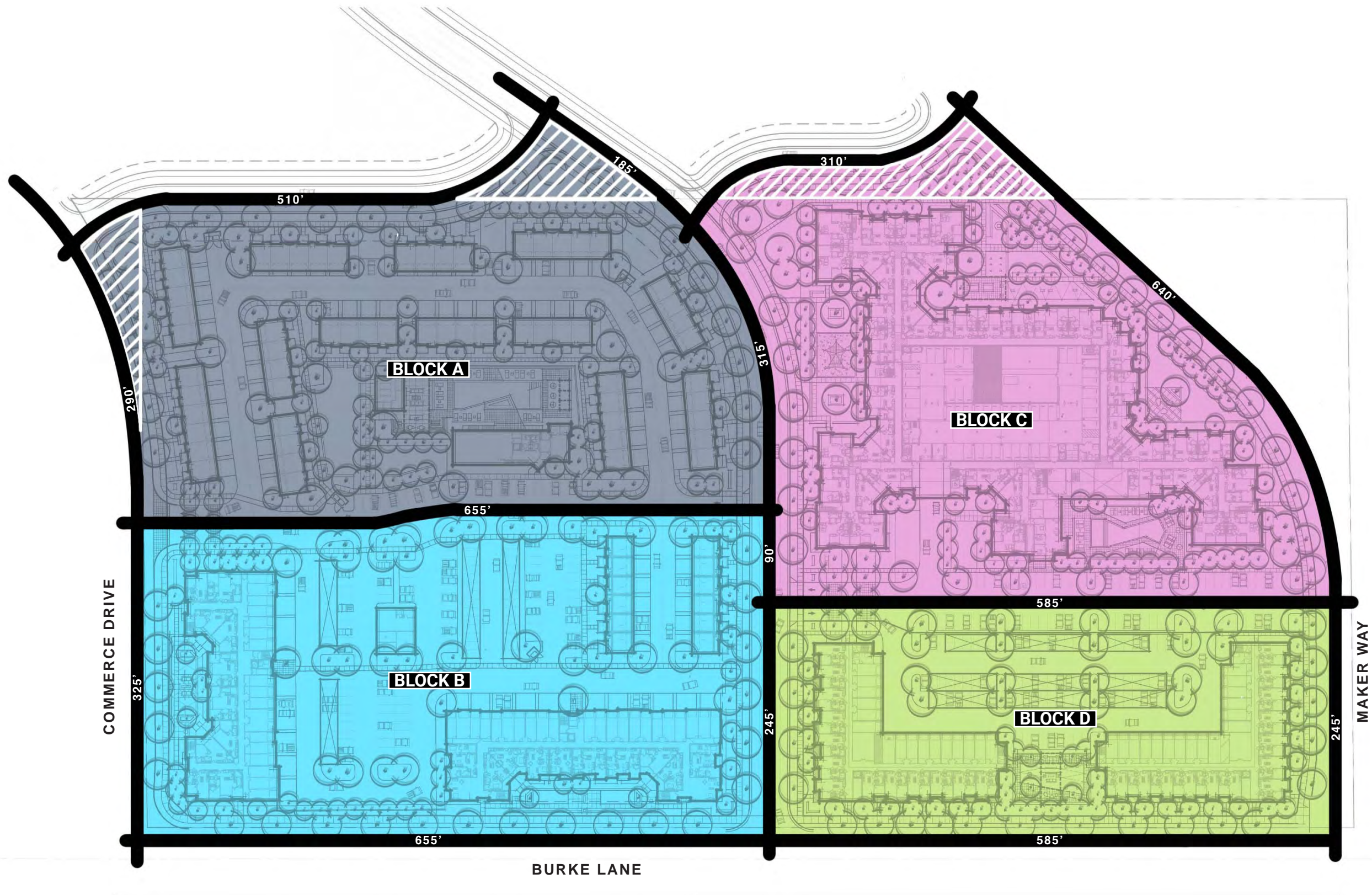
**HAVEN**



BURKE LANE



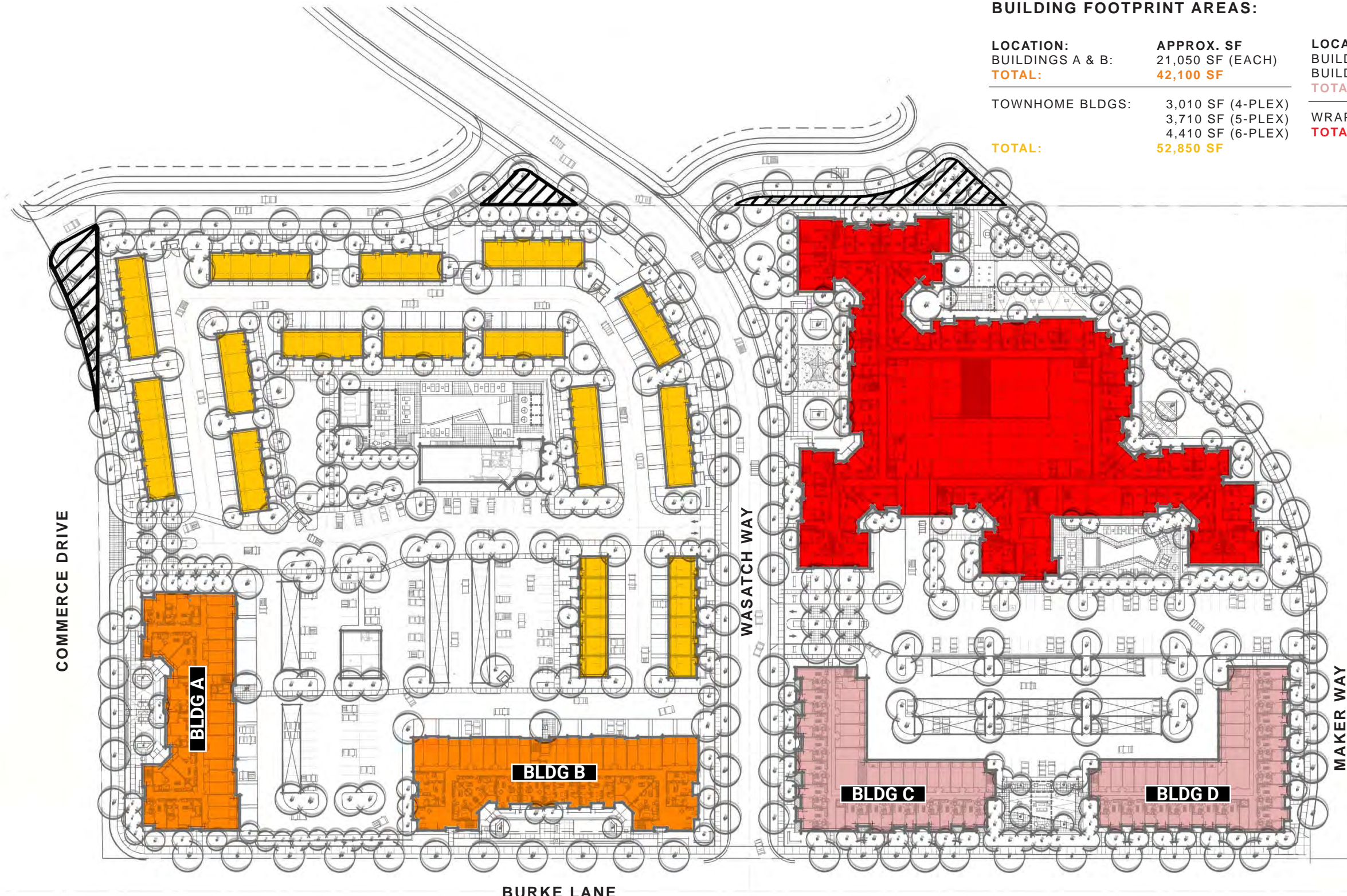
# CONCEPT PLAN



# BLOCK EXHIBIT

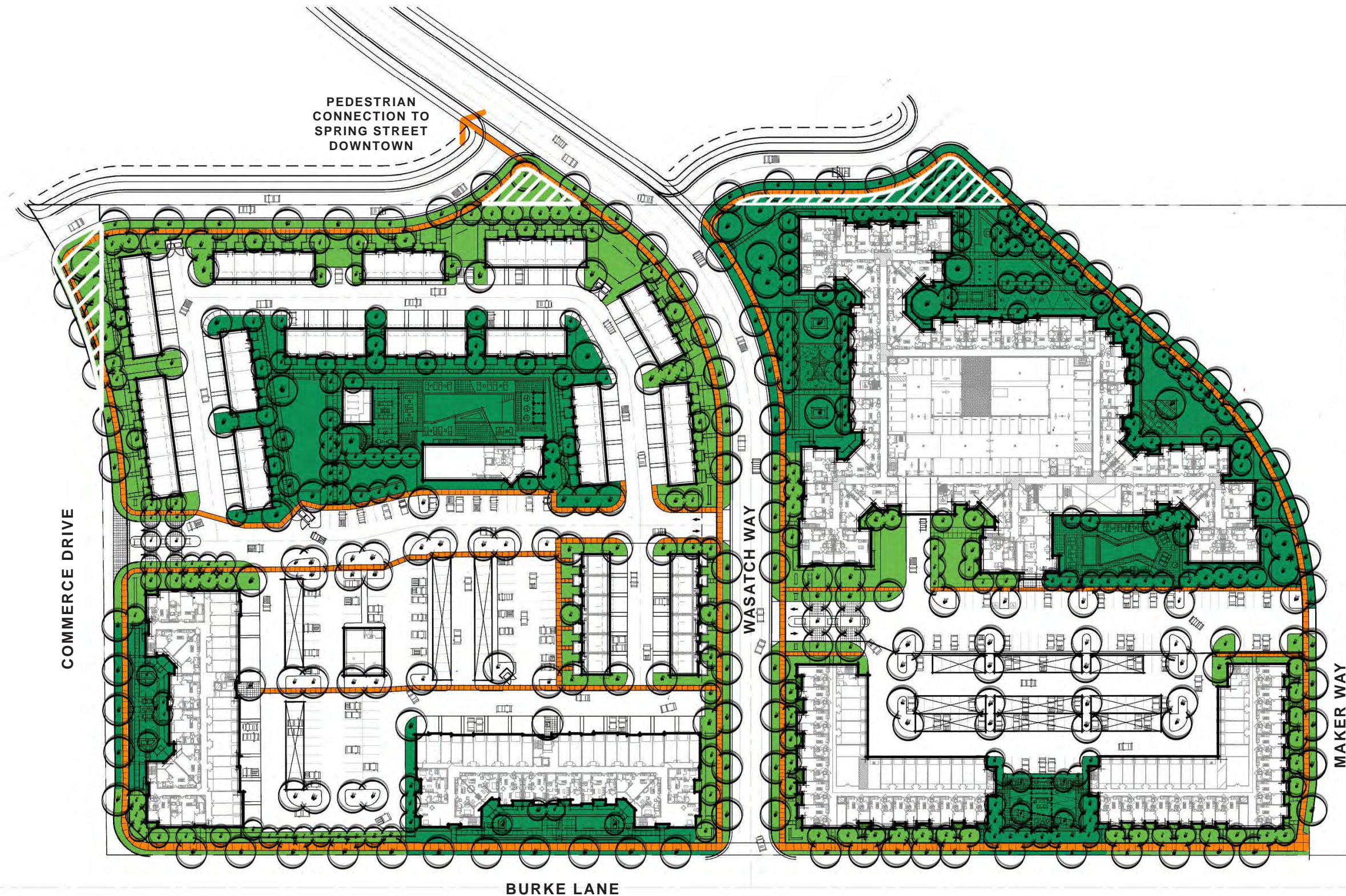
**BUILDING FOOTPRINT AREAS:**

<b>LOCATION:</b>	<b>APPROX. SF</b>	<b>LOCATION:</b>	<b>APPROX. SF</b>
BUILDINGS A & B:	21,050 SF (EACH)	BUILDING C:	21,700 SF
<b>TOTAL:</b>	<b>42,100 SF</b>	BUILDING D:	16,700 SF
		<b>TOTAL:</b>	<b>38,400 SF</b>
TOWNHOME BLDGS:	3,010 SF (4-PLEX)	WRAP BUILDING:	99,000 SF
	3,710 SF (5-PLEX)	<b>TOTAL:</b>	<b>99,000 SF</b>
	4,410 SF (6-PLEX)		
<b>TOTAL:</b>	<b>52,850 SF</b>		



