

**FARMINGTON CITY  
PLANNING COMMISSION**

May 23, 2024

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**WORK SESSION Present:** Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Joey Hansen, George "Tony" Kalakis; Alternate Commissioner Brian Shepherd. Staff: Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson. **Excused:** Commissioners Samuel Barlow, Tyler Turner, Kristen Sherlock; Alternate Commissioner Spencer Klein. Staff: City Planner/GIS Specialist Shannon Hansell and Planning Secretary Carly Rowe.

Regarding Agenda Item #2, Assistant Director/City Planner **Lyle Gibson** said the STACK project has a lot of components and parts to it. Since the packet was put out, there has been an update including conceptual drawings. The Development Agreement (DA) is among Wasatch Properties, STACK Development, and Farmington City. STACK shared an initial amendment idea regarding their office building with the City Council several months ago. Wasatch Properties hasn't fully reviewed STACK's proposed changes, and encouraged Staff to allow them time to do so, so **Gibson** assumes this item may be tabled. The proposal is robust and the Planning Commissioners may need more time to consider it.

STACK originally assembled all the property and sold off 20 acres to Wasatch before completing the DA. Wasatch is one of the residential projects off Burke Lane that already has entitlements to build residential without waiting for office or commercial first. The existing DA said that Wasatch and the R1 property can start, but everything else has to wait for the commercial to go. Wasatch and STACK are joint signers on the agreement, but are not business partners.

Community Development Director **David Petersen** said when this development got its start, the office market was hot but then cooled down after COVID. This has created a need for developers to change previous agreements that were signed in March of 2020. However, residential housing has remained hot.

According to the existing agreement, **Gibson** said some residential items in STACK's plan have to wait for other commercial/office elements to get started first. Staff is recommending holding to the existing agreement that nonresidential needs to be under construction before additional residential begins. The decision to changing the DA is fully legislative, so the Commission has a lot of leverage.

Commissioners are concerned that the nonresidential will be reduced in favor of more residential. They originally contemplated a six- or seven-story office building with a large footprint and lots of parking, totaling around a 10-acre site. STACK is going to propose changes on the southern end. Commissioners wondered if a lot of commercial density will be lost when going from seven stories to two. **Petersen** said considering floor area ratio, it may not be a huge loss. STACK is proposing the same square footage in less stories but more buildings. They feel they will be able to lease up the shorter buildings quicker. They are trying to work with a change in the market. The current allowed ratio is 3 acres of residential for every 1 acre of office or nonresidential. They also already have entitlement to develop about half the site in residential without building any nonresidential. This is specific to the R1 area and the Wasatch property. The retail at the Shepard Lane Interchange will likely go quickly. **Petersen** said the updated plan needs to show the greenway feature, and STACK has been good to work with City Staff on that element.

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**REGULAR SESSION Present:** Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Joey Hansen, George "Tony" Kalakis; Alternate Commissioner Brian Shepherd. Staff: Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson. **Excused:** Commissioners Samuel Barlow, Tyler Turner, Kristen Sherlock; Alternate Commissioner Spencer Klein. Staff: City Planner/GIS Specialist Shannon Hansell and Planning Secretary Carly Rowe.

Chair **John David Mortensen** opened the meeting at 7:01 pm.

**SUBDIVISION & PROJECT MASTER PLAN APPLICATION(S) – public hearing: item 2**

**Item #1 Nathan & Anna May – Applicants are requesting a recommendation for a Preliminary Planned Unit Development (PUD) Master Plan for the Sycamore Lane PUD at 59 S. 300 W. The PUD would allow the construction of a new home on the east side of the property while maintaining the historic home as an Accessory Dwelling Unit (ADU) in its current location in front of the new home. The property includes 0.31 acres in the OTR (Original Townsite Residential) zone. (S-3-24)**

Community Development Director **David Petersen** presented this agenda item. The subject property is 0.31 acres near 300 West and the Junior High, and the proposed plan consists of a new home to the east of the existing historic home. The historic home has an addition which is planned to be removed, but the applicant is preserving the historically

significant part of the home and plans to use it as a detached ADU. ADUs are a permitted use in the OTR, but not in the front yard. This is the reason the applicant has applied for a PUD. To justify this flexibility, the applicant has agreed to enter into a Development Agreement (DA) to preserve the existing historic dwelling.

The Planning Commission reviewed this request at a public hearing on March 7, 2024, and most of the discussion focused on a 0.27-acre lot [Parcel # 08-089-0006 (or "Parcel 0006")] owned by the applicant adjacent to the east boundary of the proposed PUD. Although this lot is "land-locked," it is a legal non-conforming parcel because its creation predates City ordinances. **Petersen** said this is a great windfall for the applicant. The applicant's proposed March 7 building layout did not allow for future access to Parcel 0006. A member of the Commission noted that this may not be consistent with the Section 11-27-070 B. of the Zoning Ordinance regarding Preliminary PUD Master Plan review by the Planning Commission. The first sentence of this Section states in part: "The proposed planned unit development will create no detriment to property adjacent to the planned unit development . . ."

Due primarily to access issues related to Parcel 0006, the Commission tabled consideration to allow time "for continuous vetting and working with the City to find other ways to make this work for the applicant." The applicant reworked the building layout, and their latest proposal allows 20 feet for possible future access to Parcel 0006. In doing so, this will provide the owner of Parcel 0006 the means to meet fire department rules and regulations if a dwelling is constructed on this parcel in the future. **Petersen** said they have done a good job maneuvering their plans to allow access to the back lot. There will be a setback of 3 feet on the south side of the property; 20 feet on the north; and 15 feet to the east. The applicants could use a PUD overlay to develop the back lot in the future, but the historic ADU must still be preserved. The Commission may want to add a provision of when it should be recorded. Staff recommends that the Commission recommend this to the City Council.

Applicant **Anna May** addressed the Commission. Since last time, the home was designed 3 feet narrower and it was scooted to the south. There is a slight redesign as seen from the front.

