

Farmington City Planning Commission Staff Report October 09, 2025

Item 4: Consideration of the stack Master Subdivision Plat and a sub PMP/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details.

Public Hearing: Yes

Application No.: PMP-1-24, S-6-24, SP-4-25, 25-08, 25-08, Property Address: Near North Station Lane and Innovator Drive

General Plan Designation: Office Mixed Use (OMU) & Neighborhood Mixed Use (NMU) Existing Zone: OMU (Office Mixed Use) with preexisting entitlements from

prior agreements

Area: Approx. 117 Acres

Number of Lots: Master: 24 parcels – 3 commercial lots, 37 townhomes and 1

multifamily lot (52 units)

Property Owner/Applicant: Stack Development

There are multiple items under consideration with this report. Each item may be addressed individually with a motion if desired. In hopes of simplifying things, each item will be introduced and discussed separately in this report and similarly discuss with the Planning Commission during the 10/9 meeting will follow this piece by piece breakdown of elements being considered.

Master Plat

- Clarifying property and project boundary areas and correcting street dedications over 117 acres of property.
- Commercial Development
 - C1 Concept Site Plan, Schematic Subdivision, and PMP (Project Master Plan) for a selfstorage facility on approximately 3 acres near Shepard Lane on Innovator Drive.
 - C4 Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail center including consideration of allowed signage for approximately 8 acres north of 950 N. Street.
 - C6 Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail site on approximately 1 acre south of 950 North Street on Innovator Drive.
- Residential Development
 - R1 (phase 1) Schematic Subdivision Plan and PMP for residential development consisting of 37 townhomes and 1 apartment building (52 units) on approximately 5 acres of property south of 950 North Street between Innovator Drive and the D&RGW rail trail.

General Background Information

North Farmington Station

Planning of this area has been ongoing for many years and many hearings have previously taken place including a hearing for R1 and some of the commercial under consideration in this report.

In 2020, STACK Real Estate entered into a development agreement with the City, planning approximately 143 acres in the North Farmington Station Project Master Plan (PMP-2-20). This original agreement is included with this report for reference. The agreement set some high-level expectations as to how the property would develop, granting certain assurances for both the developer and Farmington City. Among other items, the agreement specifically grants the property owner the right to develop residential uses with the OMU zoning district. To ensure residential doesn't overtake other desired elements of the vision for the area, specific areas were set aside where residential may be included and the agreement outlines that residential development may only proceed at a ratio of 3 acres for every 1 acre of office. However, the yellow area on the attached PMP Land Use Map is entitled to start residential development at any time (this is the R1 project area).

MASTER PLAN/PLAT

The North Station Master Plat and accompanying land uses total 117 acres.

The breakdown of parcels found in the Master Plat is as follows

- There are 11 commercial parcels ranging from 1.2 acres to 8.4 acres in size.
- There are 5 office parcels ranging from 0.57 acre to 16.53 acres
- There are 4 residential/mixed use parcels ranging from 1.32 acres to 16.7 acres in size.
- Additional parcels include A and R identifiers that are primarily intended for future boundary adjustment purposes.

The Master Plat merely established parcels, <u>not buildable lots</u>. When each parcel is ready for development in the future, it will require a new plat and specific project review. The Master Plat creates the RI parcel, the RI Subdivision plat deals with the project specific easements, as determined by the RI site plan proposal. The same process applies to the commercial parcels: The Master Plat creates the parcel; the subdivision plat amendment creates the lot and the site plan determines what easements are needed in the plat amendment and any exceptions to be included in a supplemental development agreement.

The idea of recording a Master Plat for the large area is very beneficial moving forward to ensure survey work in the area is consistent. This will enable the clean-up of right of way and make future development less susceptible to error with property boundaries.

While properties are labeled to reflect likely residential, mixed, or office development, approval of this plat does not grant further entitlement for land use. The original 2020 land use development agreement still determines land uses and would require an amendment to change those uses.

The DRC has reviewed the plat to ensure that known easements are accounted for and that no parcel is landlocked preventing its future development.

Staff is recommending that this Master Plat be forwarded to the City Council with a positive recommendation for approval.

DEVELOPMENT AGREEMENT / PROJECT MASTER PLAN

With the high-level entitlement in place, more detailed plans require review and consideration by the City. Detailed development proposals are considered through site specific PMPs. For example, the Commission and Council have previously reviewed and approved Canopy Square by Wasatch Development along the south end of the original entitled area under a PMP with its own development agreement.

While the R-I and Commercial items are generally consistent with the existing entitlements and agreements in place with the city, there are clarifying details related to how those areas may be developed which are addressed in the included development agreement and PMP. Like a new agreement, amendments to an agreement are a legislative function and grant the City discretion as to whether or not to approve any changes. Both parties need to be okay with any changes before the amended agreement would take effect.

Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.

- 1. Clarifies the height limit for the R1 area granting an option Maintaining 200 ft. of 2 story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for sale townhome units are built instead.
- Allowance of Drive Through use With additional detail as to how the retail/commercial
 lots may develop, specific lots or pads have been identified where the ability to include a
 drive through window are being requested. Actual design of these sites would come at a
 future time.
- 3. Deviation from architectural standards including a reduction in required ground level fenestration.
- 4. Reduction in lot frontage coverage requirements following the proposed design.
- 5. Approved plan for signage including pylon signs.
- 6. Parking requirement for self-storage.

If not addressed by the proposed amendments to the development agreement listed in the previous section – more could be added to said agreement or a separate / supplemental DA could be considered by the City Council to include certain deviations to Title 11, Chapter 18 Mixed Use Zones.

C1

This commercial parcel includes a site plan for a self-storage building. The parcel borders Haight Creek, the Arrowgate townhome subdivision and Shepard Lane. The property owner has been previously entitled to include multi-story self storage in the North Farmington Station Project Master Plan (pg 7). Due to the proposed use, the storage building will require exceptions to fenestration requirements as described in 11-18-070 b.5 (D)(F) and c.1 (C) and c.4 (A), all of which describe openings and minimum fenestration percentages. Parking reductions will also require approval as part of amendments to the Development Agreement. It is recommended as part of the North Station Area Master Plan, that an easement is added and shown on the site plan for a pedestrian footpath along Haight Creek.

Language is included in the attached Development Agreement to account for the architectural and parking deviations.

<u>C4</u>

This is the northern area of Stack's property nearest the new interchange at Shepard Lane and I-15. While Exhibit "E" shows a fair amount of detail, it has been created to help understand how stores would likely situate on each property. The applicant is in talks with a number of interested parties, but specifics would come at a future date with site plan reviews as to how each will actually develop. A summary of the applicant's vision for this area is to include some more auto-oriented and suburban type uses north of 950 North with the more urban and pedestrian-oriented uses south of 950 North street.

For now, because of the large demand for drive through windows on stores, particularly for food users, the applicant is showing where they would like to have permission to propose a drive through. This is identified within the proposed language for the Amendment to the Development Agreement. Consideration of the subdivision may require some flexibility to the Regulating Plan for the area with deals with block size and road patterns.

In addition to a concept layout and site plan, the applicant has included details of the signage that they hope to build for this commercial area. The OMU district allows for wall signs and smaller monument signs.

Language is included within the attached development agreement that would allow for the drive through windows and signage as proposed.

<u>C6</u>

The site plan for C6 shows a potentially multi-tenant building with access through Parcel C5 onto Innovator Drive. C6 and C5 border R1. Exceptions to be included in a DA would be building siting, specifically lot frontage percentages and percent of building within 20 feet of the right-of-way. When C6 was originally reviewed in October 2024, it was a potential site for an urgent care, with a drive-thru use, the current proposal for C6 does not include a driveway. C6 is under 5 acres and the building is less than 30,000 sf, so final site plan review for this item will be handled by Staff. Considerations for the Planning Commission are exceptions in the Development Agreement and approval of the schematic subdivision.

When brought before the Planning Commission in May 2024, the site plan for parcel R1 showed 135 apartment units and 33 townhome units. In this concept, a pair of 2-story apartment buildings were closest to the trail. The current agreement simply states that development in the yellow area must have a 2-story element near the trail. The original R1 proposal mimics what was approved regarding building height for 'The Trail', the project to the south which has a 200 ft. buffer distance where height is restricted.

Based on interest from the Planning Commission in seeing more for sale housing, the developer proposed an alternative option which included 197 townhomes units and one 50-unit apartment building in October 2024. This included a single row of 2 story townhomes near the Rail Trail and 3 story structures in the form of 3 story townhomes. The Planning Commission voiced concerns about the architectural design of the buildings, noting a "modern warehouse" feel. Today's proposal contemplates the northern portion of R1 (Phase 1), and includes 37 townhomes and a 52-unit apartment building with updated architecture. The townhomes will be built to be platted individually should for sale housing become an option.

The live/work units along North Station Lane (950 North) remain as originally proposed. The live/work units are part of the red area from the original 2020 agreement so are not currently limited to the 2-story height like the yellow area. The Commission should indicate whether or not it feels the live work satisfies the commercial desire of the original agreement or recommend the changes proposed in the amended development agreement which accommodate this use.

Suggested Motions

The Planning Commission may consider each item individually with its own motion for simplification and clarity.

A. Master Plat

Motion to recommend approval of the Stack Master Plat subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings:

- 1. The stated Master Plat aligns with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.
- 2. The proposed plat does not create buildable lots, but parcels, which will require further review prior to development.
- 3. Recording the proposed plat will clean up property boundaries and rights-of-way while providing for easier identification of future development.

B. Schematic Subdivisions

Motion to recommend approval of the schematic subdivision plans for R1, C1, C4 and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Finding:

 The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.

C. <u>Development Agreements</u>

Motion to recommend approval for development agreements for R1, C1, C4 and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met. Final site plan review for

Finding:

1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.

D. Concept site plans

If the development agreement is approved as presented:

Motion to approve the concept site plans for R1, C1, C4 and C6, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met. Final site plan approval for C6 will be by City Staff.

Potential Alternate:

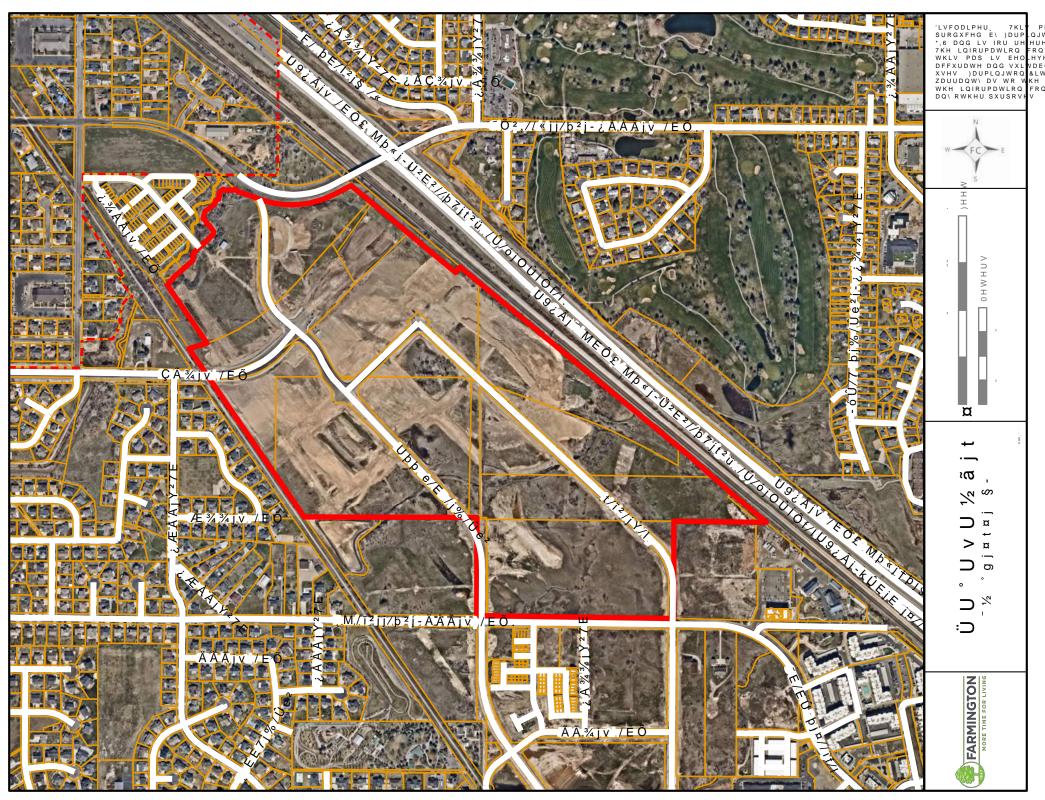
If the development agreement is altered or denied, concept site plan approval may only be granted for the project or projects which comply with the recommended language of the development agreement.

Finding:

1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020 and the proposed Development Agreement and Project Master Plan (PMP).

Supplemental Information

- 1. Vicinity Map and Context Map
- 2. Existing Agreements
- 3. Master Plat
- 4. Development Agreement
- 5. R1 Residential Concept Site Plan and Schematic Plat
- 6. C1 Commercial Concept Site Plan and Schematic Plat
- 7. C4 Commercial Concept Site Plan and Schematic Plat
- 8. C6 Commercial Concept Site Plan and Schematic Plat





STATION R1 -DEVELOPMENT

DEVELOPMENT AGREEMENT FOR NORTH FARMINGTON STATION

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of the day of December 2020 by and between FARMINGTON CITY, a Utah municipal corporation, hereinafter referred to as the "City," and STACK FARMINGTON LAND, LLC, a Utah limited liability company and WASATCH FARMINGTON HOLDINGS, LLC, a Utah limited liability company hereinafter referred to, collectively with their respective assignees, as "Developer."

RECITALS:

- A. Developer owns or has the right to acquire approximately 128 acres of land, and the City and others own the remaining land, within the boundary set forth in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"). Developer desires to develop the Property pursuant to the City's Land Use Master Plan and the City's Ordinances, as a Class A office park and S.M.A.R.T (Sustainable, Mixed Use, Attractive, Realistic, Transit-Oriented) community including office, multi-family apartments, and supporting retail and complementary uses, to be known as "North Farmington Station". The parties desire to create an office park which utilizes high quality fixtures and amenities consistent with other projects built by Developer in the local market, with commercial and residential development of the same standard.
- B. The Developer has pursued two separate applications before the Planning Commission for the Property represented as North Farmington Station East and North Farmington Station West. The two PMP applications have been combined for consideration by the City Council in one application for approval of North Farmington Station.
- C. On October 20, 2020, 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 uses and minimum building heights applicable to the respective areas of the Property, as set forth in the PMP, although the PMP is not intended to enable future development of the Property without final subdivision and site plan approval with respect to each phase.
- D. 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 control over certain provisions of the City's Laws with respect to the matters set forth herein.
- E. Persons and entities hereafter developing the Property or any portions of the Property shall accomplish such development in accordance with the City's Laws and the provisions set forth in this Agreement.

F. The City also recognizes that the development of North Farmington Station, and any future phase thereof, may result in tangible benefits to the City through the stimulation of development in the area, including a possible increase of the City's tax base and the development of amenities that may enhance further economic development efforts 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. **Definitions.** In addition to the other capitalized terms defined elsewhere in this Agreement, the following terms shall have the respective meanings indicated below:
- a. "City's Laws" means, collectively, all City ordinances, rules and regulations, including the provisions of the City's General Plan, the City's zoning and subdivision ordinances, the City's engineering development standards and specifications, and any permits issued by the City pursuant to the foregoing ordinances and regulations.
- b. "Effective Date" means the latter of (i) the date of this Agreement set forth in the introductory paragraph hereof, or (ii) the first date that the Developer acquires fee title to the parcels of real property listed in Section 3.
 - Notwithstanding the foregoing, this Agreement shall be effective as a contract between the parties on the date of execution of the last party to sign. Provisions relating to development at the Property shall become effective per Section 3 and Section 2 (b) (ii) as herein defined.
- 3. <u>Effectiveness.</u> This Agreement, including the PMP, shall apply to and govern the development of the Property, which consists of the following respective parcels (as identified pursuant to a Davis County Assessor property search): Parcel ID 08-058-0020, 08-058-0016, 08-060-0026, 08-060-0003, 08-057-0015, 08-057-0053, and 08-057-0064. If Developer fails to acquire fee title to all of the foregoing parcels, this Agreement become null and void and all provisions governing future development of the Property shall be of no effect. It is anticipated Developer will acquire a portion or remnant of parcel number 08-057-0046, which shall also be included in the Property. The anticipated acquisition of this parcel is not a condition precedent to this Agreement. However, in the event the remnant is not acquired by Developer, the approved PMP and this Agreement will require amendment as this parcel is within the PMP. The Parties acknowledge that a corresponding amendment has not been approved and that the City cannot commit to approve such an amendment.

- 4. <u>Alternative Approval Process</u>. The City has held all public hearings necessary for, and has approved the PMP. Developer and/or Developer's successors and assigns may from time to time apply to develop any phase of North Farmington Station greater than two and a half (2.5) acres in size in accordance with an alternative approval process as set forth in section of 11-18-140 of the City's zoning ordinance
- 5. <u>Uses of the Property.</u> The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. Specific development standards and processing requirements shall be as follows:
- a. <u>Building Height Limits</u>. Building heights shall be regulated per the PMP, except that the maximum building height is four stories in that part of the orange area as shown in the PMP (Mixed Use Commercial/Residential) abutting Commerce Drive, which orange area is by Spring Creek, and those buildings in the yellow (Residential) area as shown in the PMP shall have a two-story element next and/or closest to the UTA DRG&W trail right-of-way, and those buildings in the tan (Mixed-Use Commercial/Residential Remote Transit HUB) areas north of Spring Creek shall have a maximum building height of seven stories, and as referenced in paragraph c., below.
- b. <u>Residential Uses</u>. Residential uses may be allowed in the tan (Mixed-Use Commercial/Residential Remote Transit HUB), yellow and orange areas as shown in the PMP upon review and City approval of conforming land use applications. prepared by the Developer, which shall include building elevations, as part of the City's normal Development Plan Review Process. Residential uses shall be prohibited in the red (Mixed Use Commercial/Additional Office) and blue (Class A Office) areas as shown in the PMP, except as may otherwise be provided in an amended PMP.
- c. Office to Residential Acreage Ratio. In the event the Developer receives approval by the City as set forth in paragraph 5.b above, Developer shall be permitted to proceed with construction upon final approval for the multi-family residential product, shown in orange in the PMP and located along Burke Lanc, and, as shown in Yellow in the PMP. The residential uses in yellow shall be subject to maximum height limitation of 36 feet. The remainder of the residential development in the PMP will not be considered for approval until the first office building is under construction in the blue or red area. Once the first office building is under construction in the blue or red area, the remaining residential, if approved, shall be permitted at a ratio of 3 acres of residential (in the orange and/or tan areas) for every 1 acre of office. The Developer shall submit plans for, and process to completion a building permit application for the first office building on or before December 31, 2023; notwithstanding this, the Developer must obtain site plan and building permit approval and commence construction of the first office building in the blue area, with floor plans no less than a 25,000 square foot footprint, no later than one month after the latter of (i) signing a lease or aggregate of leases of 50% or more of the square footage of the first office building and (ii) receiving construction financing.
- d. <u>Energy Efficiency</u>. All office buildings in the Property will be constructed in a manner generally consistent with LEED Silver standards, Energy Star standards, and

ASHRAE standards, as in effect on the building permit application date, but such certifications shall not be required.