-  SYCAMORE MULTIFAMILY WRAP
-  HAVEN MULTIFAMILY TOWNHOMES
-  HAVEN MULTIFAMILY STACKED FLATS
-  HAVEN MULTIFAMILY STACKED FLATS

**CONCEPTUAL LAND USES**



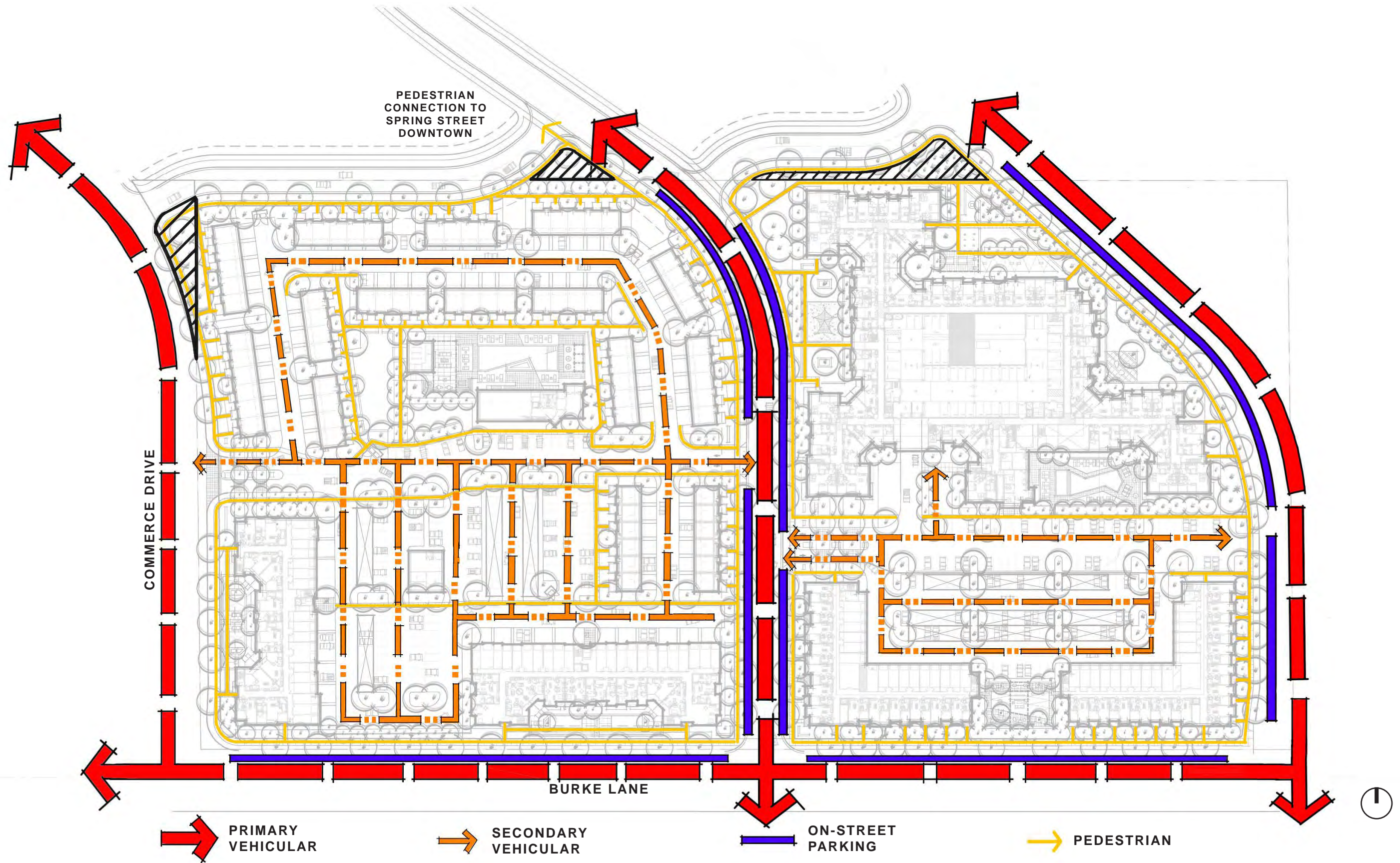
 ACTIVE OPEN SPACE

 PASSIVE OPEN SPACE

 PEDESTRIAN CIRCULATION



# ACTIVE / PASSIVE OPEN SPACE

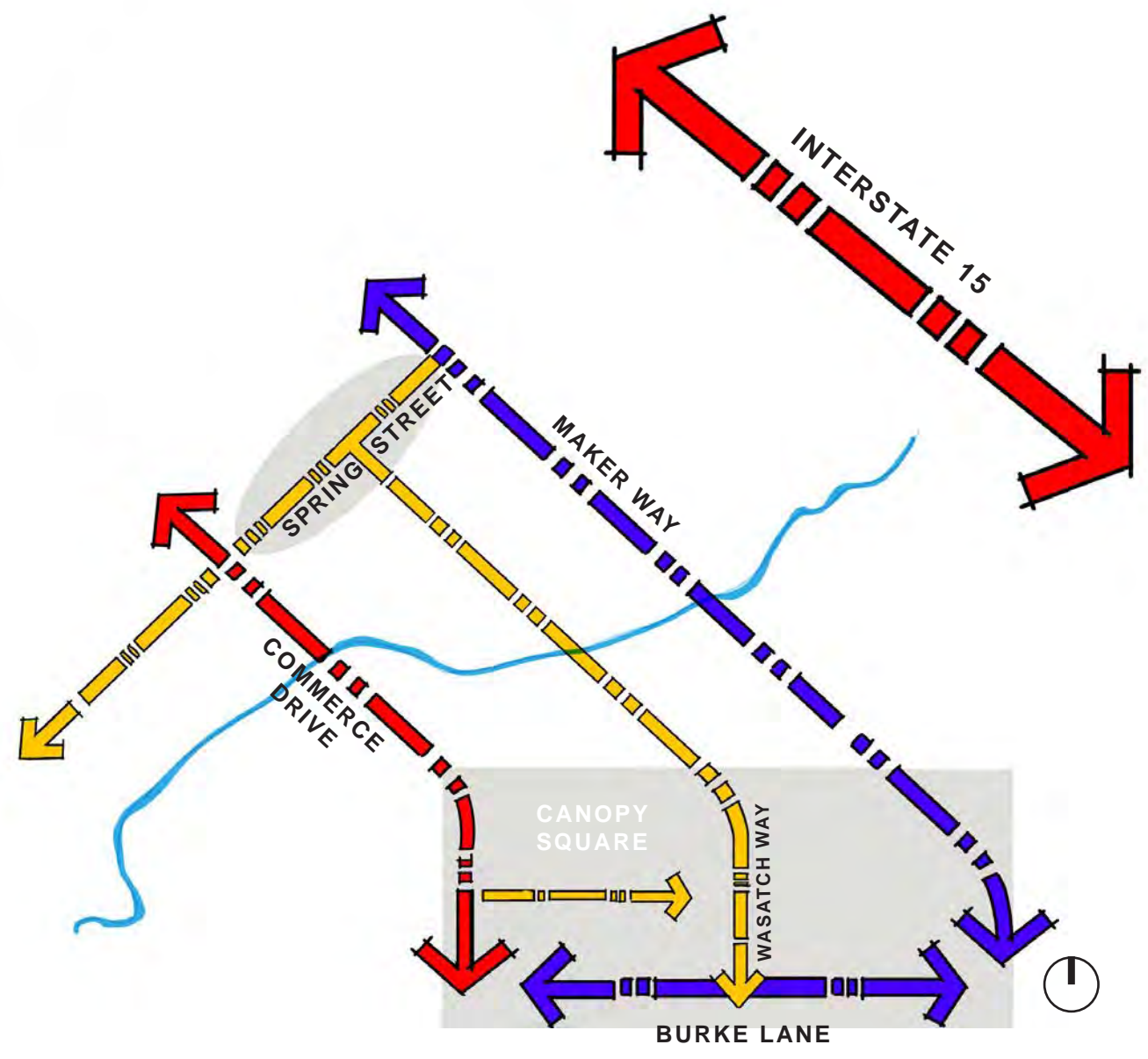


# CIRCULATION

# PRELIMINARY TRANSPORTATION ANALYSIS





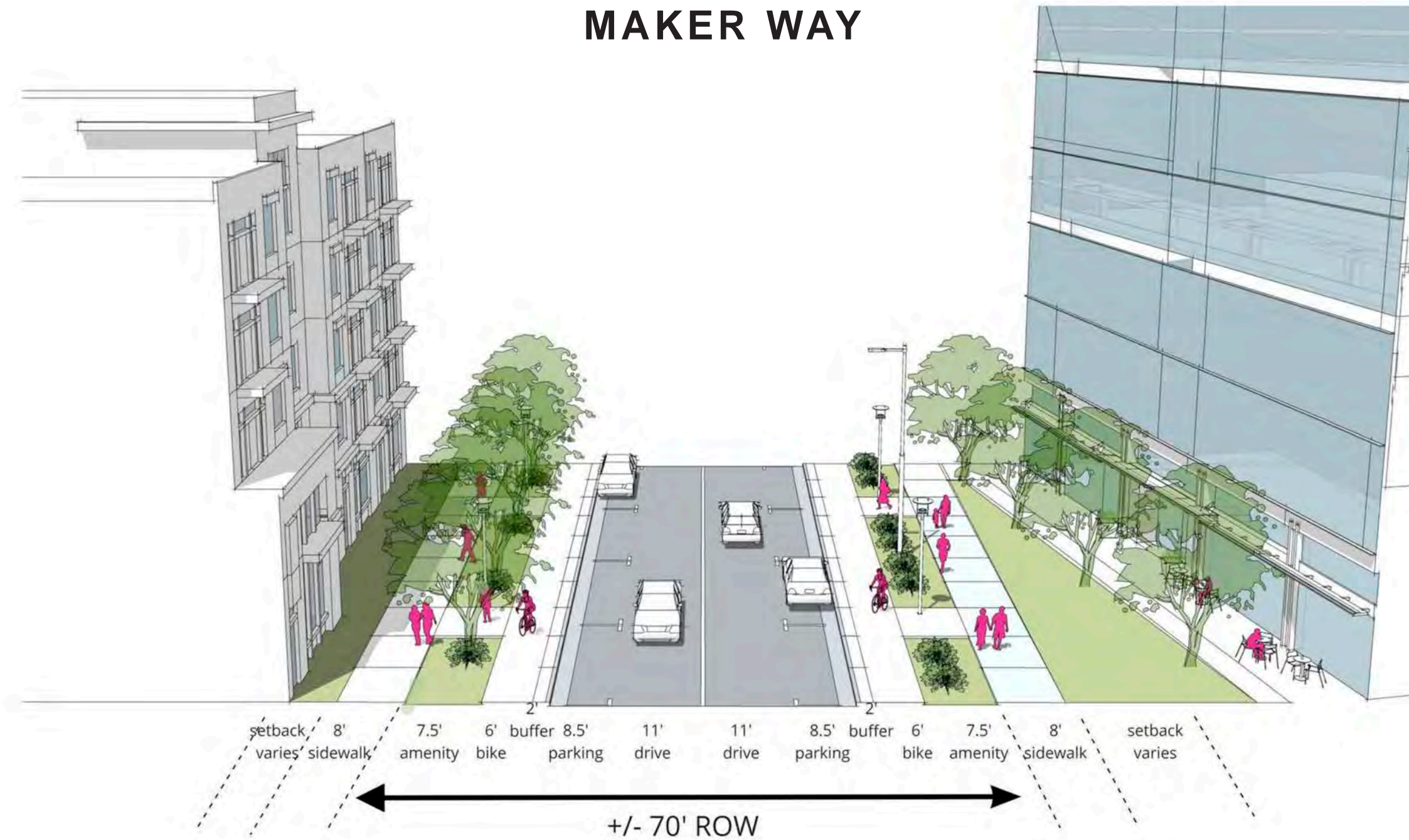


## ROADWAY NETWORK

# COMMERCE DRIVE



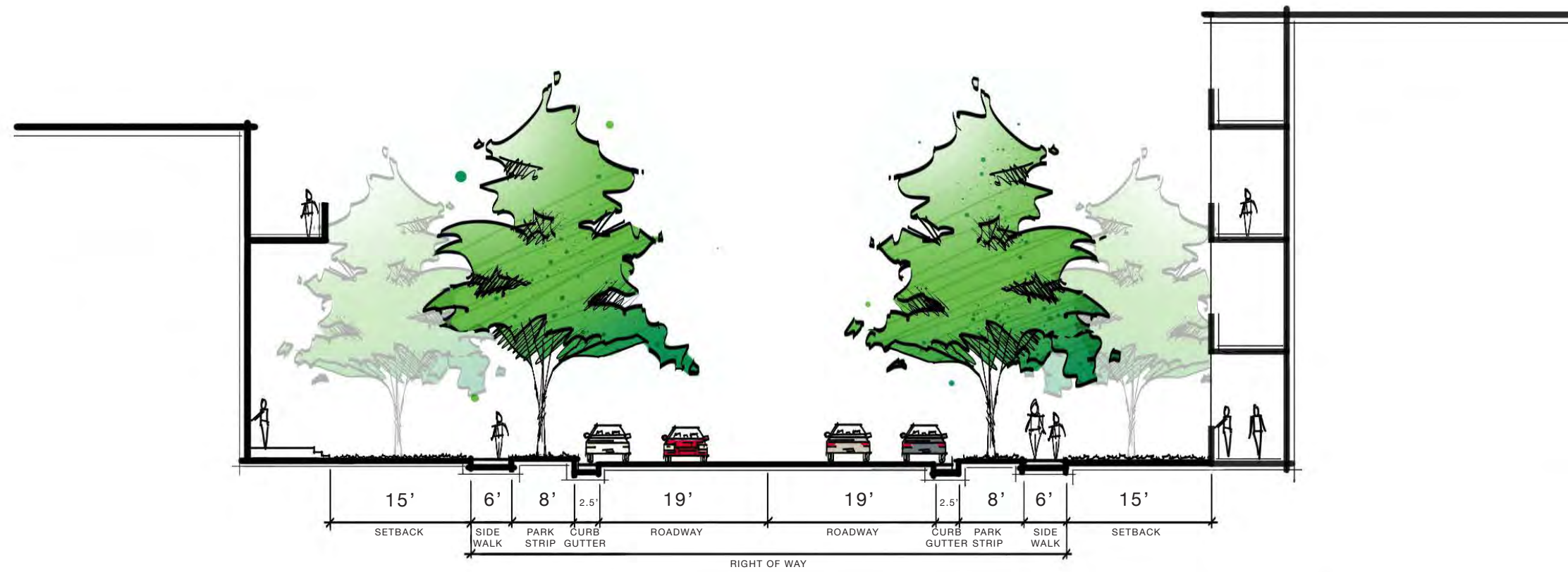