#### **MOTION**

Commissioner **Frank Adams** made a motion that the Planning Commission recommend the City Council approve the Preliminary PUD Master Plan, which includes building elevations, for the proposed Sycamore Lane PUD, subject to all applicable Farmington City development standards, ordinances, and the following Conditions 1-3:

1. The property owner shall enter into the attached Development Agreement with the City to preserve the historic dwelling.
2. If necessary, the City may consider amending the PUD Overlay and Development Agreement to encompass Parcel 08-089-0006 consistent with the process set forth in Chapter 27 of the Zoning Ordinance and the continued preservation of the existing historic dwelling located on Parcel 08-089-0004.
3. The property owner must provide and record a reciprocal access and utility easement agreement acceptable to the City between the owners Parcels 08-089-0004 and 08-089-0006 to ensure access to Parcel 0006 now and in the future.

#### **Findings 1-5:**

1. The applicant plans to preserve the historic home.
2. The impact of the PUD is similar to that of a traditional main dwelling unit and accessory dwelling unit setup.
3. No new lots are being created
4. The PUD option creates the most efficient use of the parcel.
5. The applicant worked with City Staff and fire marshal to provide adequate future access to Parcel 08-089-0006 to enable the construction of a dwelling on this lot in the future.

#### **Supplemental Information 1-6:**

1. Vicinity map.
2. Modification to existing home.
3. Three-page Preliminary PUD Master Plan, May 23, 2024, including building elevations on pages 1 and 2.
4. Three-page Preliminary PUD Master Plan, February 17, 2024, including building elevations on pages 2 and 3.
5. Development Agreement for Preservation of existing historic home. (Note: Planning Commission review, critique, and recommendation of the DA is anticipated.)
6. Planning Commission Minutes, March 7, 2024.

Commissioner **Joey Hansen** seconded the motion, which was unanimously approved.

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|-----------------------------|----------------|
| Chair John David Mortensen  | X Aye ____ Nay |
| Vice Chair Frank Adams      | X Aye ____ Nay |
| Commissioner George Kalakis | X Aye ____ Nay |
| Commissioner Joey Hansen    | X Aye ____ Nay |
| Commissioner Brian Shepard  | X Aye ____ Nay |

**Item #2 – STACK Real Estate – Applicant is requesting a recommendation to consider a Supplemental Development Agreement and Project Master Plan (PMP) Amendment with STACK Development for property**

**located north of Burke Lane between I-15 and the Denver and Rio Grande Western (D&RGW) Rail Trail covering approximately 150 acres for STACK Farmington Land, LLC and Wasatch Farmington Holdings, LLC. As well as a recommendation to consider a Schematic Subdivision, Project Master Plan, and Concept Site Plan for the STACK R1 subdivision which covers approximately 9 acres at approximately 900 North and Innovator Drive. (S-6-24, PMP-1-24)**

### **PROJECT MASTER PLAN AND DEVELOPMENT AGREEMENT**

Assistant Director/City Planner **Lyle Gibson** presented this agenda item. There are existing entitlements on this property, and now that the developer is further into the project, they have more details and would like greater flexibility. It is a legislative act to change the rules the developer has to abide by. The Commission has a lot of discretion and the City Council gets the final say. Since the Staff Report was assembled, Wasatch Properties, one of the DA signers and land owners, said they have not had enough time to look through the proposal. Wasatch asks that no official recommendation be made at this time, which would allow them more time to understand the ramifications to their own property. All the area west of I-15 between Shepard and Burke Lane is owned by two nonpublic entities. Shepard Lane is under construction to be a full off-ramp interchange with access to 950 North and Shepard Lane on the east. It should be up and running next year. The area around that was slated for retail/commercial uses. Previous approvals have shorter buildings on the east scaling to taller buildings on the west against Interstate 15 (I-15). The applicant wants to make amendments to what can happen on their properties. They now have more refined, specific pads. While there are a lot of similarities, there are some changes as well. The applicant has proposed that it be a 200-foot distance between the Denver and Rio Grande Western (D&RGW) Rail Trail and two-story buildings transitioning taller buildings, consistent with the Evergreen project to the south.

In 2020, STACK Real Estate entered into a (DA) with the City, planning approximately 143 acres in the North Farmington Station Project Master Plan (PMP-2-20). Included in the agreement was the idea that residential development may only proceed at a ratio of 3 acres for every 1 acre of office. However, the R1 Subdivision project considered today received entitlement to construct residential at any time. The yellow areas on the attached PMP Land Use Map are entitled to residential development. In 2021-2022, the Commission and Council reviewed and approved Canopy Square by Wasatch Development on the orange area between Maker Way, Innovator Drive, and Burke Lane. Now the applicant has approached the City about proceeding with the R1 residential project on the yellow area shown today. With the Wasatch piece having received its initial entitlements for residential development, if R1 receives approval and begins construction, the 3:1 ratio will then come into effect for future projects and, according to the unamended DA, at least 1 acre of office use must have a building permit application prior to any more residential development.

The applicant's proposed amendments to the DA are detailed in the table as part of Supplemental Information #3. In summary, the changes regard sections related to:

1. Replacement of existing land use tables known currently in Exhibit "B" shall be replaced with Exhibit "D" (Supplemental Information #4)
2. Building heights – Section 5a – Clarifies the height limit for the R1 area. Maintaining 200 feet of two-story buildings before transitioning to up to 36 feet in height for townhome units; and up to 44 feet if a patio or bonus rooms are included. These limits reflect the Sego Homes project to the south. This proposal includes increasing height limits as you move further east from the existing residential and Denver Rio Grande Trail.
3. Breaking down land uses – Section 5b – This section would amend the PMP/DA to include specific development parcels and their allowed uses. Also includes provision for 3:1 ratio, dependent on final site plan approval rather than building permit. See Exhibit "D".
4. Office/Residential Ratio – Section 5c – This section effectively replaces the ratio language in the original agreement with the land use map in SI #4, also known as Exhibit "D". Combined with the building height updates, this change also allows for the consideration of smaller office buildings on parcels O5 through O10.
5. Breaking down the "blue" office area – Section 5k – designates office parcels according to Exhibit "B"
6. Parcel dedication – new section 5l – Parcel A3 on Exhibit "D" will be dedicated to the City for stormwater detention and public use as. The City shall dedicate the same acreage to R1 for a more efficient project area.