- e. <u>Spring Creek Trail</u>. The Spring Creek Trail system as shown in the PMP shall be sequentially completed as the abutting properties develop unless otherwise required as part of the subdivision/site plan review process.
- f. <u>Infrastructure Requirements</u>. All public infrastructure shall be constructed in strict accordance with the City's Standards and Specifications for Public Improvements and the City's Laws.
- g. <u>CAMP</u>. Common Area Management Plans for the Property shall be approved by the City at the time final site plans are approved for portions of the Property. Those plans shall include, at a minimum, provisions for the maintenance and upkeep of private streets and common areas, snow removal and location, use and maintenance of common and/or shared access points.
- h. <u>Amenities</u>. All amenities associated with the residential development and all architectural materials utilized throughout the project shall be of a quality and standard fitting for a Class A Office and a top quality mixed use development.
- i. <u>Vesting</u>. Throughout the term of this Agreement, the Property shall be regulated per Title 11, Chapter 18, specifically Section 11-18-050 and Section 11-18-060 attached hereto as **Exhibit** "C" of Farmington City's code, as such Chapter reads as of the Effective Date and is incorporated herein by this reference; provided that, without limiting Developer's right to submit petitions or applications under Section 11-18-140 of the City's zoning ordinance, the provisions of this Agreement and the PMP shall control in the case of any conflict with such Chapter.
- j. <u>Regulating Plan Amendment</u>. The City agrees to process to completion an amendment to the Regulating Plan for all Principal Streets as shown on the PMP, which amendment shall be effective no later than the date that is ninety days after the Effective Date. The Amendment of the Regulating Plan relating to non-principal streets will be considered by the City as part of the further development plan review process for site plans or subdivisions.
- k. Office Park Design. Class A Office site plans within the blue area of the PMP shall be designed and approved in such a way to accommodate infill buildings and/or parking structures in the future.
- 6. 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.
- 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: STACK Real Estate, LLC

Attn: Andrew Bybee or Trevor Evans 2801 North Thanksgiving Way, Ste. 100

Lehi, Utah 84043

To the City: Farmington City

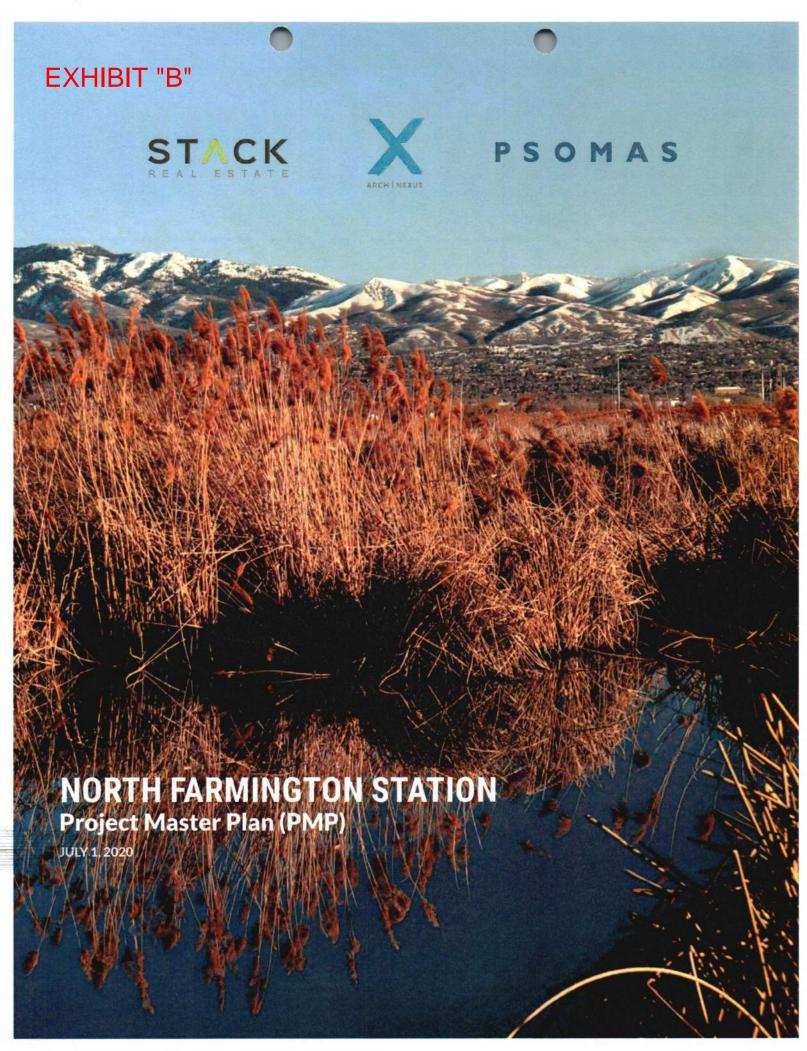
Attn: City Manager 160 South Main Street

Farmington, Utah 84025-0160

- 8. 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.
- 9. <u>Construction</u>. 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.
- 10. 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.
- 11. 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.
- 12. Recordation. This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.
- 13. Relationship. Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.
- 14. <u>Term.</u> This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the

City's completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 15 below.

- development activities on the Property within five (5) years after the Major Public Streets, as defined in the Agreement for the Development of Land between the parties to this Agreement and the Redevelopment Agency of Farmington City are completed, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.
- 16. Severability. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
- 17. Amendment. This Agreement may be amended only in writing signed by the parties hereto. The parties acknowledge that Developer intends to acquire additional parcels of real property located adjacent to or near the Property, and the parties desire that Developer develop such additional parcels of Property pursuant to this Agreement to facilitate the consistency of the development of the Property and such additional parcels. Accordingly, and subject to any required PMP approvals which may be required, the parties agree to amend this Agreement to include within the scope and definition of the "Property" hereunder any additional parcels of real property acquired by Developer or its affiliates within the area of the City bounded by Shepard Lane on the north/northwest, Interstate 15 on the northeast, Park Lane on the southeast, and the Denver and Rio Grande Western Rail Trail on the southwest.





ARCH NEXUS

July 1, 2020

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

STACK Real Estate Project Master Plan Submittal North Farmington Station Re:

We are pleased to submit our Project Master Plan (PMP) for the North Farmington Station to Farmington Transit Oriented Development to fruition. We believe that this Project Master Plan is possible due to the Rezoning and Alternative to the Approval Process (Section 140). We are excited to be partnering with foresight of the City to recognize the importance of this district and to bring forth the tools needed to Farmington City in taking the next steps forward in bringing the long-envisioned North Farmington City. Accompanying this, you will find our complete PMP Submission along with our Petitions for bring it to pass in terms of City Planning and City Engineering and City Vision. We have assembled a Development Team to work with Farmington City that is absolutely invested in the same long-term Vision: STACK Real Estate has developed millions of square feet of Transit Oriented property all along the Wasatch Front including the Thanksgiving Point Lehi Transit Station District and the South Jordan Transit Station District, along with ongoing future developments all along the state's transit corridor

of what the district is growing into with their planning and design work at Station Park along with Architectural Nexus has been involved with the Farmington City team in establishing the roots continuing planning and design work with TOD sites through-out the region

captured the vision and truly understands the importance of creating Transit Oriented Development that We had the opportunity to visit Transit Orliented Development, along with Farmington City Officials, in Denver as a Public & Private Team to see some examples of what is happening along Denver's transit the applications that will make this a truly exceptional place. We are pleased that Farmington City has corridor, particularly at the Transit Stations. We were able to draw comparisons between what we had seen in Colorado and the many examples of Transit Oriented Development around the country. That said, we were also able to discuss the unique attributes of the North Farmington Station District and embraces the idea of creating an unquestionably spectacular place

office use along with a sustainably connected and walkable neighborhood residential development that is the proven next step in capturing the essence of what North Farmington Station should be. All of this, extraordinary vision. That is bringing Transit Oriented Development to the level that it should be. This PMP brings the intensity of a Class A Tech Office/Employment Center with one million square feet of includes bringing the street and trail network completely thru the area and developing a permanent enough property to really do this right – that is over 120 acres. Our PMP brings with it the ability to completely ignore the "historic" property lines and to take the majority of the remaining area in the In order to do all of this, we have been genuinely fortunate to have been able to capture control of Mixed-Use District and to develop it in partnership with Farmington City into the fulfillment of an connection to the UTA station that is already established. We would be remiss if we did not mention our appreciation to the many Members of the City's team who we are genuinely appreciative of you and your efforts in working with us and pledge to do our utmost to have worked with us to this point and look forward to a long and rewarding experience together. And, continue the cooperative teaming relationship that we have established.

Sincerely,

Russy

STACK Real Estate Nathan Ricks

STACK Real Estate Andrew Bybee

Trevor Evans VP. Development STACK Real Estate

David Abraham, AIA Principal

Doug Thimm, AIA Senior Principal

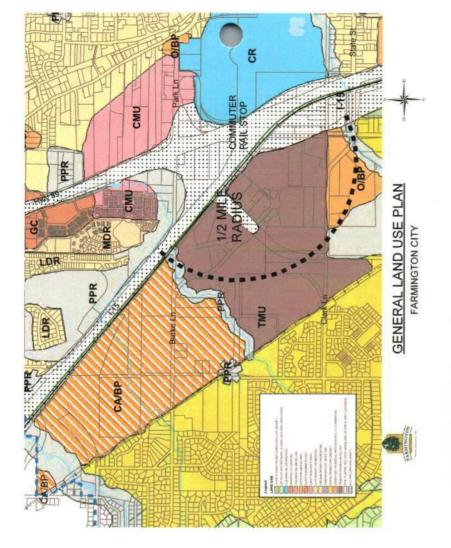
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PROJECT MASTER PLAN NARRATIVE

PURPOSE

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 uses sharber than a separation of uses, that is consistent with the objectives of the Farmington City General Plan. Flexibility in design and the uses allowed is provided to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a transit and pedestrian oriented pattern of development.

The Farmington City General Plan establishes this as a "Class A Business Park".

We agree with this and are supportive of the City's intent to bring the OMU Zoning to this area, along with developing this as a true Transit Oriented District.

NORTH FARMINGTON STATION PROJECT MASTER PLAN

FARMINGTON ZONING MAP

The intent of this PMP is to petition for OMU Zoning for the entirety of the area included within the PMP, which is not now already zoned as OMU.

Office Mixed Use District (OMU): The OMU district is intended to be primarily office and commercial. It includes commercial uses appropriate for high visibility locations such as general office, campus uses, and employment centers near collector or arterial streets. The purpose of the district is to encourage office uses in general, allow for a higher intensity of commercial uses than in the RMU, spatially define streets, encourage higher site and building standards, and create an attractive pedestrian environment. Uses that are incompatible with this purpose, including auto related uses, such as repair shops, and industrial uses are not allowed.

REZONE PETITION

The majority of the property has aiready been rezoned as OMU with the remainder to be rezoned to OMU and OS (Open Space) as indicated in the Proposed Rezone Map, from the existing Agricultural (A) Zoning.

OS ZONE - 50-0" EACH SIDE OF CENTERLINE OF CREEK, AS COORDINATED BY FARMINGTON CITY. PROPERTY TO BE REZONED BY DEVELOPER

OMU Zone

OBJECTIVES OF THIS TRANSIT ORIENTED PMP:

The objectives of this PMP is to align with the Vision and Purpose of Farmington City and the Development team. This is a TOD site and with that goes the ability to bring forth the precepts of successful Transit. Oriented Development

A. Create an exciting destination

as a Regional Destination. The land area of this PMP fosters the continuance of a vital TOD Site. Care is being This PMP is all about creating an exciting destination. And, actually this District has already established itself taken to create a vibrant and well-connected community featuring employment opportunities along with the necessary residential units to support this type of development; as well as providing usable open space environments and commercial venues intended to draw people from other areas.

B. Create a complete community

This Mixed-Use Transit Oriented PMP fosters a healthy, walkable and sustainable district, which knits into the community neighborhood fabric providing commerce (restaurant and retail opportunities) along with public. open space for both passive and active use.

C. Provide community assets

Creekside areas and trail systems including Translt Connections and access to other site amenities intended This PMP embraces the community with open space amenities along with setting aside land for natural for the use of residents and visitors.

D. Promote quality urban design

Our vision is that of continuing the development of a "Great Place" with a sensitive urban solution to land use, integrating complete streets and a pedestrian/bike network including generous landscaping based on an indigenous planting material pallet along with high quality and sustainable architecture. The plan incorporates a town square plaza and park areas as part of the urban core providing a visible and convenient place for gatherings and activities

E. Connect the site to the city and region

This PMF intentionally establishes a safe and healthy solution for residents and office users to circulate thruout the district via an urban street network and connecting pedestrian/blike pathways. The connectiveness of
the urban plan provides for accommodation for transit users connecting to the FrontRunner and bus transit
options via a direct shuttle between Remote Transit Station at the Village Core and UTA FrontRunner Station.

F. Promote the City's heritage

of Farmington including materiality and proportion of building size and scale as provided for in the precedent imagery, while also being composed of sustainable contemporary elements. Of course, there will be different The materials will include Farmington Rock, brick, concrete, metal panel, weathering steel, wood, along with ilmited amounts of stucco and cement siding. The buildings themselves will be designed with the traditional The architectural language of the project is intended to be composition of buildings expressing the heritage scales of development throughout the site that will serve to establish a contextual randomness of character, elements of defined bottom/middle/top elements of composition.

the workforce that will live, work, and play at North Farmington Station. Open space and connections will be The employment center office area will be amenitized by active and passive areas and uses that support included connecting the office areas to the rest of the site.

ARCH NEXUS STACK

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PSOMAS

DESCRIPTION OF LAND USE CONCEPTS

The Land Uses included within this Project Master Plan (PMP) are thoughtfully planned with the intention of continued growth of the Transit Oriented Development (TOD) that began with Station Park and has continued to this point. The Land Uses are compatible with both the Farmington City General Plan and the OMU District. The uses include

- Class A Office
- Commercial/Hospitality/Additional Office
- Mixed-Use Commercial/Residential Remote Transit Hub Area Residential

 - Open Space

NORTH FARMINGTON STATION CONCEPTUAL LAND USE AREA TAKE OFFS July 1, 2020	TAKE OFFS
Use	Approx. Acres
Class A Office	31
Commercial/Hospitality/Additional Office	32
Subtotal Mixed Use & Non Residential Use Area	63
Mixed-Use Commercial/Residential	25
Mixed-Use Commercial/Residential Remote Transit Hub Area	15
Residential	10
Subtotal Mixed-Use & Residential Use Area	90
Total	113

Note: Conceptual Land Use Areas are approximate and subject confirm based on an ALTA survey

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Open Space	OPEN SPACE WILL BE
	COMPLIANT WITH OMU ZONING
	(sec 11-18-060)
	This includes 6 acres of creekside
	open space

The master planning has worked within the framework of Farmington City's Mixed-Use Districts Zoning development of continuity and purpose of placement, in developing a fabric of synergistic elements. Ordinance and the City's General Plan. The basic premise is creating a holistic solution in proximate The Planned Uses are intended to create a healthy and walkable continuation of the District in

NORTH FARMINGTON STATION PROJECT MASTER PLAN

COMMERCIAL/HOSPITALITY/ADDITTIONAL OFFICE

Class A Office Employment Opportunities that are, by visual necessity, located along the Interstate 15 frontage and take advantage of a new Remote Transit Station that is intended to extend Farmington UTA FrontRunner Station's reach into the core of a Class A "Tech Centered" Office Development. Situating this at a transportation station will cause vitality and will provide Farmington City with a sustainable district for decades to come

Commercial/Hospitality/Additional Office is a logical extension of Transit Oriented Development. Miscellaneous support commercial uses provide for the establishment of the services and needs that are essential to the district. Of specific note with respect to the business of doing business in a Class. A Office environment is the establishment of hotel accommodations, professional office opportunities multi-story self-storage, neighborhood services, and additional Class A office per market demand.

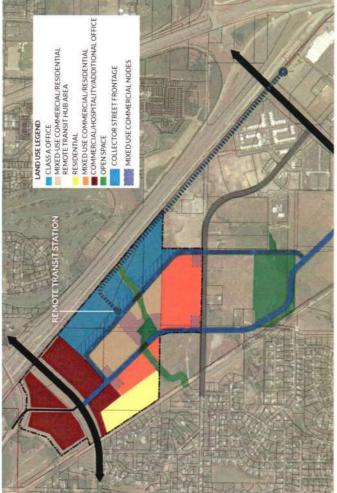
NORTH FARMINGTON STATION PROJECT MASTER PLAN

MIXED-USE COMMERCIAL/RESIDENTIAL AND RESIDENTIAL

Commercial development is intended to enliven this part of the district and create a walkable complement to the regional draw of Station Park. The idea is to create the energy and life that results form having restaurants, shops, and services in close proximity to Class A Office and complementary to residential development. With The infusion of housing within a TOD is what brings the neighborhood vitality. This must be more than a "9- to-5 office park". To thrive, it must be a 24-7 community with real places for people to live. It will be important Mixed Use Commercial/Residential is an absolute necessity to the sustainability and viability of the district. to provide for a variety of housing types that will appeal to people of differing needs and income levels. this in mind, the residential offerings include:

- Mixed-Use Commercial/Residential Remote Transit Hub Area Mixed Use Commercial/Residential

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LAND-USE PLAN

LAND USE DEVELOPMENT PARAMETERS

exception of the Principal Road Collector Street Frontage which may include Mixed Use Commercial.

Residential to screen structures or to create a Mixed-Use environment as indicated by the Land Use Plan. 1. The Class A Office Land Use area will be limited to office and parking structure uses only with the

- 2. Building Heights by Land Use Area:
- Mixed Use Commercial/Residential Remote Transit Hub Area: 3 Stories Minimum Class A Office: 5-Stones minimum
 - Mixed Use Residential: 3 Stories Minimum
- Commercial/Hospitality/Additional Office: Per Farmington Zoning, Title 11, Chapter 18
- Residential: 36 feet maximum

PARKING STRATEGY

The City's Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements are based on the Uses served:

- Office: 3 parking stalls per 1,000 st of floor area
- Multifamily: 1.6 stalls per unit and .25 guest stalls per unit Commercial: 4 stalls per 1,000 st of floor area
- Restaurants: 12 stalls per 1,000 st of floor area

The City's Mixed-Use Ordinance Chapter 18 further defines the parking requirements for Transit Oriented Development, and minimizes the parking rate Transit Oriented Development based on proximity to the Transit Station. With the inclusion of the proposed location of the Remote Transit Station on this site, the minimum parking ratios are significantly reduced

With	in 1/8 Mile Of Transit Station	Within 1/4 Mile Of Transit Station	Within 1/2 Mile Of Transit St
Office	50%	40%	25%
Retail/commercial	50%	40%	25%
Residential	40%	25%	15%
Civic/public	20%	40%	25%

both not enough parking as well as too much parking. The Zoning Ordinance provides 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 It is important to have the right amount of parking for the uses within the PMP. Proper planning should preclude particular user will drive the final number of stalls provided.