# MAKER WAY



# BURKE LANE



# WASATCH WAY



# UTILITIES AND INFRASTRUCTURE

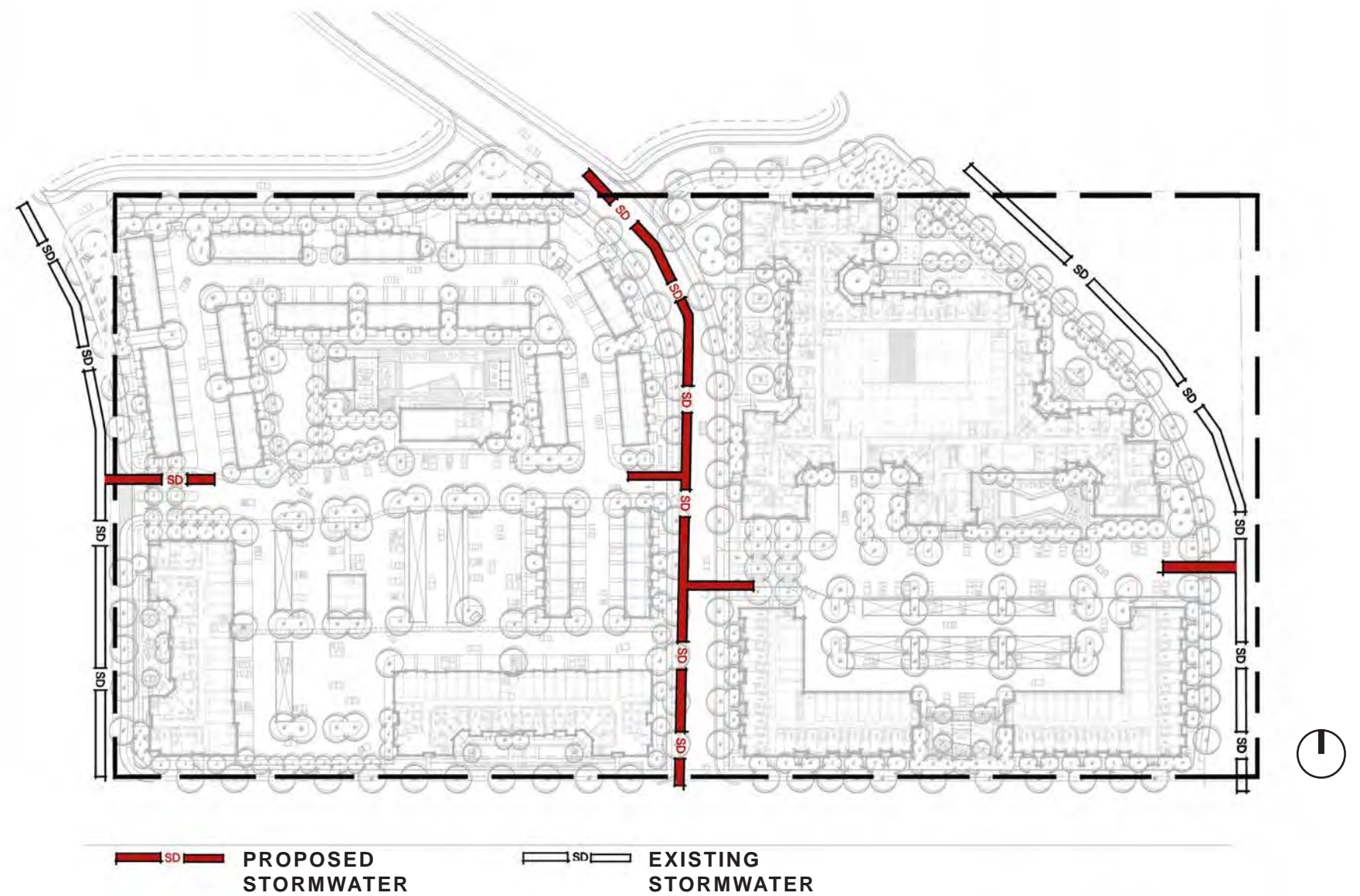


**UTILITIES AND INFRASTRUCTURE:**

The following is a brief description of the existing and proposed infrastructure that will serve the Canopy Square development. Infrastructure will include: culinary water, secondary water, sanitary sewer, storm drain and utilities.

**DRY UTILITIES:** Dry utilities for the project are available in the area and are being coordinated with the various