The North Station Master Plat and accompanying land uses total 113 acres: 62 non-residential (55%) and 51 residential (45%).

Applicant **Trevor Evans** (2801 N. Thanksgiving Way, Lehi, Utah) addressed the Commission, explaining the south office portion of the development near I-15. The office market since COVID has been challenging. His company is trying to be data-driven in its decisions. They have looked at 22 months' worth of office transactions to determine the average office size requirements between Kaysville and North Salt Lake. On average, it is 5,000 square feet for lease transactions. Many companies are shrinking in size, but they still want to maintain a physical location with hybrid workers. Learning from past experience with big block office space in Lehi, STACK would like to shrink the buildings and do more smaller buildings, which increases window frontage for natural light. This is what attracts tenants.

They can capture all types of office users by offering three options: small (three stories, 10,000 square foot plates, a little larger than the Arbinger building); mid-size (four stories, 20,000 to 25,000 square foot plates, a total of 100,000 square feet); and high-rise buildings north of Spring Creek. It is a stepping-stone approach to introduce tenants into various markets. They are trying to react to the dictates of the market. They have had some missed opportunities with users because they couldn't get financing for a large building. They want to capture users in smaller buildings in order to build the market up. An office campus provides expansion opportunities. Co-working small user space provides incubation opportunities that can feed a step-up to larger office spaces. In general, STACK wants some diversity in office user types to meet the needs of the current market.

The DA requires looking for in-fill opportunities to maximize the real estate and office campus. The first five office buildings would eventually include a parking garage. Those would have the same square footage as the larger two office buildings originally proposed. It would just take it in five bites instead of two, while providing a diversity of office types as called for by the market. The total acreage would be 10 acres, with pre-leasing needed to secure financing before construction can begin. **Evans** is shooting for five to seven years or build out. The north end depends on large-block users coming from out of state (the Bay area locating to Utah) concentrated on technology. That market is not viable right now. He hopes for interest from defense contractors from Hill Air Force Base that want to be off-base but next to amenities like Station Park. A combination of housing, commercial, and retail taking shape nearby creates energy and urgency for potential office users. Employers want to see housing adjacent to office due to housing affordability. Food options near the interchange help as well.

**Evans** said from a master planning standpoint, developers try to create synergy. The trend is to create an urban environment in a suburban area. It needs walkability from an office to nearby amenities without having to get in a car. Employees like the ability to either rent or buy housing. The combination helps with the recruiting of employees. In this market, it is costlier to own housing than to rent. Employers look at the cost of housing to determine the amount of pay they offer recruits. The integrated mixed-use community with potential walkability is attractive to many users. For two particular users STACK is in discussions with, it is very attractive. It is turning heads. On the west side, they are planning townhomes, which is a bridge between owning and renting. The developer is open to offering an incentive on rent for employees of large-office users.

**Evans** said the previous maps were made before wetlands had been delineated. The wetland area ended up being larger than anticipated, so things need to be solved. In a design change, the retail street was moved to the north, aligned with the remote transit hub to the east. Because the Utah Transit Authority (UTA) ended up taking more land to the south of this development, the developer studied the area for parking and circulation and decided to concentrate the commercial north of 950. **Gibson** asked about the percentage of residential and commercial. **Evans** replied that considering the measurement on land, it hasn't changed. However, total square footage has not yet been determined when considering the height of buildings.

**Gibson** said the biggest ask is the office component, and it is a legislative determination at the discretion of the Commission.

#### **SCHEMATIC SUBDIVISION AND SCHEMATIC SITE PLAN**

**Gibson** said this is more of an administrative process to see if it is following the rules. If it does follow the rules, it should be allowed going forward.

The schematic subdivision plan and schematic site plan describe the STACK R1 residential use for the yellow area shown on the proposed Exhibit "D" (SI #4). The schematic subdivision plan describes the entire area for the STACK property in parcels as shown on the Master Plat (SI #5). The breakdown is as follows:

- There are 12 commercial parcels ranging from 1.2 acres to 8.4 acres in size.
- There are 10 office parcels ranging from 1.0 acre to 9.5 acres.
- There are 10 residential/mixed use parcels ranging from 0.9 acres to 18.4 acres (RW is the Wasatch Development Canopy Square Project).

The Master Plat merely established Parcels, not buildable lots. When each parcel is ready for development in the future, it will require a new plat and specific project review. Example: The Master Plat creates the R1 parcel, the R1 Subdivision plat deals with the project specifics.

The site plan for parcel R1 shows 135 apartment and townhome units. The townhome units are broken down into individual parcels. In addition to the amendments listed in the previous section, a separate or supplemental DA should be considered by the City Council to include certain deviations to Title 11, Chapter 18 Mixed Use Zones. Items to be addressed in the DA are identified in the conditions of the suggested motion.

**Gibson** said the applicant would like to modify the existing agreement to say that as long as they have nonresidential site approvals from the Commission or Staff (instead of construction), they could begin more residential development. The R1 project along the Rail Trail is all residential with both apartments and townhomes. The existing language calls for three stories with a two-story element. Proposed language is anything within 200 feet of the Rail Trail would be two stories or less. Townhomes on the south end would be individually platted. A gas line easement runs east of the Rail Trail.

Evergreen is an approved, entitled development south of the trail, and Wasatch Property is also an approved project to the east along Burke Lane. 950 North is the new street that has recently opened. Office is to the east, with mixed use in the center. The townhomes could be individually owned should the developer choose. Landscaping to the north includes a dog park for the apartments to access and a public park is nearby. Dominion Gas has an easement that runs north-to-south along the trail. Blocks are consistent with the City's regulating plan.

**Evans** said lease terms have ebbed and flowed over the years between 5 and 10 years. It has reduced in recent years, and is now between 3 to 7 years. In Thanksgiving Park in Lehi, the areas have to be refreshed over time for a new experience, as called for in capital improvement plans.

Commissioners are very interested in residential vs. nonresident/commercial/office ratios, particularly not wanting the nonresidential uses to decrease as they have in other past developments. The original ratio is 3 acres of residential to every 1 acre of commercial. The ratio is now approaching 55/45. The Commission would like to provide some feedback in the event they table this item tonight. The Commission asked the applicant how they would react to a request to decrease the ratio to 2:1.