EXISTING CONDITIONS AND NARRATIVE

multiple owners over the years. The property is now vacant; however, in years past, the usable portions have been utilized for both farming and pasturing. In addition to the "usable land", Spring Creek passes thru the land from east to west and there are some associated wetlands that have been identified throughout the property. Also, there are some underground utilities in areas of the property and overhead power lines occur along the Interstate 15 frontage area. As development becomes imminent, the property will be fully surveyed and wetlands will be The existing conditions of the PMP area are primarily that of properties that have been under the ownership of delineated in a proper fashion.

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TRAIL SYSTEM

PUBLIC AND PRIVATE OPEN SPACE CONCEPT PLAN

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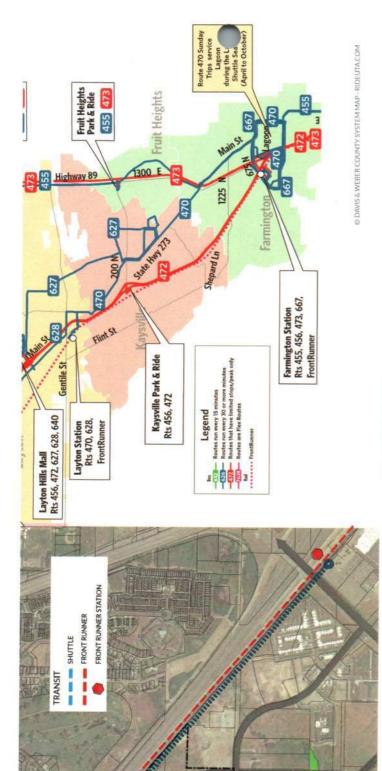
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LEGEND PEDESTRIAN - SHARED TRAIL BICYCLE

PEDESTRIAN AND BICYCLE CIRCULATION

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TRANSIT CONNECTIONS

TRANSIT CONNECTIONS



EXISTING CONDITIONS

INCORPORATION OF EXISTING STRUCTURES

The PMP area is essentially vacant and has been so for a number of years. There are a few outbuildings on the property that appear to have no significant historic value and have outlived their usefulness. As the property is developed, these structures will be removed in accordance with the requirements of the Farmington City Building Department.

DEVELOPMENT STANDARDS AT EDGE OF THE PMP AREA

The 127-acre PMP area extends from Haight Creek and the existing Shepard Lane right-of-way bounded by primarity Haight Creek at the north, Interstate 15 on the east, Burke Lane on the south and the Deriver and Rio Grande Western Rall Trail on the west. The uses proposed by this PMP are compatible with the uses on the adjacent properties

NORTH EDGE

is largely open space and greenbelt at this time, but does include the Water District Building along with another barn-like structure. The proposed uses at this edge of the PMP area include Commercial/Hospitality which will be buffered from any use that occurs further to the north by the Haight Creek Open Open Space as depicted by the General Plan. The area to the north of Haight Creek and Shepard lane The north boundary of the PMP area is defined by Haight Creek and the existing Shepard Lane Right of Way. It is anticipated that Haight Creek will be left in its natural state and will ultimately be zoned as Space Area.

EAST EDGE

the PMP, while maintaining the padestrian/bike connectivity of the Legacy Trall extension. The proposed development at this edge of the PMP area is 5-story and higher Office Building and associated parking The east boundary of the PMP is defined by the Interstate 15 corridor along with major Rocky Mountain Legacy Trail system that borders the Interstate 15 right of way. The proposed uses at this edge include expansion of the trall system to include a dedicated bus shuttle from the new Remote Transit station in Power transmission lines. The transportation plan for the area makes provision for an extension of the

SOUTH EDGE

towards the west and developable land to the east. The existing development to the south of Burke Lane (part of which has already happened) with a development pattern that is consistent with that which is proposed by this PMP. For the near future, prior to rezoning and redevelopment, the existing homes are well setback from Burke Lane affording a generous buffer from the development that is planned by this PMP, which is Mixed-Use Commercial/Residential to the west and Class A Office to the east. ncludes a few single-family dwellings on large lots that are well set back from Burke Lane and the Red Barn Development. The City's General Plan calls for this area to ultimately be rezoned to OMU zoning The south boundary of the PMP is defined primarily by Burks Lane for the easterly 2/3's of the area

WEST EDGE

utility easement on the east side of the Rail Trail. The Low-Density Residential use proposed by this PMP has been thoughtfully placed as a transition between the Low-Density neighborhood and more intensity which is proposed by this PMP. The development that is planned by this PMP provides for Low Density Residential Mixed-Use (36 feet maximum height) use directly adjacent to the Rail Trail and observing a The west boundary of the PMP is defined by the Denver and Rio Grande Western Rail Trail and a utility has already occurred for most of the property) with a development pattern that is consistent with that easement. The existing development to the west of the Rail Trail is comprised of lower density single amily development. The City's General Plan calls for this area to be rezoned to OMU zoning (which of use to the east

SEQUENCE AND TIMING

The sequence of development actually begins with municipal improvements, some of which are underway and others, which are planned to start in the near (within 12 month) term. These include:

- Construction of Rights of Way including Burke Lane now under construction.
 Development of the City's regional detention facility. This includes the placement of new storm water pipes extending to the north, which may serve (in part) the area of this PMP.
 Extension of the Central Davis sanitary sewer system, which may serve (in part) the area of this PMP.
 Public roadway construction
 Etc.

The full development of the PMP will be a process that plays out over many years in multiple phases. Some of the work will begin and occur concurrently with the municipal improvements and some of which depend on municipal improvements to be completed, including:

- Property survey of the PMP area
 Delineation of any wetlands within the PMP area
 Subdivision plats including Right of Way dedications for city roads and utilities

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Page 1 of 3

MEMORANDUM

Hales Engineering Farmington City May 28, 2020 From: Date: To:

Farmington Stack TOD TIS

Subject:



UT19-1601

This memorandum discusses the regulating plan submittal completed for the Farmington Stack TOD project. Included in this document is an analysis of the anticipated trips generated by the development, reductions to traffic based on internal capture, transit, and active transportation, and an analysis of the proposed roadway network.

Project Description

The proposed development is anticipated to contain the following land uses:

- Residential buildings
 - Retail space
- Hospitality
- Gym/fitness center
 - Grocery store
- Convenience market
 - Office buildings

Flex office space

These land uses were taken into consideration when estimating the number of trips that would be generated by the site.

Frip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, 2017, and were modified with the adopted EPA methodology.

p 801, 766, 4343 220 North 500 West, Ste. 202 Leni, UT 84043 www.halesengineering.com

PRELIMINARY TRANSPORTATION ANALYSIS

STACK

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PSOMAS ARCH NEXUS



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The trip generation for the proposed development by 2050 is as follows:

- Daily trips: 25,626
 - Morning peak hour trips: 1,902
- Evening peak hour trips: 2,317

Mode Split

reductions could be made to reduce the number of trips generated by the site. A 7 percent transit Because the project is a transit-oriented development, it was assumed that some conservative reduction was made based on the development's proximity to the nearby FrontRunner station. This reduction was limited, however, by the fact that the project is located greater than a quarter of a mile away; however, the project is planning to provide a circulator shuttle to move people between the FrontRunner Station and the office buildings.

An alternative transportation mode reduction was also made because many trips will likely be made by people walking, biking, riding a scooter, etc. between the office buildings and the residential components etc. An estimate of 16 percent was utilized based on the EPA methodology.

Internal Capture

The mixed-use nature of the development also allows for reductions to trip generation. Because retail and office spaces are located in close proximity to denser housing, it is likely that many people will choose to walk within the development to work or to shop. A 16 percent internal capture reduction was made to the daily trips and an 18 percent reduction was made for peak hour trips. based on the EPA internal capture methodologies.

Roadway Network

Following completion and preliminary approval of the trip generation from the City, Hales Engineering will distribute trips from the project to the proposed roadway network, see Figure 1.

If you have any questions, please feel free to reach out to us.

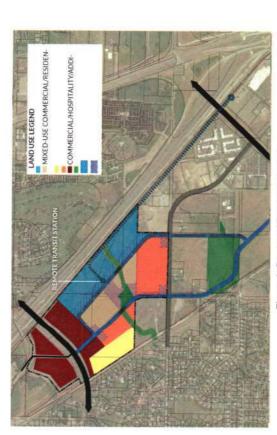
1220 North 500 West, Ste. 202 Lehr, UT 84043 p. 801 766-4343 www.halmsering.com

PRELIMINARY TRANSPORTATION ANALYSIS

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NORTH FARMINGTON STATION PROJECT MASTER PLAN

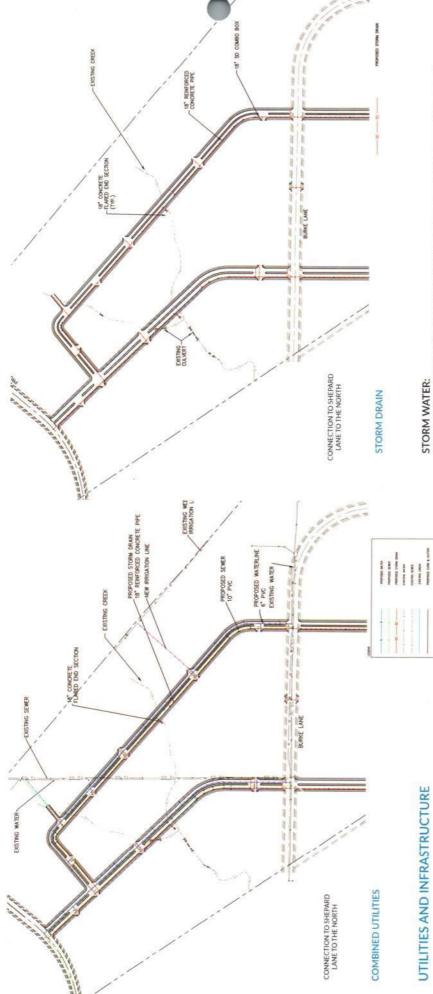
Page 3 of 3



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Figure 1: Proposed Roadway Layout

PRELIMINARY TRANSPORTATION ANALYSIS



STORM WATER:

The following is a brief description of the existing and proposed infrastructure that will serve the new Farmington Station development. Detail wills be provided on the culinary water system, irrigation water systems as well as sanitary sewer and storm drain. Also, a

brief discussion of the dry utilities to serve the site is provided below

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/frail corridor. Other utilities are present to the south and will be extended to the

project to provide service

Stormwater for the project will be separated into 3 distinct and separate individual areas. Each area will be detained and routed to separate discharge locations located throughout the project per discussions with Chad Boshell, City Engineer for the City of Farmington

The first drainage basin is located to the North of the 950 North/Connector Rd as shown on diagrams above. Drainage from this parcel will be required to detain on site flows and released at 0.2 CFS per acre. Water will be discharged into an existing culvert located along the rail/frail corridor on the West edge of the property. Stormwater will be required to be treated to remove pollutaris prior to being discharged into the city system The second drainage basin will be for the property located South of 950 North/Connector Rd and North of the existing Creek running through the project. These flows will be required to detain at 0.2 CFS per acre release rate and then discharged into the existing Creek after being treated for pollutants. The third drainage basin is for the property located South of the existing Creek and North of Burke Lane. These properties will be required to detain at 0.4 CFS per acre. Post detention flows from this basin will be routed to Burke Lane where they will connect to new 30" pipelines to be constructed by Farmington. Olty that route the flows to the new detention pond and park facility planned for the area. System layour is shown on the figure above.

NORTH FARMINGTON STATION PROJECT MASTER PLAN

SANITARY SEWER:

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. A portion of ROW where it will terminate. It will be necessary to connect this new pipeline to the existing outfall at the being constructed as part of this project and as part of the Central Davis new collector project the development located on the North section of the property will be routed into the new collector line North End of 1525 W in order to divert flows from the North part of Farmington City to the new collector new collector line from the treatment facility to the edge of the rail/trail corridor at the new Shepard Lane currently flowing at capacity and are restricted in accepting new sewer flows. The district plans to run a nitary sewer for the project will be provided by Central Davis Sewer District. The District currently has wer lines located in both 1525 W and in Burke Lane. The existing line located in 1525 W is a 12-inch arneler PVC sewer that connects to the 30-inch line located in Burke Lane. Both of these lines are

CULINARY WATER:

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. The project will connect to both of these existing water lines and provide a new culinary water loop Culinary water lines exist in both 1525 W St and Burke Lane and are controlled by Farmington City

SECONDARY WATER:

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 Benchland or 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. The system will be designed using purple PVC C 900 pipe for the delivery of the irrigation. water. Detailed layout of the system will be done during the design phase. rrigation water for the project will be provided by Benchland Irrigation District and the Weber Basin

SECTION 140 PETITION

Alternative Approval Process: Development Agreements (Section 11-18-140) Petition

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

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: "Consideration and Approval Of Development Agreement: The development agreement shall be

Consistency with the Farmington City General Plan:

Compliance with applicable City codes, rules, regulations and standards applicable to the proposed MIP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances:

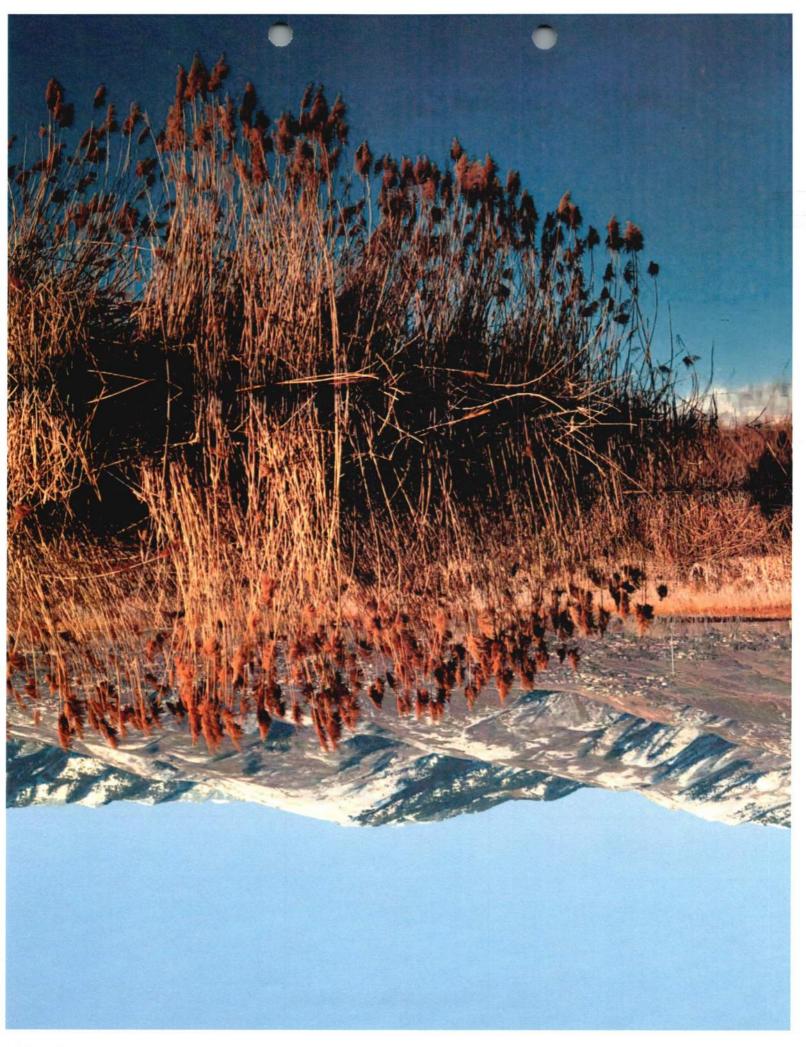
3. Consistency with any development standards determined by the City to be applicable to all

- development within the TOD Mixed Use Districts:
- Mixed Use Districts and be consistent with the objectives of section 11-18-050, "Uses", of this chapter 4. Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD
- 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." The following items are included in this petition:
- The Permitted Residential Uses for this PMP as outlined in the Land Use Plan are to include:

 Mixed-Use Commercial/Residential

- The Building Height requirements are to be as follows:
 Interstate 15 Frontage/Class A Office Minimum Height of 5 stories
- Mixed-Use Commercial/Residential Remote Transit Hub Area Minimum Height of 3 stories
- ommercial/Residential Minimum Height of 3 stories
- Residential Maximum Height 36 feet
- The Building Siting Requirements are to be as follows
- Interstate 15 Frontage will have NO REQUIREMENT for RBR
- The Open Space Requirem ents are to be as follows:
- shuttle lane width Interstate 15 Frontage will require 10% Open space, which includes the Legacy Trail/Bus
- Regulating Plan Modification.