providers including Dominion Gas, Rocky Mountain Power, Utopia, Comcast and several others. Dominion Gas has a high-pressure line that exists in an easement along the rail/trail corridor. Other utilities are present to the south and will be extended to the project to provide service.

**STORM WATER:** Stormwater for the project will discharge directly into the city system and regional basin south of Burke Lane.



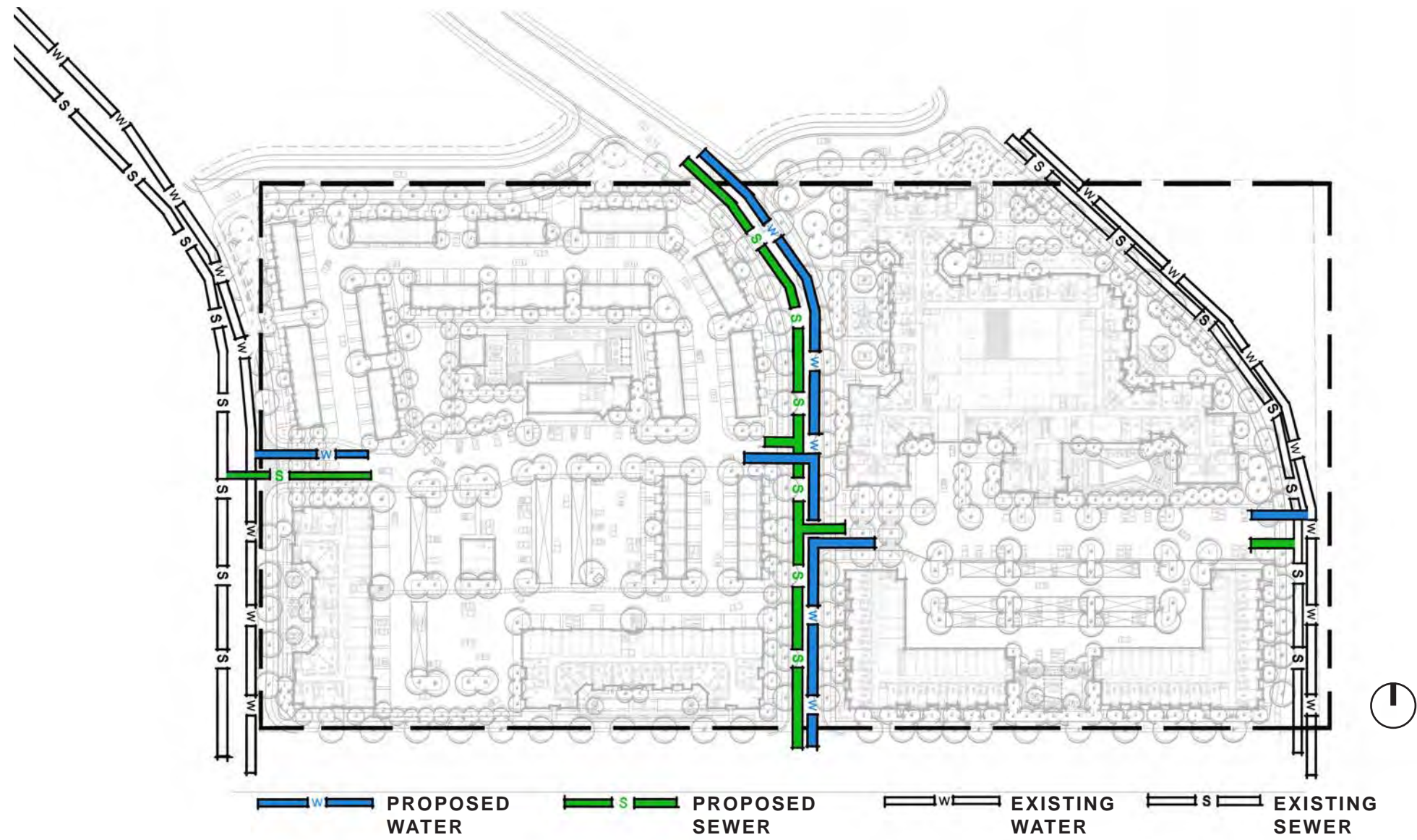
**STORMWATER PLAN**

**SANITARY SEWER:** Sanitary sewer for the project will be provided by Central Davis Sewer District. The District currently has sewer lines located in both 1525 W and in Burke Lane. The existing line located in 1525 W is a 12-inch diameter PVC sewer that connects to the 30-inch line located in Burke Lane. Both of these lines are currently flowing at capacity and are restricted in accepting new sewer flows. The district plans to run a new collector line from the treatment facility to the edge of the rail/trail corridor at the new Shepard Lane