**Evans** said smart communities need to be mixed use, and office along I-15 is the highest and best use. He is considering live/work units along 950 North. The proposed 200 feet from the trail is only if it is a for-rent development. If it is for-sale, it would not apply. They would like three- to four-stories (if it included the fourth-story patio). He said residential pulls commercial and office. For ground-floor restaurants to work out, they need daytime users to frequent them during lunch time. He prefers the market to dictate uses, as the applicant has mentioned from the beginning.

**Adams** asked what changed between the original DA and now that makes the applicant want to do residential before commercial. **Evans** said their preference was not to have any ratio, but they are O.K. with a ratio. They always wanted to allow the market to dictate. Commercial and office are user-driven, while residential is speculation considering growth rates and population. From the applicant's perspective, there is not financial incentive to do residential over nonresidential. He would rather start all three at the same time as fast as possible, but market feedback is showing that rooftops are needed to attract restaurants, etc. Talking to prospective office users, they want residential coming up around their site in order to commit. On the office and commercial side, finances are difficult to obtain right now. Pre-leasing would be required before financing could be obtained.

**Chair John David Mortensen** opened the public hearing one hour and 23 minutes into the meeting.

**Kyle Stowell** (1764 W. Burke Lane, Farmington, Utah) said a dozen years ago, this property was zoned Office Mixed Use (OMU) when a packed house attended the public meeting. There was the idea of a buffer between existing two-story, single-family homes and higher density and higher activity areas, and a transition from two stories to higher buildings. He worries about an apartment building backing up to his home. He would rather swap the townhomes with the apartment buildings for a better transition. He was hoping for transition and buffer language to be put in the code, but that didn't happen as previously discussed. He is concerned with the townhomes on the south end with bonus rooms on the top, as that is too high within 200 feet. He prefers two stories within 200 feet.

**Amea Ruedas** (1864 W. 875 N., Farmington, Utah) said she lives one house away. She likes the change from the large buildings to the multiple sizes as it would bring different sizes of companies to Farmington. She likes moving the retail off the wetlands and putting in a trail system. It would be nice to have more small businesses in Farmington. The parking stalls along the Rail Trail are already full of those using the trails, so there wouldn't be space for business parking there as well. The 200 feet was promised to residents in the past. It would be nice not to have apartments there.

**Collin Christiansen** (852 McKittrick, Farmington, Utah) lives nearby. The land has a ridge there. He is concerned with high wind storms that have blown the dust around the area. The land should be watered down or vegetated, as the air quality is a concern during construction.

**Paul Baxter** wrote in that he doesn't want the area cramped with apartments, townhomes, and office. Farmington is only concerned with getting as much taxes from property as possible. Staff promised **Baxter** the message would be read into the record.

**Adam Langford** with Wasatch Residential Group owns the south piece of this project and addressed the Commission via Zoom. They are still in the process of reviewing the proposed language, and hope to have comments on that soon. They are a party to the DA with STACK and Farmington City.

**Chair John David Mortensen** closed the public hearing one hour and 34 minutes into the meeting.

Commissioner **Brian Shepard** said he also lives on McKittrick, and he feels the same way as **Christiansen**. He would like to see more trees or landscaping to break up the line of housing. They are used to having wide views of the mountains, so this will be a big change. Commissioner **Joey Hansen** said he appreciates the data-driven approach of studying the market for what is good for mixed-use development. He is sensitive to the dust storms and honoring the 200-foot agreement. The developer seems open to feedback. He doesn't like the warehouse look of the architecture, although it seems to be more popular lately. He wants the fronts to look more designed.

Commissioner **Adams** said he likes the idea of trees. He does agree the apartments look like warehouses. **Evans** said he agrees trees should line that to break it up. There is a four-foot buffer, and easement holders (UTA, Dominion, and Weber Basin Water) all need to discuss what the best species are there. **Adams** would like to see the reworked DA at the Commission level before it goes on to the Council. He prefers the commercial be started in order to unlock residential.

Chair **Mortensen** said he agrees that the Commission and public need to see the completed DA ahead of recommendation to the Council. It needs to be re-noticed to see the full suite of information. There are already a lot of residents living here, so there are plenty of heads that would love to stay here and go to dinner. There are already a lot of new residential units going up in North Farmington Station. In a future work session, Staff can address how moderate-income housing is accomplished with this development. He agrees with adding trees, and wants them bigger than normal. It would also be a good idea to show the greenway on the revised map. He would like to get the developer's slide deck that was used tonight ahead of the next meeting.

**Gibson** said there is only one unit over two stories on the north end. He would like clarification on if the live/work units (with a commercial element next to 950) would be exempt from the 200-foot requirement. **Adams** and **Mortensen** are O.K. with it.

#### **MOTION**

**Frank Adams** made a motion to table the item (#2) and bring it back at a later meeting, giving the applicant time to address feedback received tonight.

**Brian Shepard** seconded the motion, which was unanimously approved.

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| Chair John David Mortensen  | X Aye ____ Nay |
| Vice Chair Frank Adams      | X Aye ____ Nay |
| Commissioner George Kalakis | X Aye ____ Nay |
| Commissioner Joey Hansen    | X Aye ____ Nay |
| Commissioner Brian Shepard  | X Aye ____ Nay |

#### **ZONE TEXT AMENDMENT APPLICATIONS – public hearing**

##### **Item #3 – Farmington City – A recommendation for Additional text and amendments to Title 15, Sign Regulations, and Chapter 42, Scenic Byway Overlay, of Title II, Zoning Regulations, as these codes relate to allowed signage in the city's Light Manufacturing and Business (LM&B) zoning district. (ZT-6-24)**

**Gibson** presented this agenda item. Recently the Planning Commission reviewed an ordinance which would allow signage in the LM&B zoning district to be considered as a permitted rather than Conditional Use. This change was given a positive recommendation by the Planning Commission. However, during the hearing, additional restrictions were identified which would need to be considered as well to accommodate appropriate signage for the LM&B zone.