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is the proven next step in capturing the essence of what North Farmington Station should be. All of this, office use along with a sustainably connected and walkable neighborhood residential development that PMP brings the intensity of a Class A Tech Office/Employment Center with one million square feet of Mixed-Use District and to develop it in partnership with Farmington City into the fulfillment of an completely ignore the "historic" property lines and to take the majority of the remaining area in the enough property to really do this right – that is over 130 acres. Our PMP brings with it the ability to In order to do all of this, we have been genuinely fortunate to baye been able to capture control of extraordinary vision. That is bringing Transit Oriented Development to the level that it should be. This noludes bringing the street and trail network completely thru the area and developing a permanent prinection to the UTA station that is already established

continue the cooperative teaming relationship that we have established we are genuinely appreciative of you and your efforts in working with us and pledge to do our utmost to have worked with us to this point and look forward to a long and rewarding experience together. And We would be remiss if we did not mention our appreciation to the many Members of the City's team who

Sincerely

STACK Real Estate Owner Nathan Ricks

STACK Real Estate Owner Andrew Bybee

STACK Real Estate VP, Development

ArchiNexus David Abraham, AIA Principal

Arch|Nexus Senior Principal Doug Thimm, AIA

COVER LETTER - TYPO

Arch|Nexus

Doug Thimm, AIA

Senior Principal

July

October

enough property to really do this right - that is ove 120 acres. includes bringing the street and trail network completely thru the area and developing a permanent is the proven next step in capturing the essence of what North Farmington Station should be. All of this, office use along with a sustainably connected and walkable neighborhood residential development that completely ignore the "historic" property lines and to take the majority of the remaining area in the In order to do all of this, we have been genuinely fortunate to have been able to capture control of connection to the UTA station that is already established PMP brings the intensity of a Class A Tech Office/Employment Center with one million square feet of extraordinary vision. That is bringing Transit Oriented Development to the level that it should be. This Mixed-Use District and to develop it in partnership with Farmington City into the fulfillment of an Dur PMP brings with it the ability to

continue the cooperative teaming relationship that we have established have worked with us to this point and look forward to a long and rewarding experience together. And We would be remiss if we did not mention our appreciation to the many Members of the City's team who we are genuinely appreciative of you and your efforts in working with us and pledge to do our utmost to

Sincerely,

Nathan Ricks

Owner STACK Real Estate

Andrew Bybee

STACK Real Estate

VP, Development STACK Real Estate Trevor Evans

Arch|Nexus Principal David Abraham, AIA

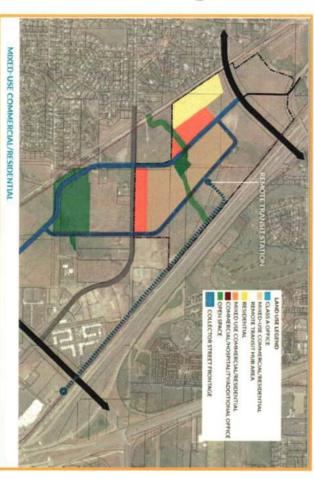
Note: Conceptual Land Use Areas are approximate and subject confirm based on an ALTA survey Roads
Note: Conceptual Land I
Subtotal Mixed-Use & Residential Use Area
Residential
Mixed-Use Commercial/Residential Remote Transit Hub Area
Mixed-Use Commercial/Residential
Subtotal Mixed Use & Non Residential Use Area
Commercial/Hospitality/Additional Office
Class A Office
2 2 2 2 2

Adjusted land use area take off per the adjustments and corrections included in the following pages

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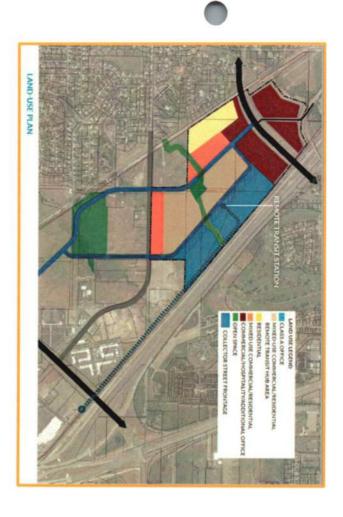


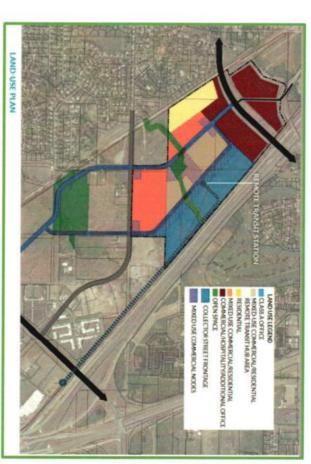


Shrunk the higher intensity Mixed-Use Commercial/Residential Remote Transit Hub Area

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Added context of conceptual mixed-use commercial nodes within the Mixed Use Commercial/Residential Areas

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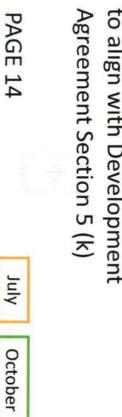


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Removed neighborhood roads Agreement Section 5 (k) to align with Development

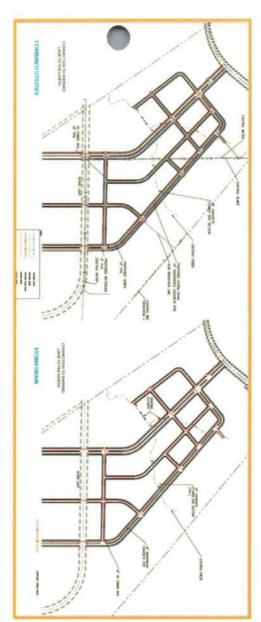


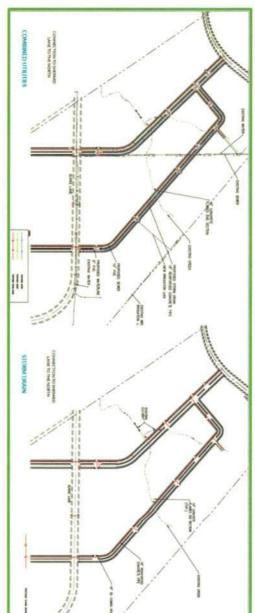




PAGE 16 July October

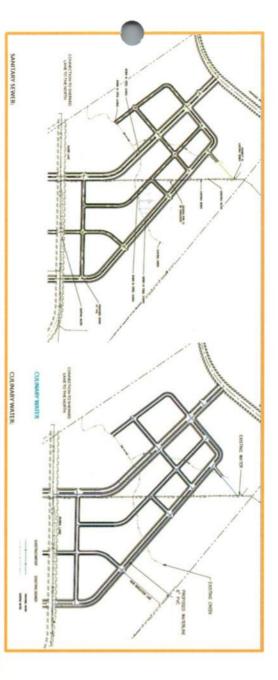


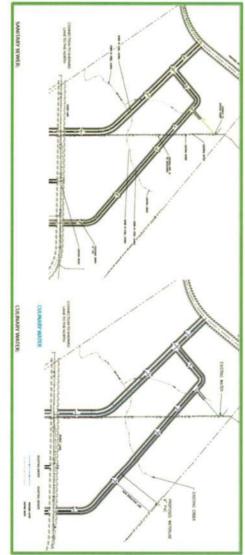




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11-18-050: USES:

A. Uses allowed in the TOD area are identified in table 18.3, "Allowable Land Uses", of this section. A development parcel may have more than one main building or dwelling, however each main building shall have its own zone lot.

B. More than one permitted use may be located on a development parcel and within a building (refer to "mixed use" and "development parcel", as defined herein).

TABLE 18.3 ALLOWABLE LAND USES

Key to allowable uses: P - Permitted

- N Not permitted

		Mixed	Use Dis	stricts	y.==
	os	RMU	ОМИ	GMU	TMU
Residential:					
Low density residential - single-family detached minimum of 5,000 square feet lot size	N	Р	N	N	N
Medium density residential - single- family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes	N	Р	N	Р	Р
High density residential - condominium and apartment style	N	N	N	Р	Р
Live/work residential	N	Р	N	Р	Р
Residential facilities for people with disabilities	N	Р	Р	Р	Р
Assisted living facilities	N	Р	Р	Р	Р
Residential facilities for the elderly	Ν	Р	Р	Р	Р
Commercial:					
Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel	N	Р	Р	Р	Р
Art studio	N	Р	Р	Р	Р
Business, professional offices, outpatient medical facilities	N	Р	Р	Р	Р
Entertainment	N	N	N	Р	Р
Financial institutions (with the exception of nondepository institutions)	N	N	P1	P ¹	Р
Fitness and recreation facilities	N	Р	Р	Р	Р

11-18-050

		Mixed	Use Dis	stricts	
	os	RMU	ОМИ	GMU	ТМИ
Hospitals, inpatient medical facilities	N	N	Р	Р	Р
Lodging - bed and breakfast	N	Р	N	Р	Р
Lodging, limited to hotel, motel	N	N	Р	Р	Р
Neighborhood service establishments ³	N	P ¹	P ¹	Р	P ¹
Parking structure	N	N	Р	Р	Р
Restaurant - fast food	N	P ¹	Р	Р	P ¹
Restaurant - traditional sit down	N	Р	Р	Р	Р
Retail and wholesale sales individual tenant use:					
Up to 5,000 square feet	N	Р	Р	Р	Р
Greater than 5,000 square feet and up to 20,000 square feet	N	N	Р	Р	Р
Vehicle service/convenience store (including gasoline sales but no auto repair)	N	N	Р	Р	Р
Civic uses:					
Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)	N	N	N	N	N
Parks and open space	Р	Р	Р	Р	Р
Schools:					
Preschool, daycare	N	P ¹	Р	Р	Р
Primary, secondary, colleges, and vocational	N	Р	Р	Р	Р
Service and fraternal clubs and organizations, and religious institutions	N	Р	Р	Р	Р
Transit and related transportation facilities (not including benches and bus stop signs)	N	N	P ²	P ²	P ²

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Restrictions:

 Drive up window/drop off lane allowed only with special exception review by the Planning Commission as set forth in section 11-3-045 of this title, as to use only, and not fixed dimensional standards. For any use not listed as P¹, drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.

2. Benches and bus stops are permitted, with development standards as noted

in section 11-18-110 of this chapter.

Neighborhood service establishments: Low impact retail and personal service
uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art
supply/gallery, craft store, photocopy center, corner market (with no gas
pumps).

(Ord. 2017-13, 5-16-2017)

11-18-060: BUILDING FORM AND SITE ENVELOPE STANDARDS: The following regulations and standards establish the parameters that guide the form of building within the mixed use districts of this chapter, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that promotes walkability and provides functional connections between the public space and the private buildings. The standards are designed to use a minimum level of control to meet this goal.

The regulating plan identifies six (6) street types, including pedestrian walkways. Alleys are not identified on the regulating plan. The building form and site envelope standards are identified for each mixed use district and the street types within. Standards for street types shall apply to all lots that front that street. Lots may be either a recorded "building lot" or a "zone lot", as defined in section 11-18-030 of this chapter. A development parcel may have more than one zone lot. Standards will apply to the primary building on each zone lot. Lots that front more than one street shall follow the standards for the primary street, as determined by the street hierarchy. Standards for the arterial roads shall only apply to lots that directly abut Park Lane at grade and shall not apply to those portions of Park Lane and its access streets that are raised on an embankment. Lots that are adjacent to an embankment shall also have frontage on another street and will conform to the standards of the next nearest street type. These standards shall address building height, siting of the building on the lot and other elements. Character examples may be provided to depict the context of the type and form of desirable development only, and not the actual design or architectural style of buildings. Exceptions to the standards of this section

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for large footprint commercial buildings over twenty thousand (20,000) square feet are detailed in section 11-18-070 of this chapter.

A. Height:

1. The height of the principal building is measured in stories, with the maximum height indicated in feet for the RMU and OS Districts.

- 2. Maximum height shall be measured to the midpoint of the roof (if a sloped roof is used) following guidelines, as defined in "building or structure height" in section 11-2-020 of this title. On flat roofs, additional parapet may be added above the maximum height for decoration and/or screening of rooftop equipment, and shall not exceed five feet (5') in height. Decorative parapet treatments in excess of five feet (5') may be approved through the development plan review process.
- 3. Street wall, fencing or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.

B. Siting:

- 1. Buildings shall occupy the specified area of the lot, as indicated on the site envelope standards in relation to the required building range and other applicable setbacks. The required building range (RBR) shall be measured from back of sidewalk.
- 2. Lot frontage percentages for corner lots shall apply to both the primary and secondary street(s). A reduction in the lot frontage percentage on the secondary street may be approved through the site plan review process.
- 3. Off street parking for vehicles shall not occupy any space located between the building and the primary street on each zone or building lot, and the secondary street where applicable for a corner lot. Parking areas located to the side of structures shall meet all building form and site envelope standards for the lot and be located a minimum of ten feet (10') back from the back of the adjacent sidewalk.
- 4. For each zone lot that has a building associated with it, said building shall meet the lot requirements of this section. Flag lots or lots without street frontage are not permitted.

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	Building Heigh	Building Height Maximum In Stories (And Feet)				
	Local Roads	Local Primary	Collector/ Arterial Roads			
RMU	2 (27 feet) ¹	n/a	3 (40 feet)			
GMU	3	n/a	4			
ОМИ	4	3	6			
TMU	6	n/a	8			
os	1 (25 feet)	n/a	1 (25 feet)			

Note:

If a transition area is created buffering rural residential density areas from mixed use areas as follows: a) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; b) additional landscaping shall be provided on the mixed use site, including medium to large size trees every 20 feet along the entire length of the buffer; c) at least 3 different housing types (i.e., detached single-family, townhomes, live/work units, etc.) shall be provided in the mixed use site for every 15 acres of development; and d) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development; then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU Zone to a maximum of 3 stories, not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.

		Lot Width (In Feet)						
	Loc	al Roads	Collector/Arterial Roa					
	Minimum	Maximum	Minimum	Maximum				
RMU	32	120	32	200 (300 for nonresidential)				
GMU	25	150 (250 for nonresidential)	50	200 (300 for nonresidential)				
ОМИ	25	200	25	200				
TMU	25	200	25	300				
os	25	No maximum	25	No maximum				

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	Front R	equired Build To	o Range (RBR)	(In Feet)
	Local	Roads	Collector/Arterial Road	
	Minimum	Maximum	Minimum	Maximum
RMU	5 (10 for residential)	25	5	15
GMU	0	20	0	20
ОМИ	0	20	0	20
TMU	0	10	0	10
os	5	None	5	None

	Minim	Minimum Side And Rear Setbacks (In Feet)						
	Local	Local Roads		erial Roads				
	Side	Rear	Side	Rear				
RMU	5	15	0 (5 for residential)	15				
GMU	0	10	0	10				
ОМИ	5	10	0	10				
TMU	0	5	0	0				
os	5	15	5	15				

		Building Siting						
	Loca	al Roads	Collector/Arterial Roads					
	Minimum Lot Frontage Percent	Minimum Percent Of Building Within Front RBR	Minimum Lot Frontage Percent	Minimum Percent Of Building Within Front RBR				
RMU	50	60	60	60				
GMU	50	75	60	75				
ОМИ	50	75	60	75				
TMU	75	75	80	75				
os	n/a	n/a	n/a	n/a				

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	Open Space Percent Requirements (For Zone Lots)		
	Local Roads	Collector/Arterial Roads	
RMU	35	30	
GMU	20	10	
ОМИ	20	10	
TMU	10	10	
os	n/a	n/a	

Notes:

- Multiple-unit residential buildings that have a ground floor commercial use may have the open space requirement reduced by 10 percent in any district.
- 2. Open space requirements for a planned development area or an aggregation of multiple zone lots may be reduced by up to 5 percent in the TMU and 10 percent in the other districts if the open space is aggregated in 1 or more areas and is entirely usable open space. The aggregated open space must enhance the connection to transit facilities, plazas, or streets, or enhance the pedestrian environment, or enhance or create a public space, and remain publicly accessible. Aggregated open space must be shown and approved on a Project Master Plan (PMP).
- All building form and site envelope standards for local roads as set forth in this section shall apply to local primary roads with the exception of building height maximum in stories (and feet).

(Ord. 2018-06, 2-6-2018)

C. Public Parks And Open Space: Public parks and other public open spaces will be provided in the mixed use districts as set forth in the City's Park Master Plan or capital facilities plan. In the event a property owner works with the City to provide such public places, a credit may be received on the open space requirements as set forth herein. (Ord. 2008-61, 12-9-2008)

11-18-070: DEVELOPMENT PLAN REVIEW:

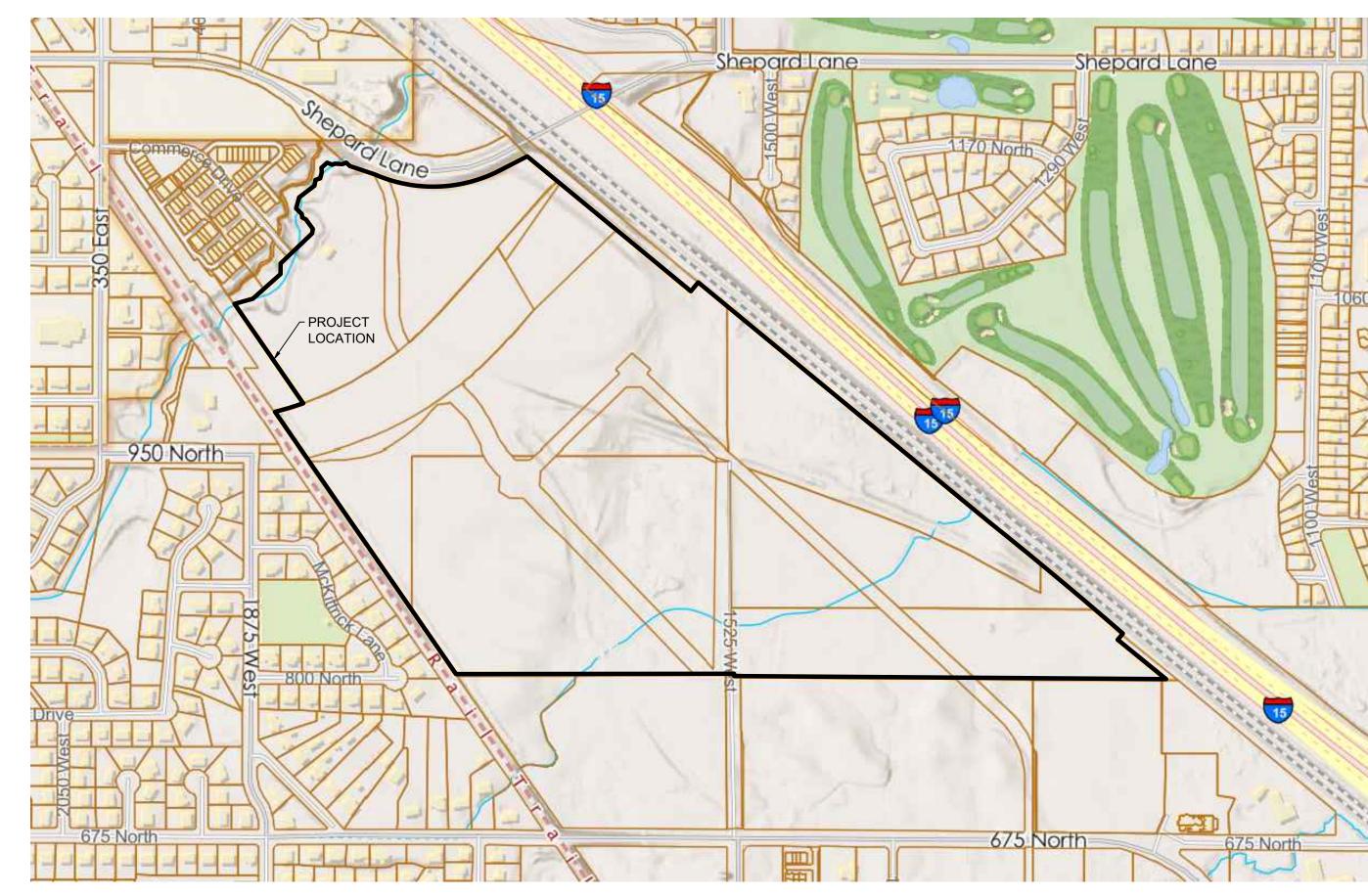
A. Applicability: In the OS, RMU, OMU, GMU and TMU Districts, the review procedures, standards and criteria set forth in this section shall be applied during the development plan review process.

NORTH STATION

MASTER PLAT

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST, AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH SEPTEMBER 2024





VICINITY MAP NOT TO SCALE

WEBER BASIN WATER CONSERVANCY DISTRICT

DAY OF

ASSISTANT GENERAL MANAGER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____DAY OF __

2025, BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY

APPROVED THIS

2025, BY THE

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532

APPROVED THIS	DAY OF	, 2025,
BY:	-	

BENCHLAND WATER DISTRICT

PLANNING COMMISSION APPROVAL

FARMINGTON CITY PLANNING COMMISSION CHAIRMAN

DAY OF

BENCHLAND WATER DISTRICT MANAGER

2025, BY THE FARMINGTON CITY PLANNING COMMISSION.

2025, BY THE BENCHLAND WATER DISTRICT.