ROW where it will terminate. It will be necessary to connect this new pipeline to the existing outfall at the North End of 1525 W in order to divert flows from the North part of Farmington City to the new collector to be constructed by Central Davis. Once the new connection is made and the outfall line is functional, capacity will be freed up in the existing sewer lines running through the project. The new development will route the bulk of the flow for the project down to the existing 30-inch line in Burke Lane.

**CULINARY WATER:** Culinary water lines exist in both 1525 W St and Burke Lane and are controlled by Farmington City. The project will connect to both of these existing water lines and provide a new culinary water loop throughout the development to provide fire flow and domestic service to the proposed development (see overall utility map for water system map). The existing pipelines for this city are both 10 and 12 inch in diameter and should be ample to supply the proposed development for fire flow and for domestic service. A looped water system will be installed to provide redundancy for the development.

**SECONDARY WATER:** Irrigation water for the project will be provided by the Weber Basin Water Conservancy District through their existing line located on the East side of the property running from the South to the edge of the existing Creek. All parcels within a development will be required to use Weber Basin water for their irrigation needs. The development will connect to the existing Weber Basin line and provide a loop system throughout to provide the irrigation needs for the development.



## UTILITY PLAN

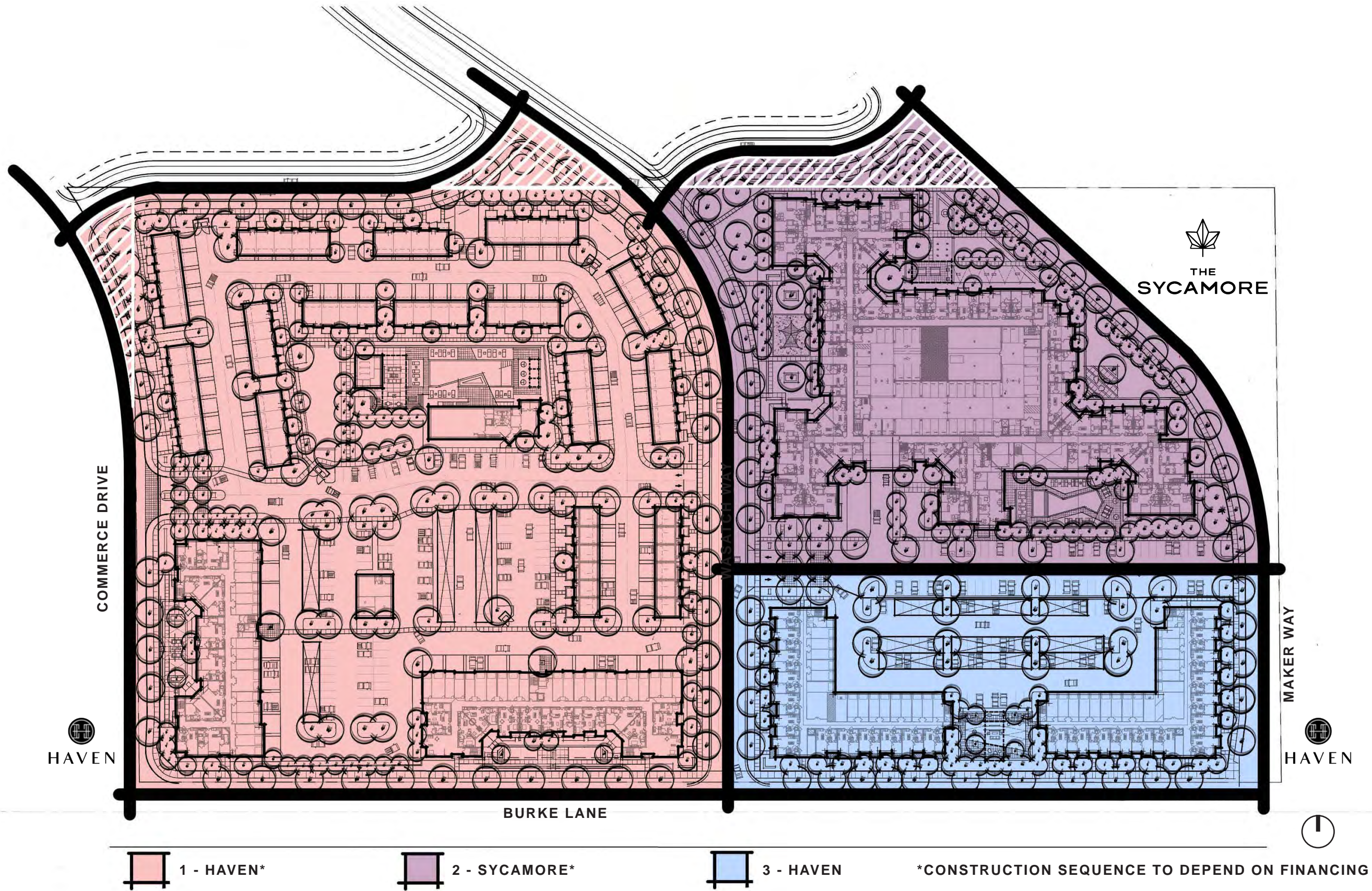


# SEQUENCE AND TIMING



CANOPY SQUARE SEQUENCE AND TIMING





# CONSTRUCTION SEQUENCE EXHIBIT

# SECTION 140 PETITION



### **Alternative Approval Process; Development Agreements (Section 11-18-140) Petition**

The Farmington City Zoning Ordinance makes provision for an Alternative Approval Process; Development Agreements (Section 11-18-140). This makes provision for refinements to Chapter 18 of the Zoning Ordinance in conjunction with a Development Agreement as outlined by Section 11-18-140:

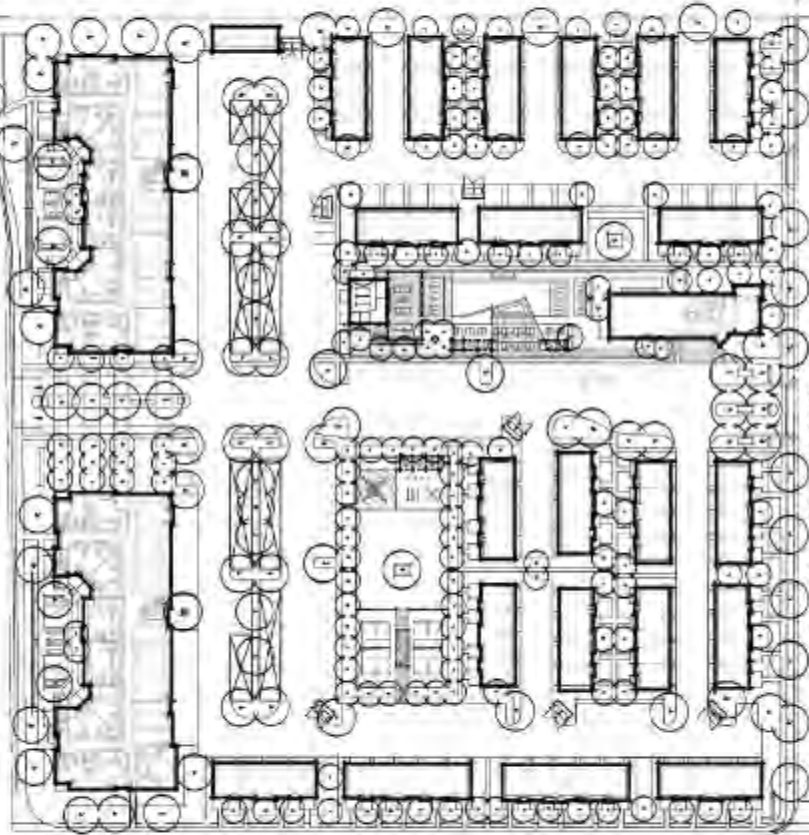
“Consideration and Approval Of Development Agreement: The development agreement shall be considered at the same time as the PMP and following the same approval process described in section 11-18-080 of this chapter. The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in subsection 11-18-080 of this chapter:

1. Consistency with the Farmington City General Plan;
2. Compliance with applicable City codes, rules, regulations and standards applicable to the proposed PMP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances;
3. Consistency with any development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts;
4. Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD Mixed Use Districts and be consistent with the objectives of section 11-18-050, “Uses”, of this chapter; and
5. Establishment of circulation and transportation features sufficient to meet the requirements of section 11-18-040, “Regulating Plan”, of this chapter, to coordinate with anticipated off site circulation and transportation features and to further any applicable community wide transportation objectives.”

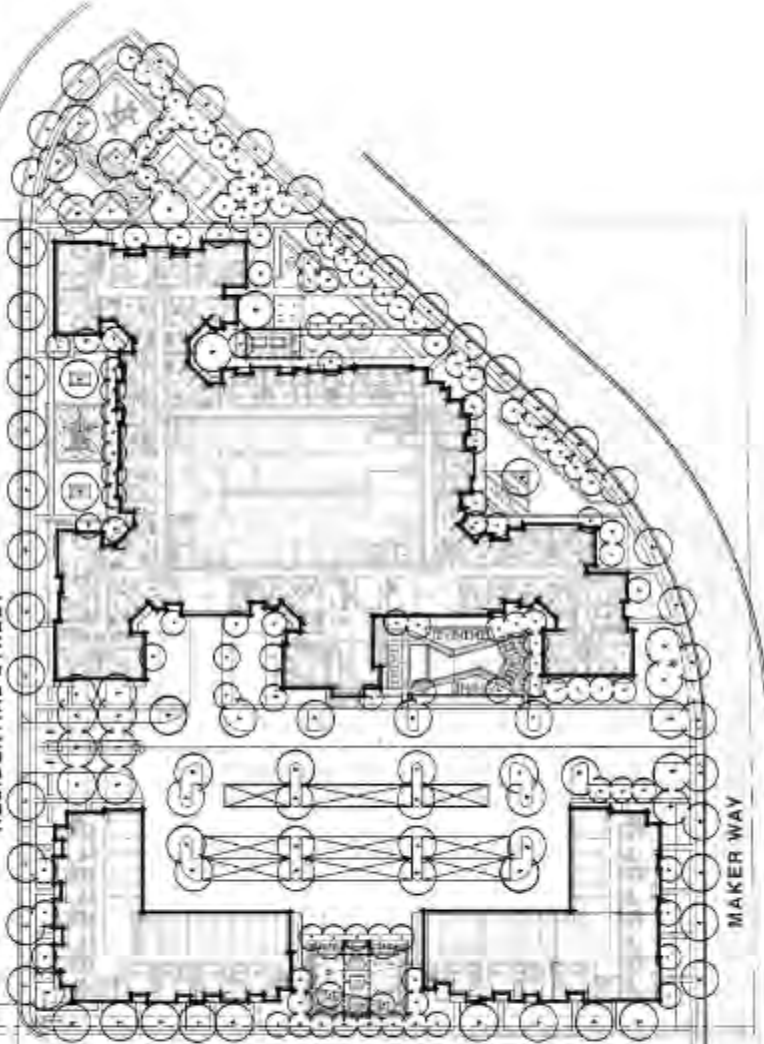


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COMMERCE DRIVE



RESIDENTIAL STREET



MAKER WAY

BURKE LANE