The primary item of concern identified was a restriction in the City's Scenic Byway Overlay District found in Chapter 42 of the zoning ordinance. This district restricts land use in close proximity to the Legacy Parkway to help maintain the aesthetic value of the corridor without billboards interrupting the views. Multiple cities along the Legacy Parkway corridor cooperated to develop principles and standards to offer consistency along this route. Limitation on the type of signage was one of the items of consideration. However, after following up with Centerville, Woods Cross, West Bountiful, and North Salt Lake regarding their ordinances, none of the communities have adopted such restrictive policies as Farmington City regarding signage (or otherwise). In multiple instances the type of signage being considered is already installed on buildings along Legacy Parkway.

New tilt-up flex space buildings have been constructed in this area near Legacy Parkway. The tenants are concerned that long-term, almost everything requires Commission approval, and people often shy away from too much process.

Usually in other areas of the City, Staff handles sign proposals. As is, buildings 30 feet high in Farmington can only put signs 15 feet up. Proposed is that the sign can go as high up as the wall is, eliminating the 15-foot requirement.

**Chair John David Mortensen** opened and closed the public hearing at 9:00 PM due to no comments received.

### **MOTION**

**Joey Hansen** made a motion that the Planning Commission recommend the City Council approve the proposed changes to Chapter 11-42 of the City's ordinances.

### **Findings 1:**

1. After completing the additional research, the proposed updates in the opinion of city staff are both appropriate for the properties which would potentially be impacted within Farmington City, and also consistent with the regulations in effect in neighboring cities along Legacy Parkway.

### **Supplemental Information 1:**

1. Draft Ordinance Revisions

**George "Tony" Kalakis** seconded the motion, which was unanimously approved.

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| Chair John David Mortensen  | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Vice Chair Frank Adams      | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner George Kalakis | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Joey Hansen    | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Brian Shepard  | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |

### **OTHER BUSINESS**

#### **Item #4 – Miscellaneous, correspondence, etc.**

##### **a) North Lagoon Drive Concept**

**Petersen** addressed this proposal near the Spencer Wright townhomes and commercial node north of the Mercedes. **Harv Jeppsen** owns the piece of ground with the blue barn. The land is zoned Agriculture (A) and is master planned for commercial mixed use. **Petersen** suggested rezoning the area to an Agriculture Planned (AP) District, where the City has a lot of legislative discretion.

**Jeppsen** said he is in the early stages of proposing putting an 81-site RV resort on his property. He has owned the property for a long time and considered a lot of projects over the years such as senior assisted living. RV'ers need more length and width in an area where visitors frequent both Lagoon and Cherry Hill. Most of the spots are pull-through on an angle for easy access with available 20-, 30-, and 50-amp electrical hook ups for air conditioning. There would be water and sewer hook ups as well. It would be run with a good set of ground rules. The spots are 45 to 95 feet in length and 25 feet in width. He does not want monthly rentals. The applicant hasn't applied for anything and wants feedback before applying. The underlying infrastructure is sufficient for the proposed use, as **Jeppsen** has met with officials. It may require a lift pump in the future. It would take a financial risk to develop, but it is needed in the area. It would have showers and laundry facilities, as well as pickleball courts. It would be pavement with concrete pads and lots of trees and dry scape, as well as a hedge of greenery between each pad. High-speed internet is a requirement. He has considered installing a wall or double-rail fence around the entire property. **Jeppsen** said some parks require that trailers be no older than 10 years old, unless previously approved. He would not allow tents.

Commissioners loved the idea, noting the popularity of the RV park at the interchange of Legacy and I-215. It would mean more revenue to the City. Entrance and exit would be off Lagoon Drive, right-in and right-out. The west side of the property would be commercial, with an expired townhome proposal nearby. There is zoning for large-lot, single-family nearby, but it would probably not develop out like that. Commissioners are attentive to the feel of the RV Resort in the area. They would like the RV Resort to be high-end to match Farmington. If conditions changed over the years, the use would be easy to convert to something else, such as more room for a car lot.

##### **b) South East Bench Concept**

**Gibson** presented this item. The site of a potential development project is off 200 East Street on the far south end of town. They want to run an initial concept. There is a yield plan for 55 lots in the Large Residential (LR) Zone. They are large lots on some steep slopes. The City would likely support the same type of development that is found east of I-15 in the area. It could go under a PUD process for density flexibility. Some twin homes are proposed to help them meet the moderate-income housing requirement, leaving large estate lots in other areas. The standard lot size is 20,000 square feet, which can be reduced to 10,000 square feet if open space, moderate-income housing, or a fee in lieu is provided. This is a unique product east of 200 East in Farmington. East of the property is unincorporated, so controlled by Davis County. It would need to be annexed into Farmington. **Petersen** said the City Engineer is ready to ask about storm drains, and public comment is still needed.

**Mortensen** is fine to explore if the proposal is feasible, and he is not concerned about the politics of it. Commissioners asked if there is a way to validate slope of property. **Gibson** said while the City doesn't have a survey crew, they do have access to Light Detection and Ranging (LiDAR) through the Geographic Information System (GIS) mapping system. LiDAR would help verify topography maps. There was not strong opposition to the proposal, although one Commissioner said he was not a fan after getting a ticket for disturbing the watershed by riding his four-wheeler in the area.

**c) City Council Report from May 31, 2024**

**Gibson** said the Council followed the Commission's recommendation for the new fire station. Regarding the fencing requirement around pools, the Council wants to meet the middle ground and continue discussing the issue.

**ADJOURNMENT**

**Joey Hansen** motioned to adjourn at 9:30 pm.

Chair John David Mortensen  
Vice Chair Frank Adams  
Commissioner George Kalakis  
Commissioner Joey Hansen  
Commissioner Brian Shepard

X Aye \_\_\_\_ Nay  
X Aye \_\_\_\_ Nay  
X Aye \_\_\_\_ Nay  
X Aye \_\_\_\_ Nay  
X Aye \_\_\_\_ Nay



**John David Mortensen, Chair**



Most relevant ▾



💎 Top fan

**Paul Baxter**

I can't make it but it will be pretty swell if [City of Farmington, Utah](#) doesn't let Stack development cram as many apartments/townhomes/offices into that space as possible...