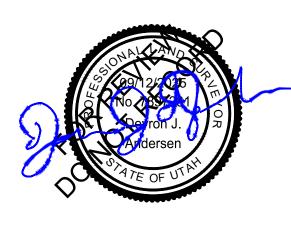
APPROVED THIS _____DAY OF __

1. (ELECTRICAL GEAR MARKER): ELECTRICAL VAULT FOOTPRINTS UP TO 8'X13' AND ASSOCIATED ELECTRICAL GEAR SHALL EXTEND BEYOND THE TYPICAL 16' PUE 2. WEBER BASIN WATER CONSERVANCY DISTRICT SECONDARY WATER HAS NOT BEEN ALLOCATED TO THIS MASTER PLAT. WEBER BASIN WATER CONSERVANCY DISTRICT SECONDARY WATER WILL BE ALLOCATED TO EACH INDIVIDUAL LOT AT THE TIME OF FUTURE DEVELOPMENT. 3. BENCHLAND WATER DISTRICT SECONDARY WATER LINES WILL NEED TO BE INSTALLED TO BENCHLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS. BENCHLAND WATER DISTRICT SECONDARY LATERALS NEED TO BE INSTALLED TO MAIN LINE TO RECEIVE SERVICE.

4. ANY WORK BEING DONE WITHIN 50' OF A CREEK WILL NEED TO

HAVE A DAVIS COUNTY FLOOD CONTROL PERMIT.

I, DEVRON J. ANDERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 7897281 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS NORTH STATION MASTER PLAT



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DEFINE NEW PARCEL BOUNDARIES WITHIN THE OVERALL SUBDIVISION BOUNDARY. THE OVERALL SUBDIVISION BOUNDARY CONTAINED MULTIPLE PARCELS OF LAND OWNED BY STACK FARMINGTON LAND, LLC, AND

THE BASIS OF BEARING FOR THIS SURVEY IS S.00°14'39"E. BETWEEN THE DAVIS COUNTY SURVEY MONUMENTS MARKING THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE

NO PROPERTY CORNERS WERE SET IN RELATION TO THIS PLAT. IT IS ANTICIPATED THAT PROPERTY CORNERS WILL BE SET WITH FUTURE FINAL SUBDIVISION PLATTING.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST, AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. DAVIS COUNTY. UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 449.10 FEET S.00°14'39"E. ALONG THE QUARTER SECTION LINE AND 29.76 FEET N.89°35'34"W FROM THE CENTER QUARTER CORNER OF SAID SECTION 14 AND RUNNING THENCE N.00°11'08"E. 9.95 FEET; THENCE S.89°55'48"W. 1,209.89 FEET TO THE EASTERLY LINE OF DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID EASTERLY LINE N.34°36'25"W. 1,386.39 FEET TO A 1430.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT; THENCE EASTERLY 128.11 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.73°06'45"E. 128.07 FEET); THENCE N.34°36'25"W. 525.99 FEET TO THE SOUTHERLY LINE OF ARROWGATE PHASE 1 SUBDIVISION, RECORDED AS ENTRY NUMBER 3263392 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE, WHICH LINE IS ALSO THE CENTERLINE OF HAIGHT CREEK, THE FOLLOWING TWENTY (20) COURSES: 1) N.74°31'07"E. 82.39 FEET, 2) THENCE N.48°19'35"E. 161.59 FEET, 3) THENCE N.00°25'01"E. 46.41 FEET, 4) THENCE N.46°29'20"E. 189.60 FEET, 5) THENCE N.07°31'00"E. 19.77 FEET. 6) THENCE N.35°53'27"W. 50.64 FEET. 7) THENCE N.62°53'39"W. 18.56 FEET, 8) THENCE N.06°32'54"W. 15.75 FEET, 9) THENCE N.45°30'22"W. 34.24 FEET, 10) THENCE N.14°58'37"E. 49.64 FEET, 11) THENCE N.52°53'15"E. 83.69 FEET, 12) THENCE N.10°18'38"E. 26.24 FEET, 13) THENCE N.72°37'41"E. 21.42 FEET, 14) THENCE N.14°18'07"E. 27.78 FEET, 15) THENCE N.04°58'30"W. 19.33 FEET, 16) THENCE N.48°28'14"E. 33.00 FEET, 17) THENCE S.69°06'19"E. 24.15 FEET, 18) THENCE N.66°30'00"E. 11.62 FEET, 19) THENCE S.86°20'51"E. 33.86 FEET, AND 20) THENCE N.67°35'14"E. 17.46 FEET TO THE SOUTHERLY LINE OF SHEPARD LANE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: 1) S.47°06'40"E. 21.90 FEET, 2) THENCE S.71°24'02"E. 113.83 FEET TO A 632.96 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, 3) THENCE EASTERLY 563.43 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N.88°10'42"E. 545.01 FEET), AND 4) THENCE N.62°40'39"E. 133.38 FEET TO THE SOUTHWESTERLY LINE OF OREGON SHORT LINE RAILROAD; THENCE ALONG SAID SOUTHWESTERLY LINE S.50°30'13"E. 922.74 FEET; THENCE N.39°29'47"E. 50.00 FEET TO THE SOUTHWESTERLY LINE OF UNION PACIFIC RAILROAD; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) S.50°30'13"E. 1,630.98 FEET TO A 19,537.31 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, AND 2) THENCE SOUTHEASTERLY 766.27 FEET ALONG SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S.50°11'58"E. 766.22 FEET); THENCE S.39°13'03"W. 35.10 FEET; THENCE S.50°47'25"E. 271.40 FEET; THENCE N.89°34'35"W. 567.47 FEET; THENCE N.89°35'34"W. 1,311.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,127,306 SQUARE FEET OR 117.707 ACRES, MORE OR LESS. 36 PARCELS.

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

RECORD OF SURVEY

A SURVEY THAT INCLUDES THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION PLAT HAS BEEN FILED IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR AND ASSIGNED FILE NUMBER 8627

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

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

NORTH STATION MASTER PLAT

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

DATED THIS DAY OF	2025.	
STACK FARMINGTON LAND, LLC	BY:	
A UTAH LIMITED LIABILITY COMPANY	NAME:	· · · · · · · · · · · · · · · · · · ·
	ITS:	
FARMINGTON CITY	BY:	
	NAME:	
	ITS:	
OLANOVALI EDOEMENT		

ACKNOWLEDGEMENT

COUNTY OF

, 2025, PERSONALLY APPEARED BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC. THE SIGNERS OF THE ABOVE OWNER'S DEDICATION. IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH NOTARY PUBLIC NAME:

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

, 2025, PERSONALLY APPEARED BEFORE ME, DAY OF THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH **NOTARY PUBLIC NAME:**

COMMISSION NUMBER:

MY COMMISSION EXPIRES

SHEET 1 of 11

NORTH STATION MASTER PLAT

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

DAVIS COUNTY RECORDER

RECORDED

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

DATE	TIME	BOOK	PAGE	
	-	DAY (10, 00) IN ITY (D		

WEBER BASIN WATER CONSERVANCY DISTRICT.	2025, BY THE CENTRAL DAVIS SEWER DISTRICT.

DATE

APPROVED THIS

CENTRAL DAVIS SEWER DISTRICT MANAGER

CENTRAL DAVIS SEWER DISTRICT

DAY OF

FARMINGTON CITY ENGINEER APPROVED THIS _____DAY OF ___

2025, BY THE FARMINGTON CITY ENGINEER.

FARMINGTON CITY ENGINEER

DAY OF

CHECKED BY DRW DATE 05/06/2025

23-355

KWT

KWT

, 2025, BY THE FARMINGTON CITY COUNCIL.

CITY COUNCIL APPROVAL

CITY RECORDER

PROJECT NUMBER

DESIGNED BY

DRAWN BY

CITY MAYOR

WALL CONSULTANT GROUP

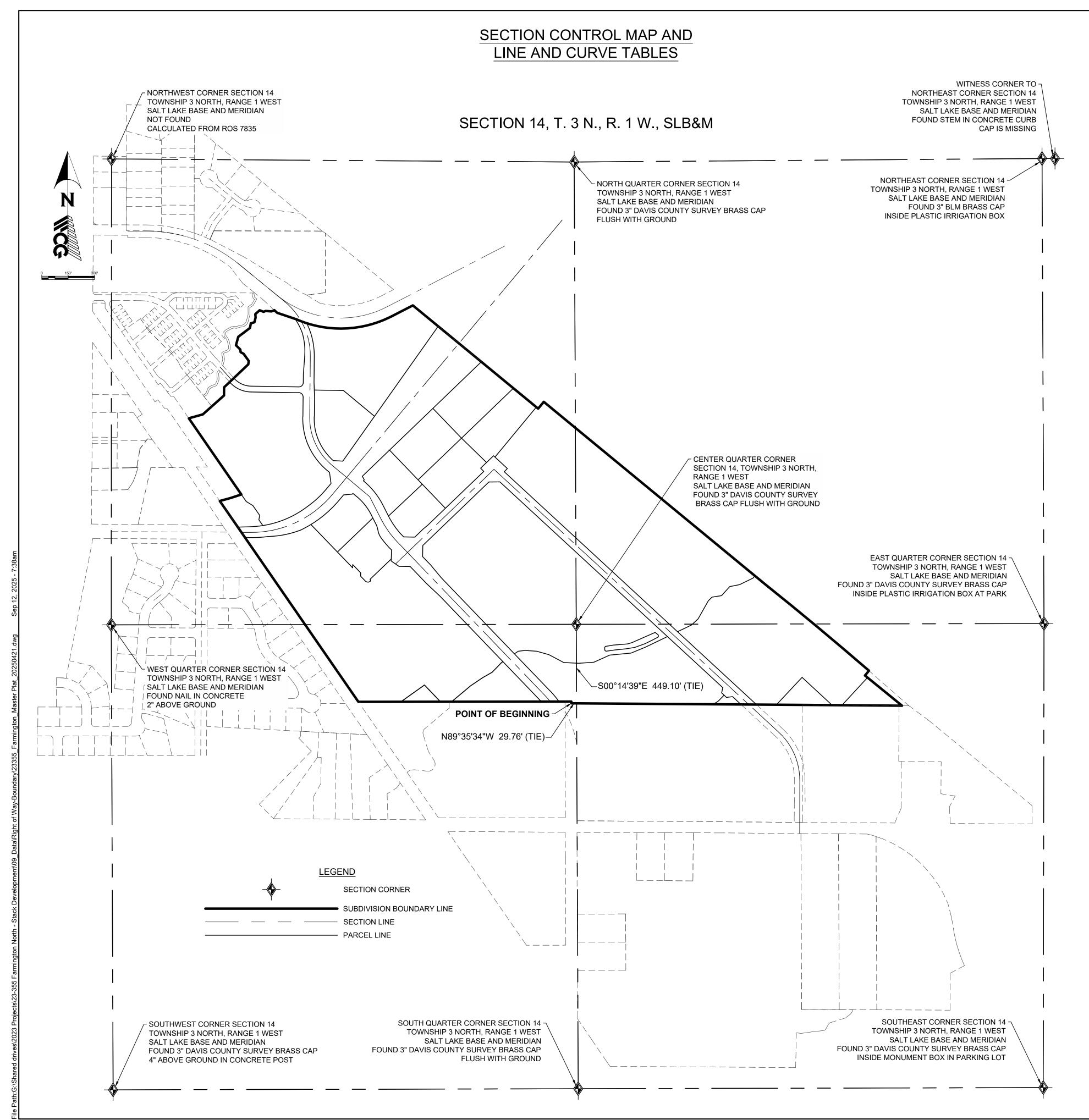
2139 SOUTH 1260 WEST

SALT LAKE CITY, UT 84119

PHONE: 801-449-1173

DAVIS COUNTY RECORDER

APPROVED THIS ____



CHDVE #	LENGTH	1	RVE TABLE	CHIENCTH	A ANOLE
CURVE#	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	44.94'	533.00'	N41°26'39"W	44.92'	4°49'50"
C2 C3	153.75' 16.01'	525.00' 525.00'	N35°28'10"W S42°59'08"E	153.20' 16.01'	16°46'47" 1°44'52"
C4	137.74'	525.00	S34°35'45"E	137.34'	15°01'56"
C5	70.18'	525.00	S40°01'48"E	70.13'	7°39'33"
C6	83.57'	525.00'	S31°38'24"E	83.49'	9°07'15"
C7	309.84'	350.00'	N24°42'33"W	299.82'	50°43'18"
C8		350.00	S35°51'50"E		28°24'44"
C9	173.56' 136.28'	350.00	S10°30'11"E	171.79' 135.42'	20 24 44 22°18'34"
C9 C10	213.63'	350.00	S30°57'35"E	210.33'	34°58'19"
C10	86.29'	350.00	S06°24'40"E	86.07'	14°07'31"
C12	9.92'	350.00	S49°15'28"E	9.92'	1°37'28"
C13	210.35'	400.00'	N14°24'47"W	207.93'	30°07'47"
C14	142.99'	400.00'	N09°35'21"W	142.23'	20°28'54"
C14	67.36'	400.00'	N24°39'14"W	67.28'	9°38'53"
C16	31.49'	632.96'	S67°44'45"E	31.49'	2°51'02"
C10	33.06'	632.96'	S70°40'03"E	33.05'	2°59'32"
C17	528.04'	600.00'	N65°08'32"E	511.17'	50°25'28"
C18		600.00'	N47°26'54"E		15°02'12"
C20	157.46'		N72°39'38"E	157.01'	35°23'16"
	370.58'	600.00'	N52°20'21"E	364.72'	24°49'06"
C21 C22	259.90'			257.87'	
C23	176.89' 91.25'	600.00'	N73°11'39"E	176.25' 91.17'	16°53'32" 8°42'51"
C23	281.77'	600.00' 650.50'	N85°59'51"E S52°20'21"W	279.57'	24°49'06"
C24 C25	347.16'	560.48'	N70°29'27"E	341.64'	35°29'22"
C25	134.81'	323.52'	N38°06'23"W	133.84'	23°52'29"
C27	92.93'	377.50'	N26°52'57"W	92.69'	14°06'16"
C28	133.58'	371.81'	N05°32'26"W	132.87'	20°35'07"
C29	39.38'	25.00'	S45°46'32"W	35.43'	90°14'52"
C30	110.00'	133.50'	N65°29'42"W	106.92'	47°12'41"
C31	197.29'	422.50'	N12°43'32"W	195.50'	26°45'17"
C32	498.88'	632.96'	N85°15'25"E	486.07'	45°09'32"
C33	198.68'	325.50'	N30°57'33"W	195.61'	34°58'23"
C34	80.04'	324.52'	N05°07'49"W	79.84'	14°07'53"
C35	151.71'	389.56'	S09°49'32"E	150.75'	22°18'45"
C36	193.64'	390.50'	S35°51'50"E	191.67'	28°24'44"
C37	145.39'	554.00'	S47°26'54"W	144.97'	15°02'12"
C38	277.08'	560.48'	S66°54'31"W	274.27'	28°19'31"
C39	70.08'	560.48'	S84°39'13"W	70.04'	7°09'52"
C40	137.20'	166.50'	S65°29'42"E	133.35'	47°12'41"
C41	39.16'	25.00'	S44°13'28"E	35.28'	89°45'08"
C42	96.91'	629.57'	N86°49'32"E	96.82'	8°49'11"
C43	190.12'	553.86'	N79°12'20"E	189.19'	19°40'03"
C44	70.11'	650.50'	N61°39'38"E	70.08'	6°10'32"
C45	211.66'	650.50'	N49°15'05"E	210.73'	18°38'34"
C46	26.46'	100.00'	S20°17'33"E	26.38'	15°09'29"
C47	42.02'	102.50'	S24°27'25"E	41.72'	23°29'13"
C48	77.60'	580.50'	S40°01'48"E	77.54'	7°39'33"
C49	33.77'	21.50'	N88°52'19"W	30.41'	90°00'06"
C52	125.80'	479.50'	S34°35'45"E	125.44'	15°01'56"
C53	174.65'	424.17'	N38°00'56"W	173.42'	23°35'27"
C54	9.23'	494.00'	S43°19'27"E	9.23'	1°04'15"
C55	79.10'	572.00'	N39°53'52"W	79.04'	7°55'24"
C56	62.35'	77.00'	S67°12'30"W	60.66'	46°23'51"
C58	46.81'	89.00'	N75°20'18"E	46.28'	30°08'16"
C59	47.78'	59.00'	N67°12'30"E	46.48'	46°23'51"
C60	20.99'	95.00'	N50°20'20"E	20.95'	12°39'32"
C61	43.98'	28.00'	S88°52'16"E	39.60'	90°00'00"
C62	44.95'	28.00'	S00°08'29"W	40.27'	91°58'30"
C63	20.10'	1430.00'	S53°54'49"W	20.10'	0°48'19"
C64	20.68'	1430.00'	S70°07'54"W	20.68'	0°49'43"
C65	21.99'	560.48'	N79°56'50"E	21.99'	2°14'53"
	ı	ı	<u> </u>	<u> </u>	l .