Farmington only seems concerned about the almighty tax dollar and how many tax dollars they can get from each square foot of property!

16m   Like   Reply   Message  
Hide



 Author

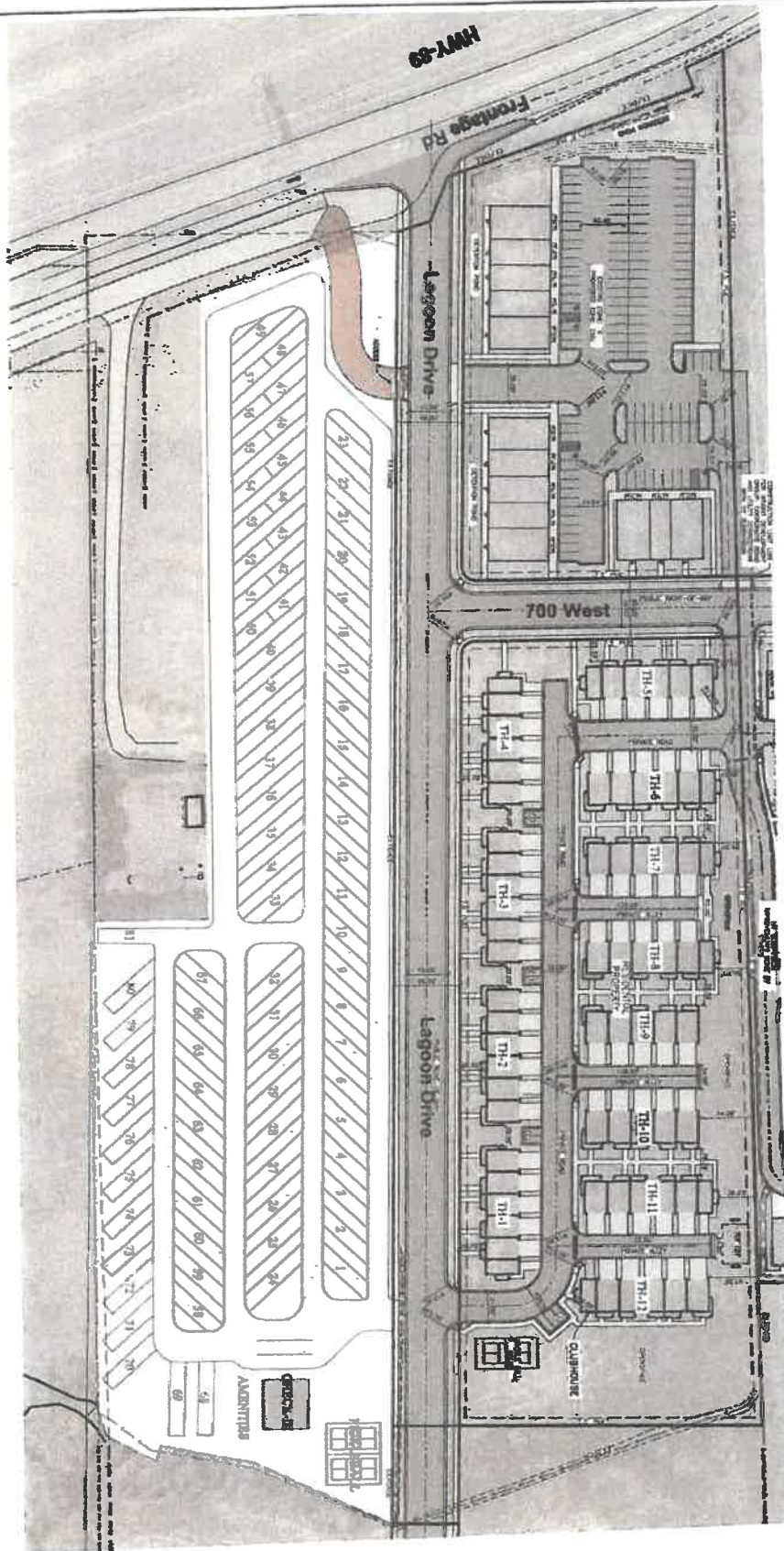
**City of Farmington Utah**

Item 3.

11-41-070 Design Standards:

G(2) changed to read:

***"Wall sign placement shall not extend above the wall on which it is affixed and not exceed 10% of area of the wall (including any building face) on which it is located unless the requirements of the underlying zone are more restrictive in which case the sign shall comply with the requirements of the underlying zone."***



4  
9

Project No.  
Design  
Drawn  
Date  
Scale  
Sheet No.



| Sheet | Date |
|-------|------|
|       |      |
|       |      |
|       |      |

# Site Plan

## Hess Farms Subdivision

Approx. 1/2 Sec. 13, T2N, R2E, S24E  
Municipality, Davis County, Utah

**HUNT**  
ENGINEERING, LLC  
6010 Mill Creek Rd.  
Murray, Utah, UT 84050  
C. 801.894.5224  
www.hunt-engineering.com

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

2. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit A and incorporated by reference. Developer expressly agrees to the terms and conditions of this Agreement and acknowledges that this Agreement shall run with the land until its termination.

3. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

4. **Compliance with Plans.** Development shall be completed in substantial compliance with Project shown in Exhibit "B" including but not limited to details regarding:

a) **Location of Buildings.** Buildings which currently exist and are proposed to be built on the Property shall be placed in accordance with Exhibit B.

b) **Modification to Historic Home.** The historic home located on the West side of the Property shall undergo modifications in order to render it a contributing property, as described in Section 6.

5. **Alternative Development Standards.** Pursuant to Utah Code Ann. § 10-9a-532(2)(a)(iii), this Development Agreement contains terms that conflict with, or is different from, a standard set forth in the existing land use regulations that govern the Property. This Agreement, which has undergone the same procedures for enacting a land use regulation, overrides those conflicting standards as it relates to this Project, as follows:

a) **Location of Accessory Dwelling Unit:** This approval overrides the ordinary restriction against accessory dwelling units being located in the front yard. See Farmington Municipal Code § 11-17-050(A). The restoration and preservation of the historic home warrant the deviation from usual code requirements in this case.

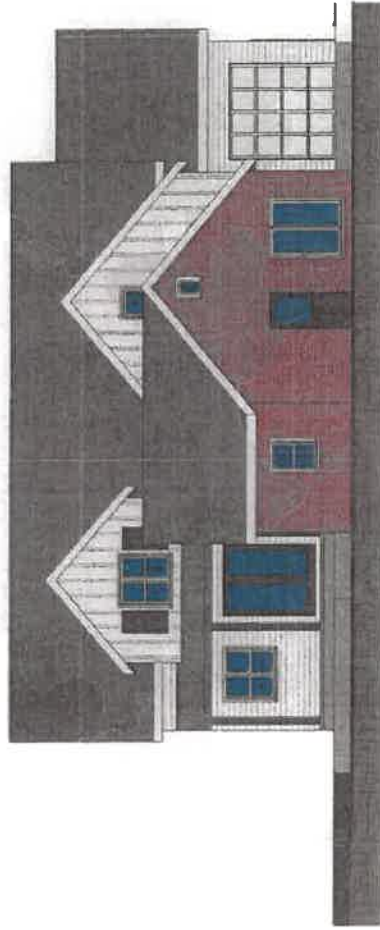
b) **Setbacks.** The new home being constructed as depicted in Exhibit B may be placed fifteen feet (15') of the rear property line on the East side of the lot, and three feet (3') from the side property line on the south side of the lot.

c) **Architectural Standards.** Developer will follow OTR design guidelines within the Sycamore PUC subdivision.

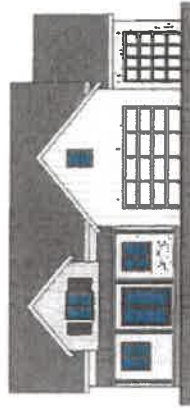
6. **Developer Obligations.** Developer agrees to the following provisions as a condition for being granted the zoning approval sought:

**EXHIBIT “B”**

**Preliminary PUD Master Plan**



① Street View - Old House and New House  
3/32" = 1'-0"



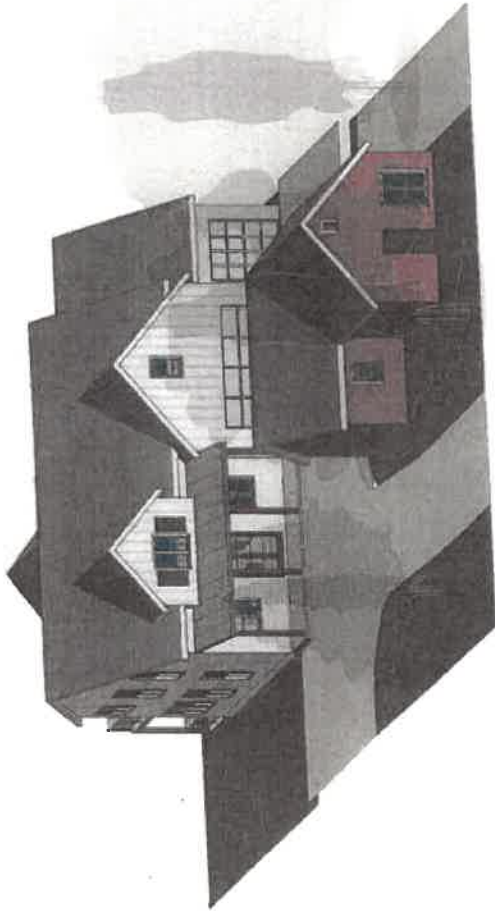
② Front  
1" = 20'-0"



③ Back  
1" = 20'-0"

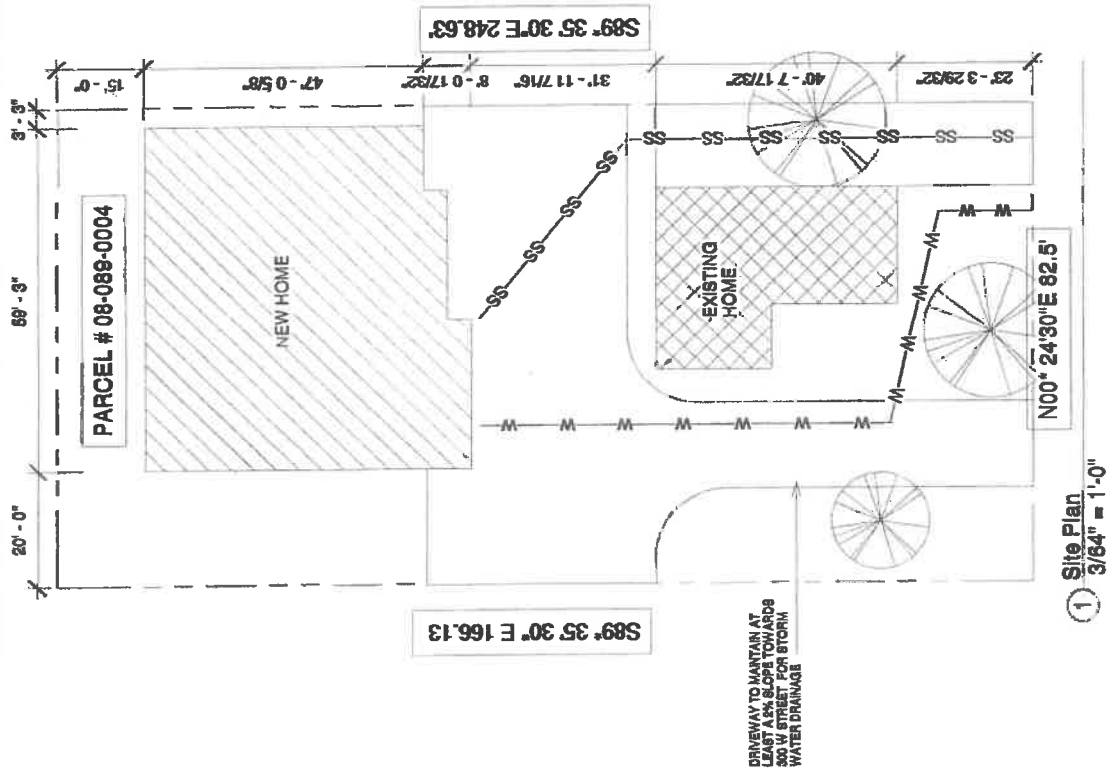
|          |  |            |                            |                    |
|----------|--|------------|----------------------------|--------------------|
| Contact: | SYCAMORE LANE                                  |            | Preliminary PUD Elevations |                    |
|          | Anna May<br>801-403-5582<br>Anna2may@gmail.com |            | Project number<br>1        | E3                 |
|          |  | 59 S 300 W | Date<br>4/18/2024          |                    |
|          |  |            | Drawn by<br>AM             |                    |
|          |  |            | Checked by                 | Scale As Indicated |