	LINE TABLE	
LINE#	BEARING	LENGTH
L1	S89°38'44"E	52.23'
L2	N39°55'48"E	46.86'
L3	N39°55'48"E	46.17'
L4	N89°06'02"W	24.55'
L5	N43°52'23"W	25.49'
L6	S43°15'31"W	25.50'
L7	N44°00'35"E	55.85'
L8	S44°00'35"W	29.51'
L9	N41°53'21"W	2.15'
L10	N02°08'28"W	42.04'
L11	N87°00'41"W	54.25'
L12	N01°50'43"E	9.72'
L13	N02°08'28"W	40.06'
L14	S41°53'21"E	1.22'
L15	N41°53'21"W	1.68'
L16	S01°24'56"W	13.72'
L17	S50°04'12"E	17.66'
L18	S07°30'14"E	63.51'
L19	S39°55'48"W	43.77'
L20	S34°36'25"E	48.66'
L21	S58°57'03"E	44.04'
L22	S34°36'25"E	68.53'
L23	S10°45'26"W	25.51'
L24	S34°36'25"E	39.64'
L25	S88°14'08"W	72.48'
L26	S88°49'38"E	31.05'
L27	N39°55'48"E	40.06'
L28	N84°55'46"E	49.50'
L29	N39°55'48"E	5.31'
L30 L31	S50°03'43"E S27°08'07"E	29.80' 17.40'
L31	S27°08'07"E	37.98'
L32	S12°42'49"E	16.88'
L34	S43°51'34"E	13.01'
L35	S01°58'51"W	50.91'
L36	S16°33'36"E	10.48'
L37	N43°52'16"W	38.38'
L38	N01°07'56"E	18.38'
L39	S01°07'56"W	18.38'
L40	S01°58'51"W	11.64'
L41	S55°35'36"E	53.55'
L42	S89°01'47"E	63.80'
L43	N55°48'17"E	10.09'
L44	N43°59'37"E	75.76'
L45	N60°17'55"E	61.73'
L46	N55°49'14"E	83.32'
L47	N49°53'04"E	54.17'
L48	N50°10'19"E	86.05'
L49	N50°17'51"E	34.38'
L50	S88°49'14"E	63.61'
L51	S43°26'55"E	21.08'
L52	N27°04'47"W	64.91'
L53	N50°04'19"W	8.20'
L54	N39°55'48"E	7.60'
L55	N28°22'14"W	22.85'
L56	N01°08'02"E	63.64'
L57	N89°25'29"E	62.57'
L58	N64°18'42"E	139.27'

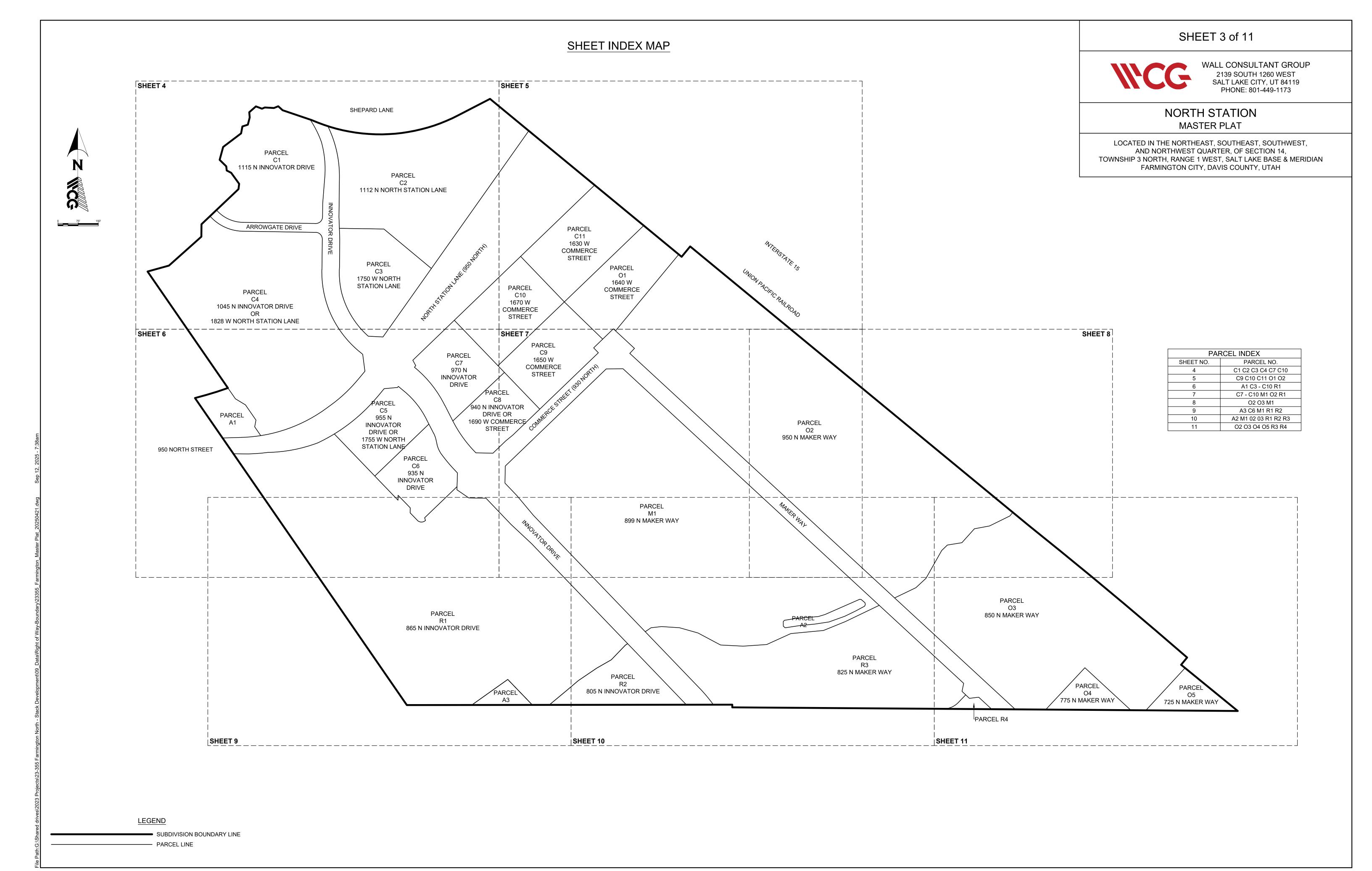
	LINE TABLE	
LINE #	BEARING	LENGTH
L59	N67°53'30"E	88.17'
L60	N84°33'29"E	121.69'
L61	N65°42'50"E	98.57'
L62	N85°55'44"E	87.75'
L63	S86°59'02"E	84.15'
L64	S61°58'49"E	95.04'
L65	S74°14'06"E	71.76'
L66	S86°16'39"E	66.45'
L67	N83°47'20"E	39.14'
L68	N55°48'17"E	26.22'
L69	S42°13'52"W	91.89'
L70	N86°42'31"W	51.47'
L71	N00°32'12"W	16.89'
L72	N40°06'13"E	6.51'
L72		
	N80°44'38"E	45.74'
L74	N85°15'17"E	80.78'
L75	N73°35'04"E	26.04'
L76	N66°15'23"E	141.36'
L77	S81°42'01"E	5.31'
L78	S49°39'24"E	18.61'
L79	S12°39'56"E	7.00'
L80	S25°06'51"W	7.00'
L81	S62°06'19"W	37.42'
L82	S64°11'24"W	45.38'
L83	S70°14'27"W	62.20'
L84	S81°11'55"W	51.55'
L85	S84°11'06"W	59.38'
L86	S81°28'41"W	53.34'
L87	N49°15'08"W	9.02'
L88	S12°07'59"W	30.40'
L89	S46°45'56"E	19.00'
L90	N44°00'35"E	39.52'
L91	N46°45'56"W	19.00'
L92	S82°50'28"W	34.66'
L93	S39°29'47"W	17.08'
L94	S63°48'13"W	84.50'
L95	S79°20'56"W	57.24'
L96	S42°00'12"W	69.36'
L97	S80°43'32"W	54.66'
L98	S46°10'28"W	29.27'
L99	S29°24'39"W	118.87'
L100	S47°20'43"W	51.21'
L101	S64°18'42"W	87.65'
L102	N44°00'35"E	42.97'
L103	N44°00'35"E	36.06'
L104	N60°16'10"E	7.91'
L105	S39°55'48"W	10.44'
L106	S39°55'48"W	20.22'
L107	S39°55'48"W	13.11'
L108	N45°50'46"W	198.23'
L109	N35°28'42"W	30.78'
L110	N43°52'16"W	30.00'
L111	N46°07'44"E	20.00'
L112	S43°52'16"E	22.00'
L112	N46°07'44"E	32.00'
L114	S43°52'16"E	20.00'
L115	S46°07'44"W	29.17'
L116	S45°50'46"E	159.69'
	0-10 00 40 E	100.00

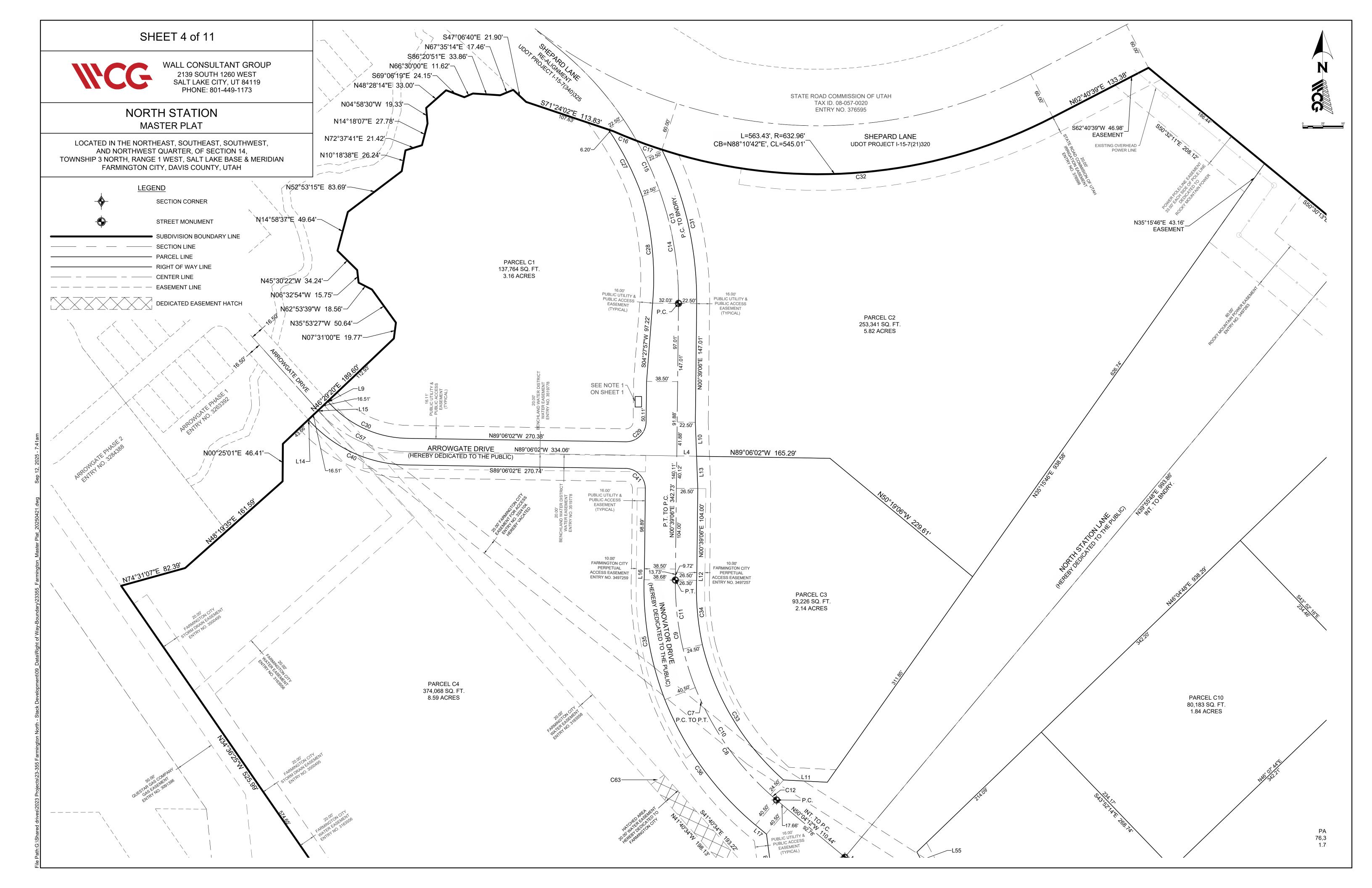


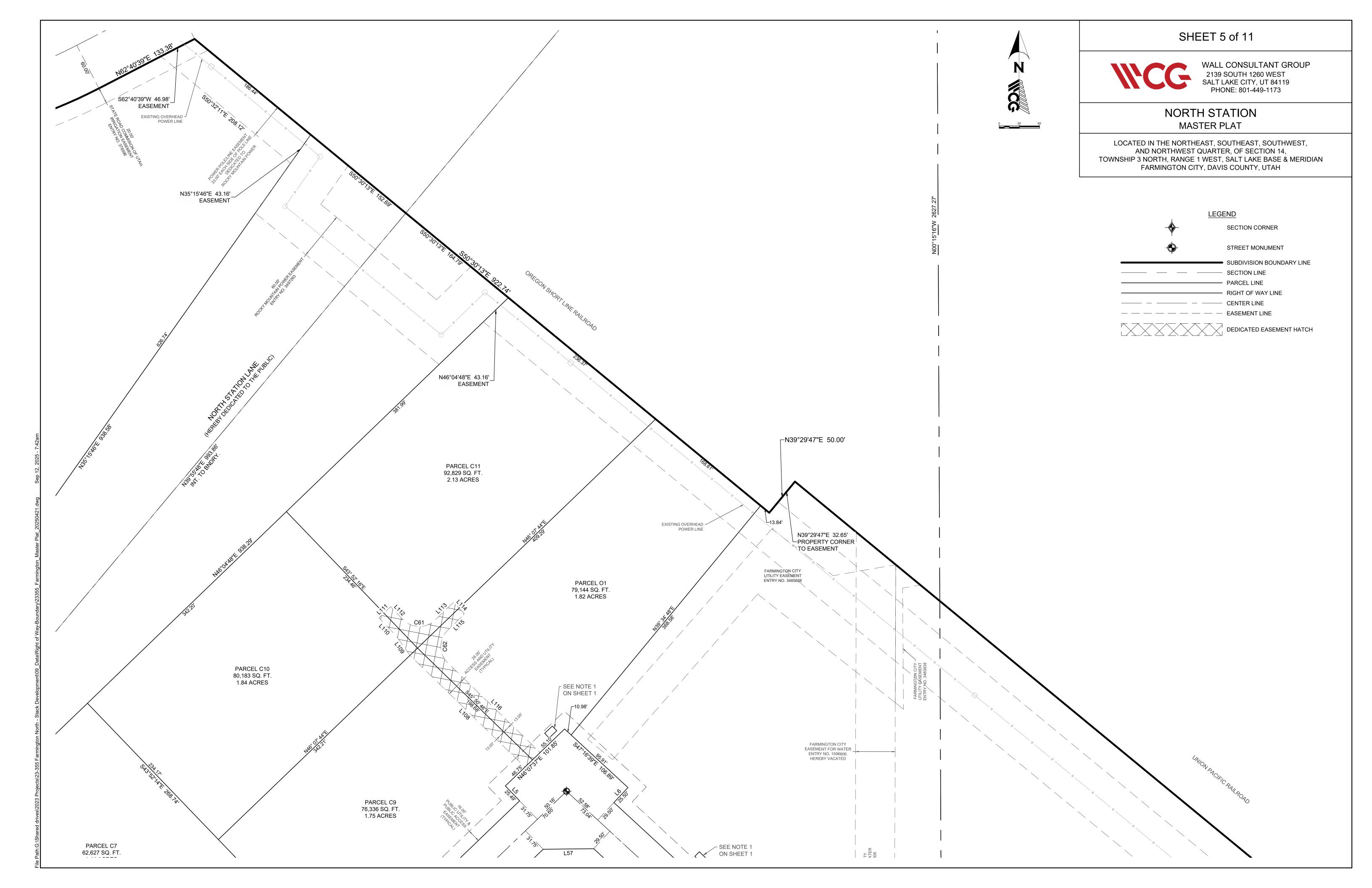
WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173

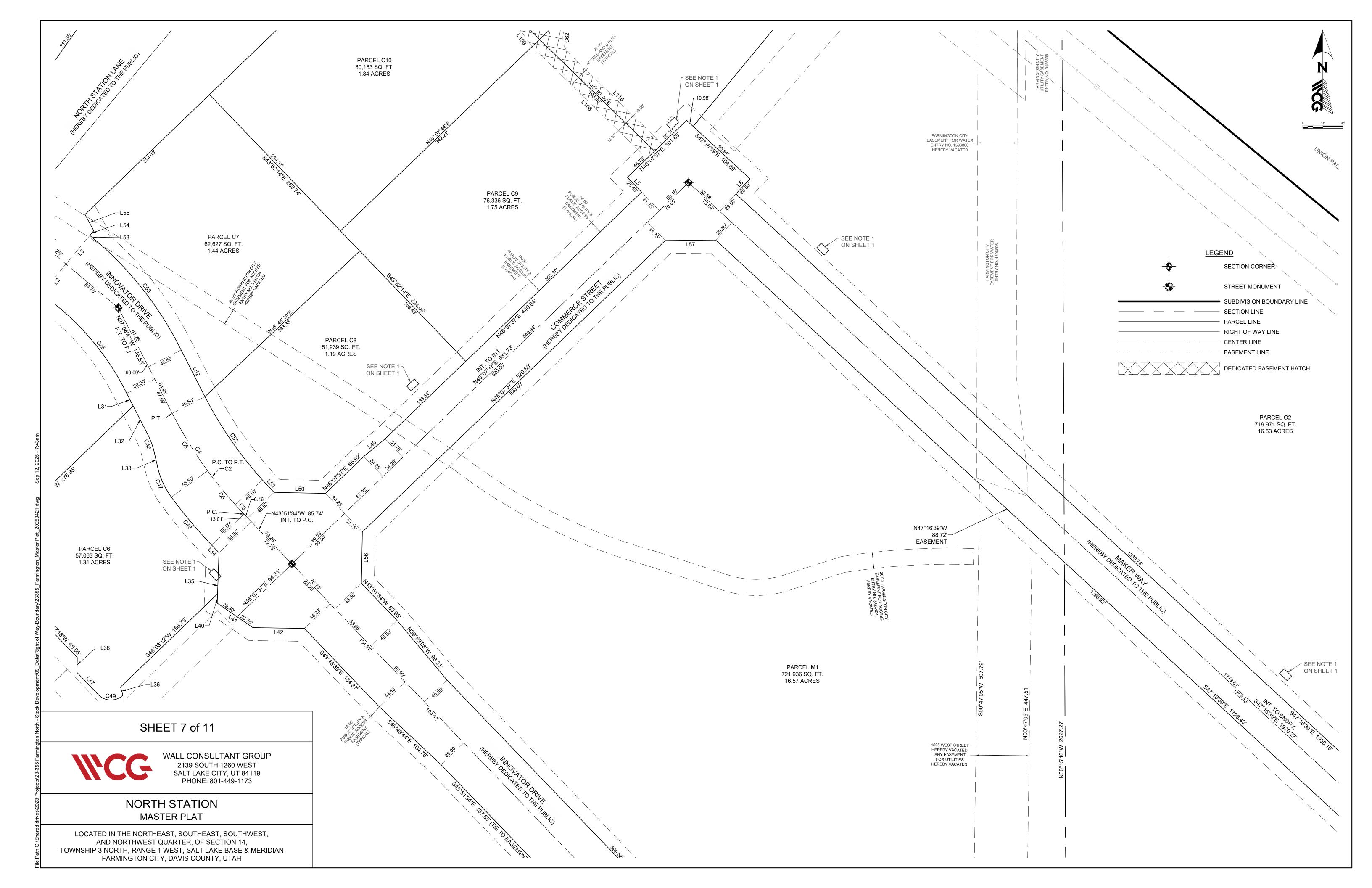
NORTH STATION MASTER PLAT

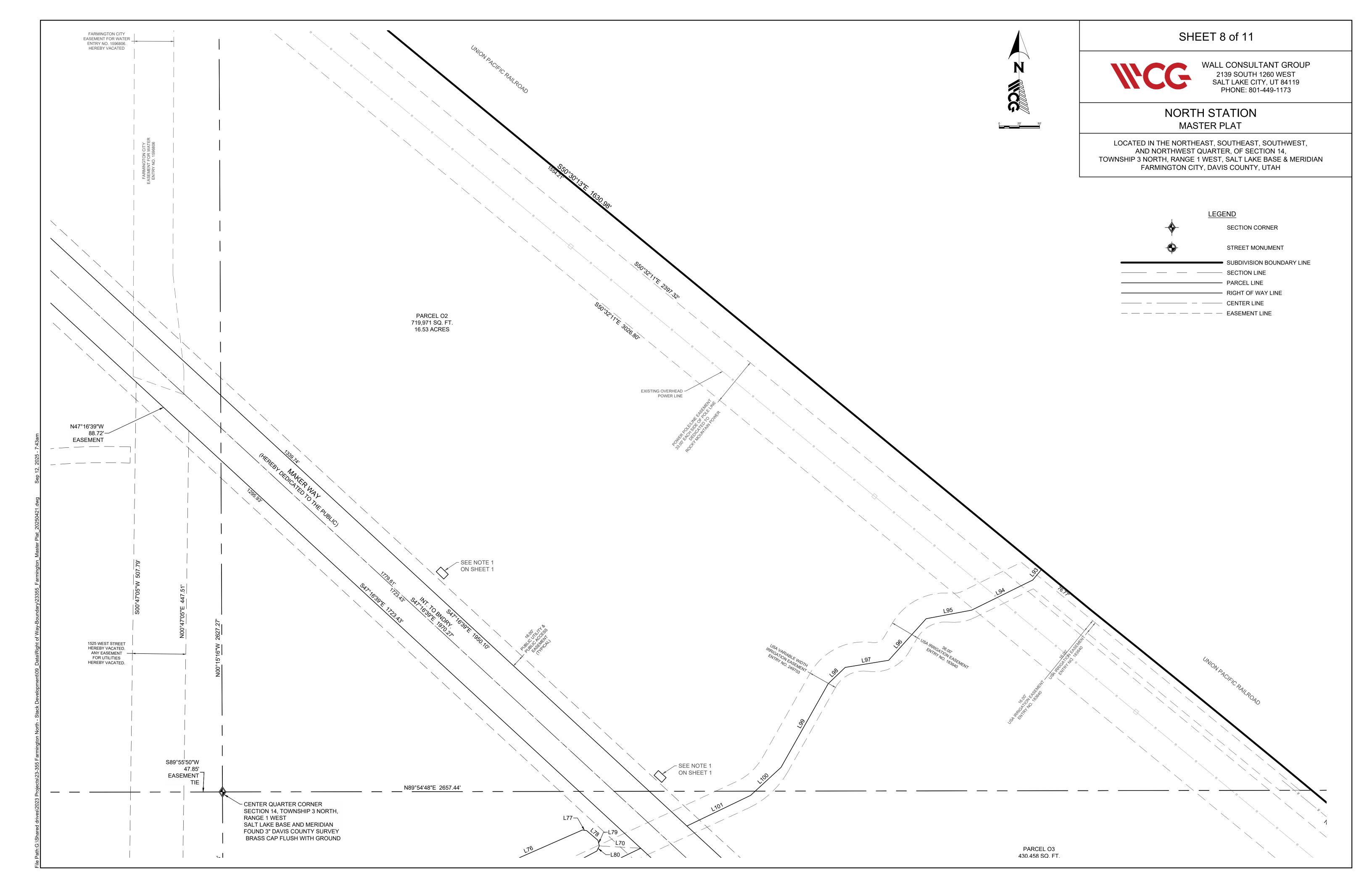
LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST,
AND NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

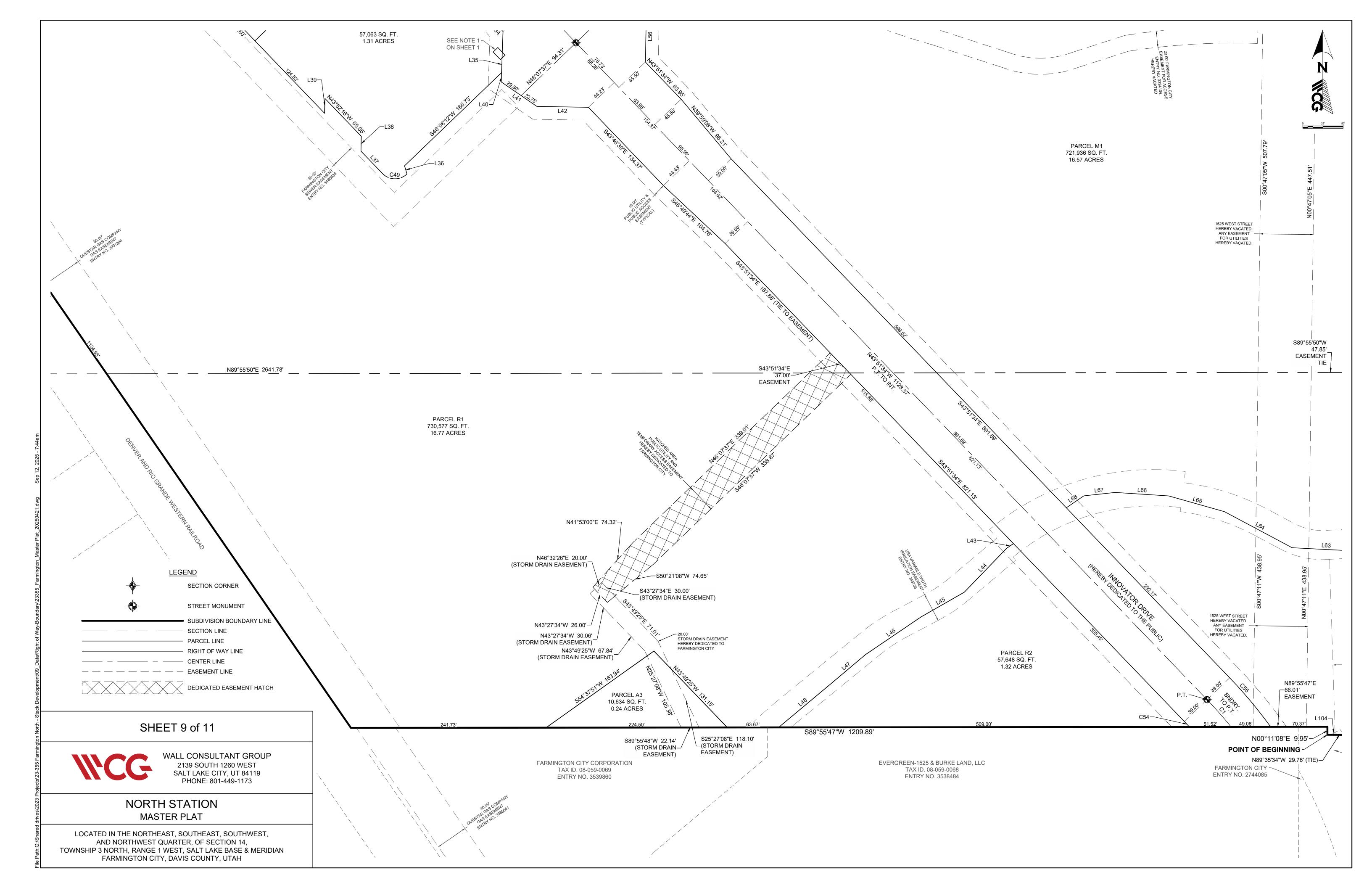


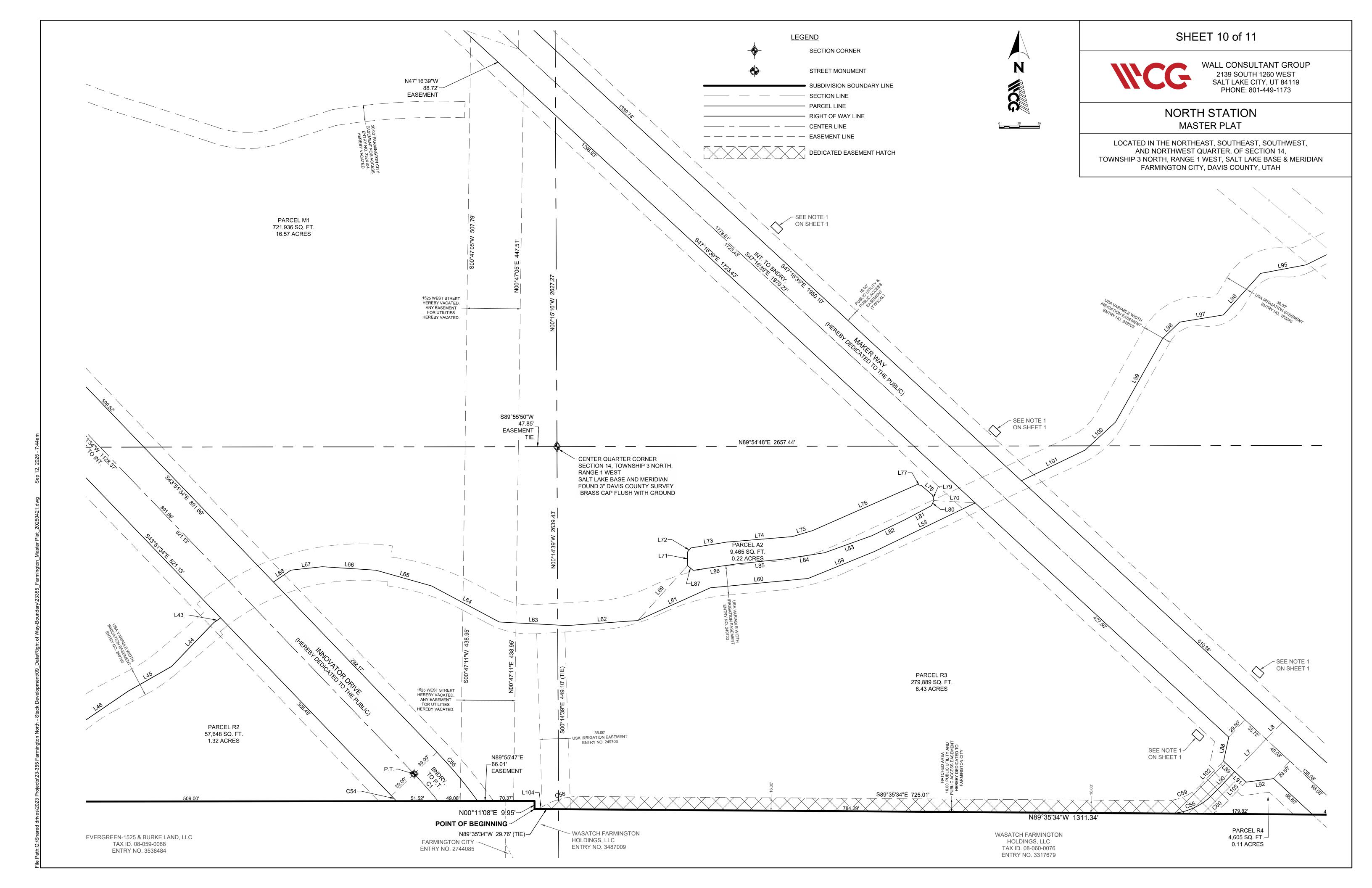


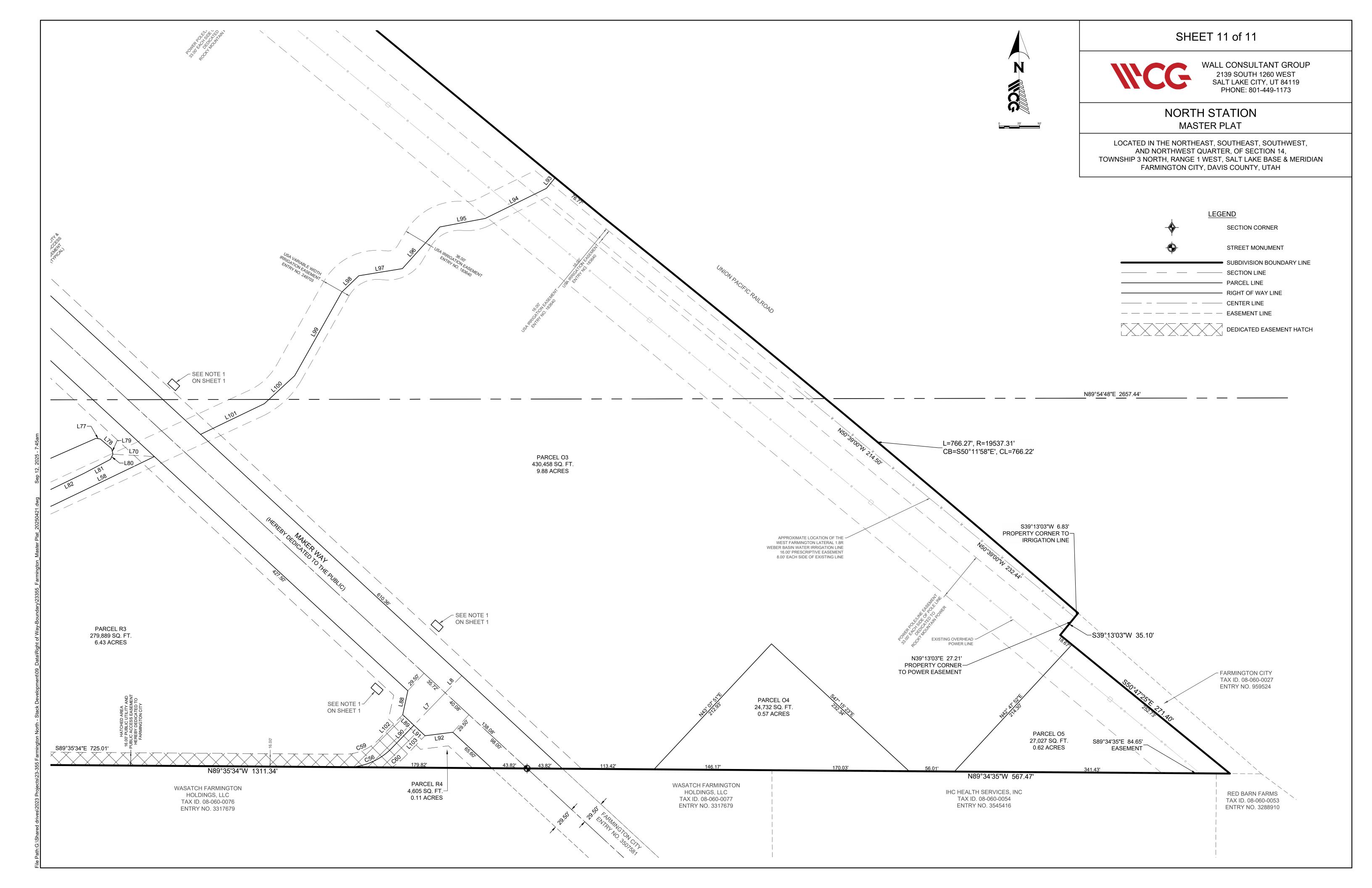












A SUPPLEMENTAL DEVELOPMENT AGREEMENT FOR R1, C1, C4, AND C6

as of the day of 2025 by and between FARMINGTON CITY , a Utah municipal corporation, hereinafter referred to as the "City," and STACK FARMINGTON LAND, LLC , a Utah limited liability company, hereinafter referred to, collectively with its assignees, as "Developer."
RECITALS:
A. City and Developer, 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 either Stack Farmington Land, LLC or Wasatch Farmington Holdings (the "Project").
B. Developer still owns approximately 101 acres of land, of which 29.83 acres is the subject of this Agreement (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, 2025, 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 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. <u>Effective Date</u>. This Agreement shall be effective upon the execution by both Parties. The City may only execute this Agreement after receiving authorization from the City Council.
- 3. <u>Alternative Development Standards</u>. The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. To the extent the PMP conflicts with provisions of the City's code, the PMP shall control. 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. R1 Residential Building Height: Pursuant to Exhibit F 200 ft DRG Restriction Area within Exhibit B Project Master Plan PMP, R1 buildings that are:
 - i. within 200 feet from the western boundary of the Denver & Rio Grande Western right-of-way ("DRG Restriction Area"), and are for-rent townhomes or apartments, building heights shall not exceed two stories or the described building elevations attached in this PMP, except where the townhomes contain a live/work component along the north boundary of R1, fronting North Station Lane (950 N), the height shall not exceed the described building elevations attached in this PMP; all other buildings within R1 but outside of the DRG Restriction Area shall not exceed the building elevations attached in this PMP and if not identified by this PMP shall not exceed four (4) stories

OR

ii. within the DRG Restriction Area, and are separately-platted to-be-sold townhomes or condos, building heights shall be as follows: i) for townhomes closest to the DRG trail right-of-way building height shall not exceed two stories or the described building elevations attached in this PMP, ii) for townhome buildings containing a live/work component along the north

boundary of R1, fronting North Station Lane (950 N), building heights shall not exceed the described building elevations attached in this PMP, and iii) the second row of townhomes directly to the east of the outlined two story residential buildings, those building height shall not exceed building elevations attached in this PMP; all other buildings within R1 but outside of the DRG Restriction Area shall not exceed the building elevations attached in this PMP and if not identified by this PMP shall not exceed four (4) stories;

- c. Drive Through or Drive Up windows shall be allowed within C4 as shown in the PMP on building lots 2, 3, 4, and 5. Specific design of these sites may deviate from the PMP as more detailed design becomes available but shall generally follow the PMP. Site Plan review will be subject to the process identified in Farmington City Code.
- d. Architecture for buildings shall be consistent with elevations included in the PMP. The self storage building on C1 shall be allowed to deviate from fenestration and other architectural requirements so long as the design is consistent with 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. Where applicable, lot frontage design and site layout may vary from the standards in Chapter 11-18 of the City Code but must be consistent with the PMP, being a reduction in the amount of required building fronting a street.
 - g. Parking for C1 shall be as indicated in C1 details included in the PMP.
- h. 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.
- i. Side treatments for private 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.
- j. Townhome units in the R1 area shall be platted individually. Developer shall install fire-rated walls within townhome units in compliance with the International Residential Code and International Fire Code, in a manner that will allow subdivision of those buildings into separately owned units in the future.
- k. Signage: Signs shall be allowed is shown in the PMP including pylon signs not to exceed the height or square footage as shown. Design and materials shall be consistent with the PMP.
- 1. It is anticipated that the detailed uses of the Property and additional alternative development standards not presently contemplated by the PMP 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 not presently contemplated by the PMP, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

- 4. Affordable Housing. Pursuant to the residential portions of the Property located within an approved HTRZ boundary, Developer agrees to set aside twelve percent (12%) of the entire number of residential units proposed for the Project as for-rent, deed-restricted affordable housing for low to moderate-income households, spread across multiple buildings within the development. 3% of the units shall be made available to households at 60% or less of the Davis County Area Median Income and an additional 9% of units shall be made available to households at 80% or less of the Davis County Area Median Income. This Agreement constitutes a "written agreement regarding the number of moderate-income housing units" contemplated by Utah Code Ann. § 10-9a-535(1)(a). The Parties agree to have the form of Deed Restriction attached to this Agreement as "Exhibit C," which is incorporated by this reference, and which restriction will be recorded against those portions of the Project on which affordable housing units will be located, which recordings will confirm that the obligations shall run with the land for the term of the restriction.
- 5. Assignment. Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. This Agreement may be assigned to a subsidiary or affiliate of the Developer without prior notice.
- 6. <u>Notices</u>. 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: Stack Real Estate, LLC

Attn: Trevor Evans

2801 North Thanksgiving Way, Ste. 100

Lehi, UT 84043

To the City: Farmington City

Attn: City Manager 160 South Main Street

Farmington, Utah 84025-0160

7. **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.