1 3D Representation

|                    |  |               |  |                         |           |
|--------------------|--|---------------|--|-------------------------|-----------|
| Contact:           |  | SYCAMORE LANE |  | Preliminary PUD 3D View |           |
| Anna May           |  | 59 S 300 W    |  | Project number          | 1         |
| 801-403-5582       |  |               |  | Date                    | 4/19/2024 |
| Anna2may@gmail.com |  |               |  | Drawn by                | AM        |
|                    |  |               |  | Checked by              | Scale     |



|  |                |                           |                     |
|--|----------------|---------------------------|---------------------|
| SYCAMORE LANE  |                | Preliminary PUD Site Plan |                     |
| Contact:<br><br>Anna May<br>801-403-5582<br>Anna2may@gmail.com | Project number |                           | 1                   |
|  | Date           |                           | 4/19/2024           |
|  | Drawn by       |                           | AM                  |
|  | Checked by     |                           | E5                  |
|  | 59 S 300 W     |                           | Scale 3/84" = 1'-0" |
| 8/1/2024 10:30:28 AM   |                |                           |                     |



When recorded, mail to:

### **MUTUAL EASEMENT AGREEMENT**

This Mutual Easement Agreement ("Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between [insert name of Parcel A owner] ("[insert abbreviated name of Parcel A owner]") and [insert name of Parcel B owner] ("[insert abbreviated name of Parcel B owner]"). [insert abbreviated name of Parcel A owner] and [insert abbreviated name of Parcel B owner] are hereinafter collectively referred to as "the Parties."

### **RECITALS**

A. [insert name of Parcel A owner] is the fee owner of the following described real property:

See attached Exhibit 1

Hereinafter referred to as "Parcels A"

B. [insert name of Parcel B owner] is the fee owner of the following described real property:

See attached Exhibit 2

Hereinafter referred to as "Parcel B"

C. The Parties desire to create a mutually exclusive reciprocal easement for ingress and egress and utilities only, across Parcels A for the benefit of Parcel B, and across Parcel B for the benefit of Parcels A, and the present and future owners thereof, as more particularly described in Exhibit 3, attached and incorporated herein and hereafter referred to as "the Easement."

D. The Parties are willing to grant the Easement, subject to the terms, conditions, reservations and provisions set forth herein, with these Recitals being incorporated into the Parties' Agreement as material terms.

### **AGREEMENT**

NOW THEREFORE, in consideration of the foregoing recitals, all of which are incorporated herein by reference, and in consideration of the mutual promises and covenants of the parties, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. Grant of Easement. [insert name of Parcel A owner], for himself, his heirs, successors and assigns in Parcels A, hereby grants and conveys to [insert name of Parcel B owner] and his

respective heirs, successors and assigns in Parcel B, the Easement, for ingress and egress only, to and from Parcel B. The Easement shall be appurtenant to Parcel B and shall run with the land and inure to the benefit of the [insert name of Parcel B owner] and his respective heirs, successors and assigns. [insert name of Parcel B owner] for himself, his heirs, successors and assigns in Parcel B, hereby grants and conveys to [insert name of Parcel A owner] and his respective heirs, successors and assigns in Parcels A, the Easement, for ingress and egress only, to and from Parcels A. The Easement shall be appurtenant to Parcels A and shall run with the land and inure to the benefit of the [insert name of Parcel A owner] and his respective heirs, successors and assigns.

2. Exclusive Use. The Easement granted herein is mutually exclusive. The Parties retain all rights to use and to continue to use the real property encumbered by the Easement for all other purposes and uses that do not substantially interfere with the rights granted herein.
3. Restrictions. Except as otherwise expressly provided for herein, the Easement may not be used by the other for any purpose other than ingress and egress and utilities.
4. Maintenance. The Parties shall have the right to make such repairs and maintenance to the Easement as the Parties reasonably deems appropriate for the proper use thereof with the written consent of the other, which consent shall not be unreasonably withheld, provided that any such repairs or maintenance shall be made solely at the expense of the owner causing the same. Such repairs and maintenance may include general maintenance, replacement, resurfacing, repainting, repairing, restriping, cleaning, sweeping and snow removal.
5. Indemnification. The Parties shall defend, indemnify and hold harmless the other from and against any and all claims, losses, costs, damages, injuries and reasonable attorney's fees arising out of, as a result of, or in connection with any claim made against the other and their respective Parcel as a result of the use or misuse of the Easement by the Parties or any person or entity using the Easement with the express or implied authorization, permission, or consent of the Parties.
6. Covenant to run with the land. The covenants and agreements of the Parties contained in this Agreement shall run with the land and inure to the benefit of and be binding upon the parties and their respective heirs, assigns and successors in interest.
7. Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

*(SIGNATURE PAGES AND EXHIBIT PAGES ARE ATTACHED)*

\_\_\_\_\_  
**[insert name of Parcel A owner]**

STATE OF UTAH                    )  
  )ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_ by **[insert name of Parcel A owner]**

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

My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

\_\_\_\_\_  
**[insert name of Parcel B owner]**

STATE OF UTAH                    )  
  )ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_ by **[insert name of Parcel B owner]**.

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

My Commission Expires: \_\_\_\_\_  
Residing at: \_\_\_\_\_

**EXHIBIT 1**

**("[insert abbreviated name for Parcel A owner]" LEGAL DESCRIPTION-"PARCEL A")**

**EXHIBIT 2**

**("[insert abbreviated name for Parcel A owner]" LEGAL DESCRIPTION-"PARCEL B")**