- 8. <u>Construction</u>. 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.
- 9. 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.
- 10. <u>No Third-Party Rights.</u> 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.
- 11. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.
- 12. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.
- 13. <u>Term.</u> This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City's completion of construction of the arterial and principal roads shown in the PMP, unless terminated earlier pursuant to Section 16 below.
- 14. <u>Termination</u>. Notwithstanding the foregoing, if Developer has not commenced development activities (which includes applying for building permits, clearing and grubbing the land, and seeking site plan approvals) on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.
- 15. <u>Severability</u>. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

	s hereto have executed this Agreement by and through their ves as of the day and year first hereinabove written.
	"CITY"
ATTEST:	FARMINGTON CITY
	By:
City Recorder	Mayor
APPROVED AS TO FORM:	
City Attorney	
CITY STATE OF UTAH)	ACKNOWLEDGMENT
:ss. COUNTY OF DAVIS	
Anderson, who being duly sworn, did municipal corporation of the State of U	, 2025, personally appeared before me Brett I say that he is the Mayor of FARMINGTON CITY , a tah, and that the foregoing instrument was signed in behalf ag body and said Brett Anderson acknowledged to me that
	Notary Public
	"DEVELOPER"
	STACK FARMINGTON HOLDINGS, LLC

16. **Amendment.** This Agreement may be amended only in writing signed by the parties

hereto.

By:		
• ====	, Manager	

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)	
:ss. COUNTY OF DAVIS)	
, who being by me duly Land, LLC, and that the foregoing is company by virtue of the authority grant limited liability company, and he acknowledge.	, 2025, personally appeared before me sworn did say that he is a manager of Stack Farmington nstrument was signed in behalf of said limited liability ted to such manager under the operating agreement of said wledged 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)

EXHIBIT "C" – DEED RESTRICTION FOR AFFORDABLE HOUSING

EXHIBIT "A"

Legal Description of the Property:

All of Parcels: R1, C1, C4, and C5 of the North Station Master Plat

R1: 16.77 acres C1: 3.16 acres C4: 8.59 acres C6: 1.31 acres

TOTAL 28.93 acres

Image

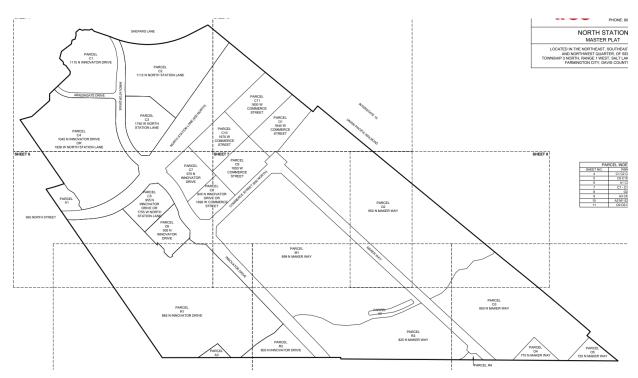


EXHIBIT "B" Project Master Plan PMP EXHIBIT "C" Moderate Income Housing Deed Restriction





MOTFORCONSTRUCTION

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

NORTH STATION R1 -DEVELOPMENT

project#: 22.0555 date: 03/22/2024 **revisions:**

title:

Master Context Plan

shee

SK-02.0

NORTH STATION FARMINGTON - SUBMITTAL NARRATIVE

North Station R1 is the first residential phase within the North Station master plan. It brings a range of housing options with row homes and apartment homes ranging from 1 bedroom to 3 bedrooms. Parking is designed at 1.9 stalls per apartment unit and 2 stalls per row house unit. Additionally, there is over 0.2 stalls per unit for guest parking. Vehicle entry points are located on Commerce Street and Spring Street, which will be constructed as part of the second phase west of Innovator Drive.

We have created safe pedestrian circulation throughout the site with an emphasis on making connections to the City pocket park to the south and the D&RG Trail.

North Station R2 will be a second phase forthcoming in a future application and will have the core shared amenity area for R1 and R2.

SITE PLAN - UNIT MAPPING - PHASE 01

ROW-HOUSES

 4
 3 STORY NORTH - MIDDLE
 3N

 2
 3 STORY NORTH - END
 3NE

 11
 3 STORY - MIDDLE
 3M

 4
 3 STORY - END
 3E

 16
 2 STORY - WEST
 2WE

37 TOTAL

APARTMENT BUILDING 01 - 3 STORY

2 STORY SPLIT LVL23 2BDR1BDR

52 TOTAL



PARKING ALLOCATION

137 STALLS

APT BLO1 - 79 STREET + 18 BUILDING 97 STALLS
VISITOR 40 STALLS

A2 RENDERED UNIT ALLOCATION PLAN



360 west aspen avenue salt lake city, utah 84101 801 532 4422

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

NOTFORCONSTRUCTION

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

project:

NORTH STATION R1 -DEVELOPMENT

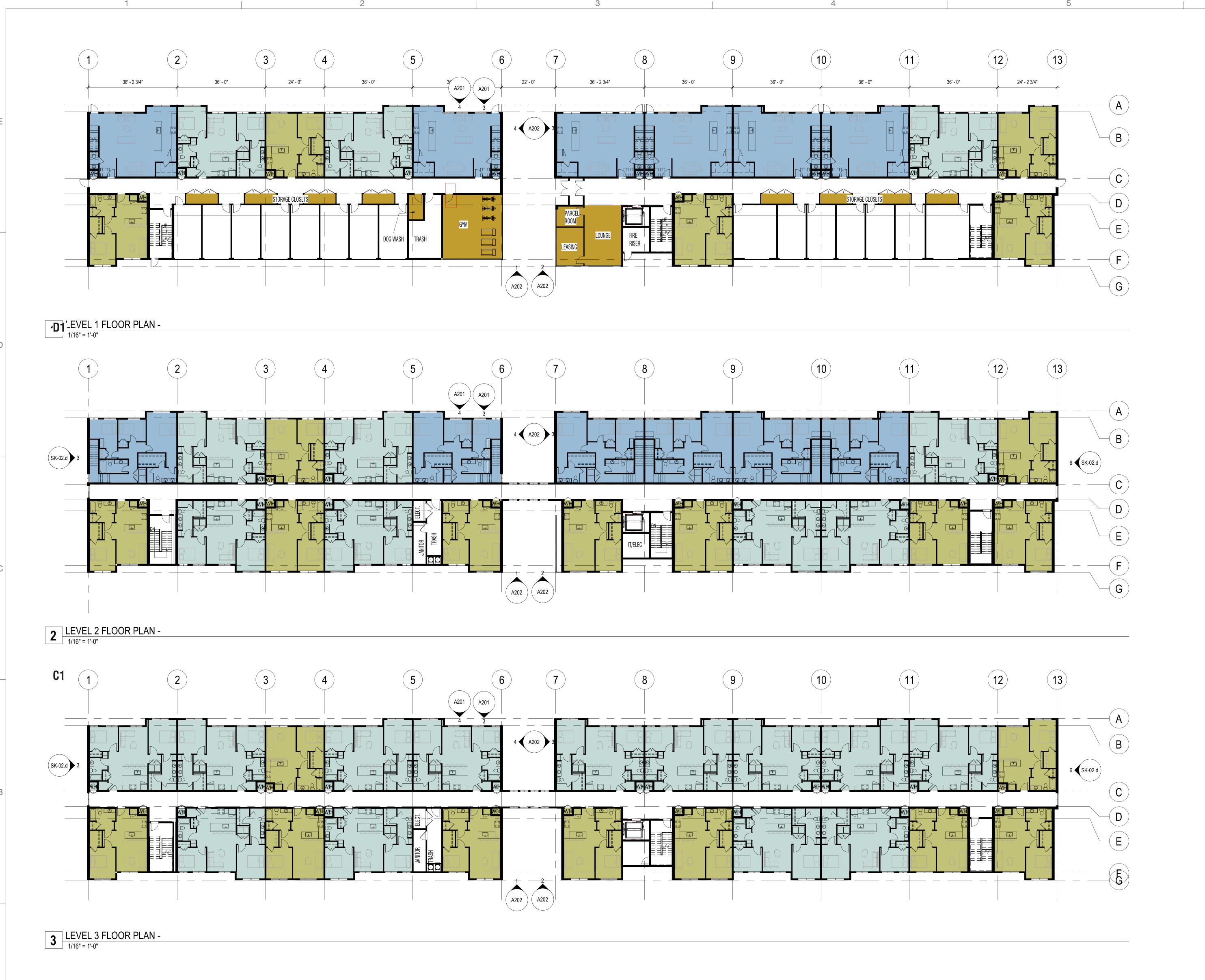
project#: 22.0555 date: 03/22/2024

titla

Master Context Plan

sheet:

SK-02.1



APARTMENT BUILDING 01

2 STORY SPLIT LVL (1,863 SQFT)

Amenities

(900 SQFT) (600+ SQFT)

52 UNITS TOTAL



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NORTH BUILDING

LVL 1 -7,900 SQFT 10,200 SQFT LVL 2 -10,000 SQFT LVL 3 -

28,100 SQFT

SOUTH BUILDING

LVL 1 -	10,100 SQFT
LVL 2 -	12,200 SQFT
LVL 3 -	12,000 SQFT

34,300 SQFT

TOTAL BUILDING SQFT 62,400 SQFT

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STATION R1 -

DEVELOPMENT

project: NORTH

PARKING ALLOCATION WITHIN BUILDING

GARAGE -	13 GARAGE
ADA	2 GARAGE

15

ON SITE

REGULAR - 61 STALLS

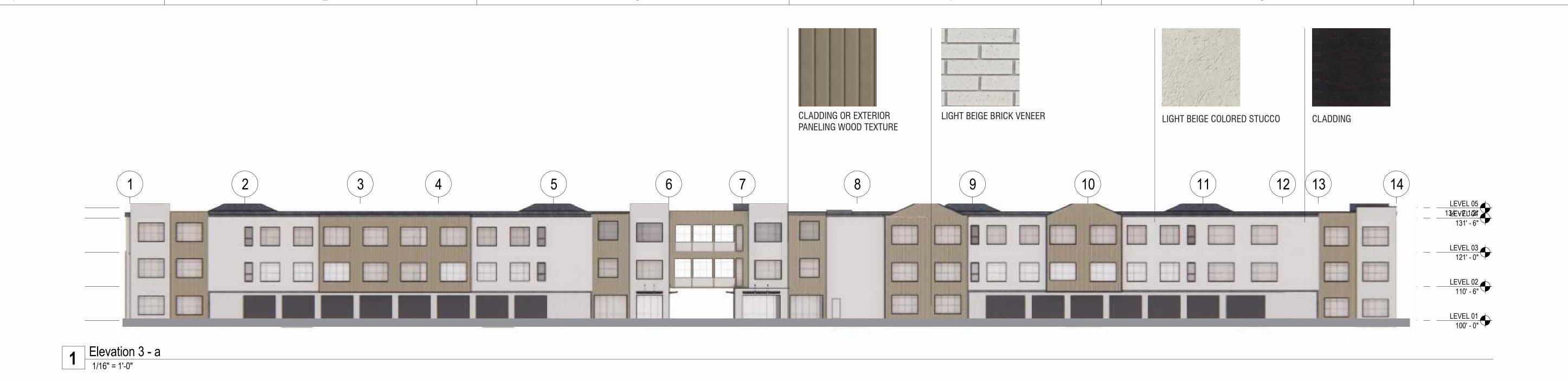
TOTAL PARKING

76 STALLS

22.0555 project# 03/22/2024 date: 24.05 revisions:

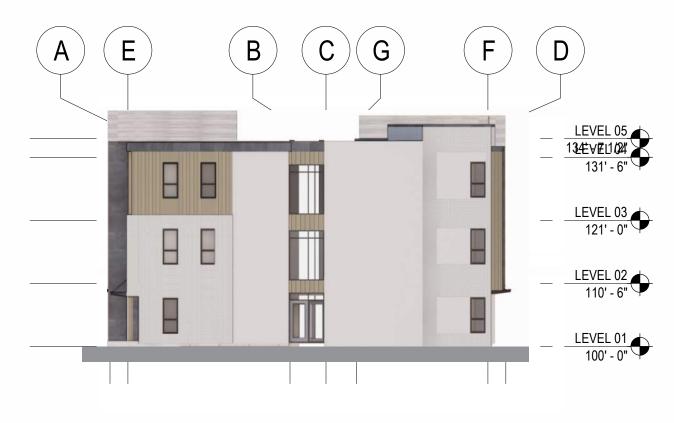
title:

Building 1 -Plans





2 Elevation 2 - a









3 North 1 Elevation Copy 1

1/16" = 1'-0"

4 North 2 Elevation Copy 1

5 South 1 Elevation Copy 1

6 | South 2 Elevation Copy 1

method studio

360 west aspen avenue salt lake city, utah 84101 801 532 4422

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PROJECT:

NORTH

STATION R 1
DEVELOPMENT

project#: 22.0555 date: 03/22/2024

title:

Building 1 Overall
Elevations

sheet:

SK-02.d







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NORTH STATION R1 -DEVELOPMENT

project#: 22.0555 date: 03/22/2024 revisions:

Building 1 -Axons

sheet: SK-02.C









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project:

NORTH STATION R1 -DEVELOPMENT

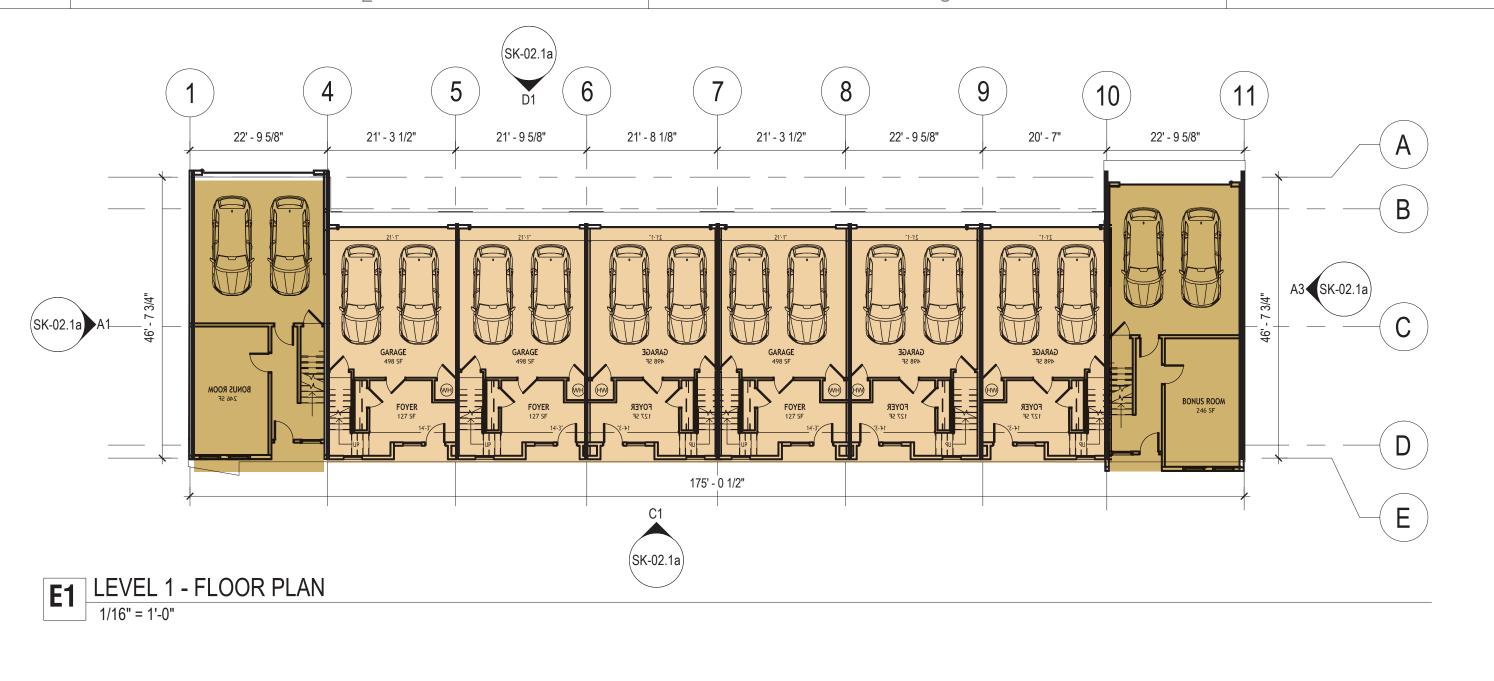
project#: 22.0555 date: 03/22/2024

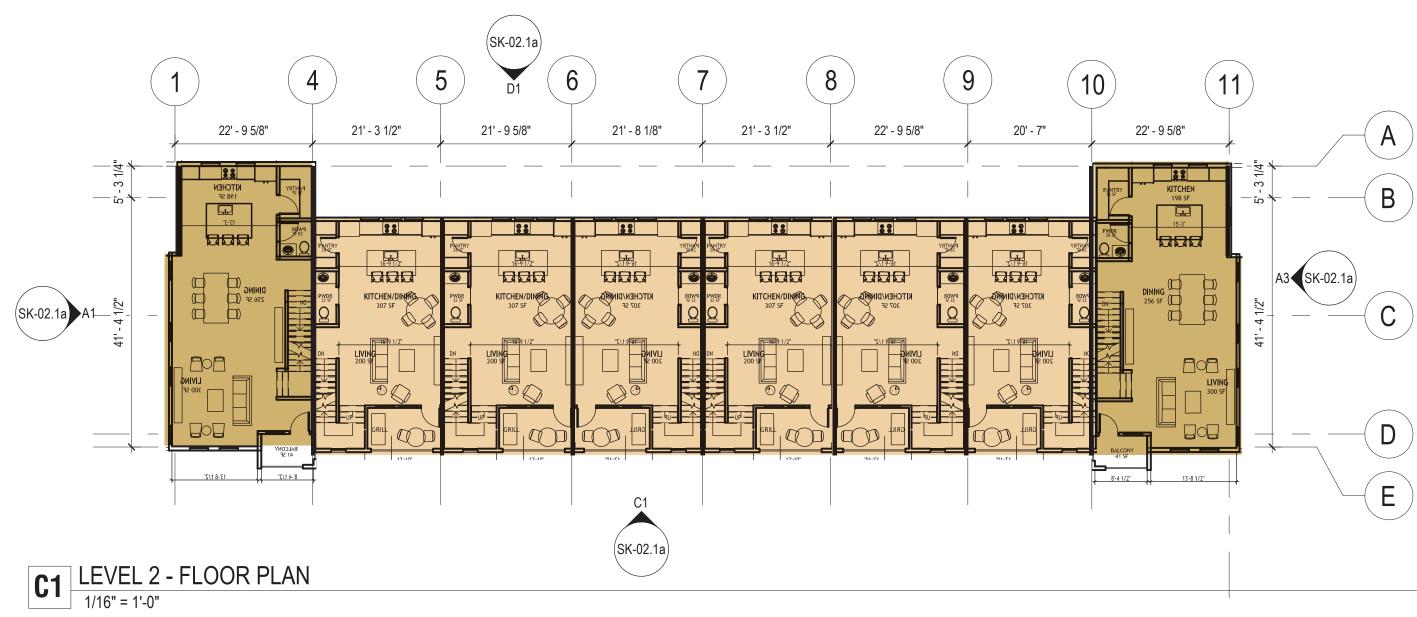
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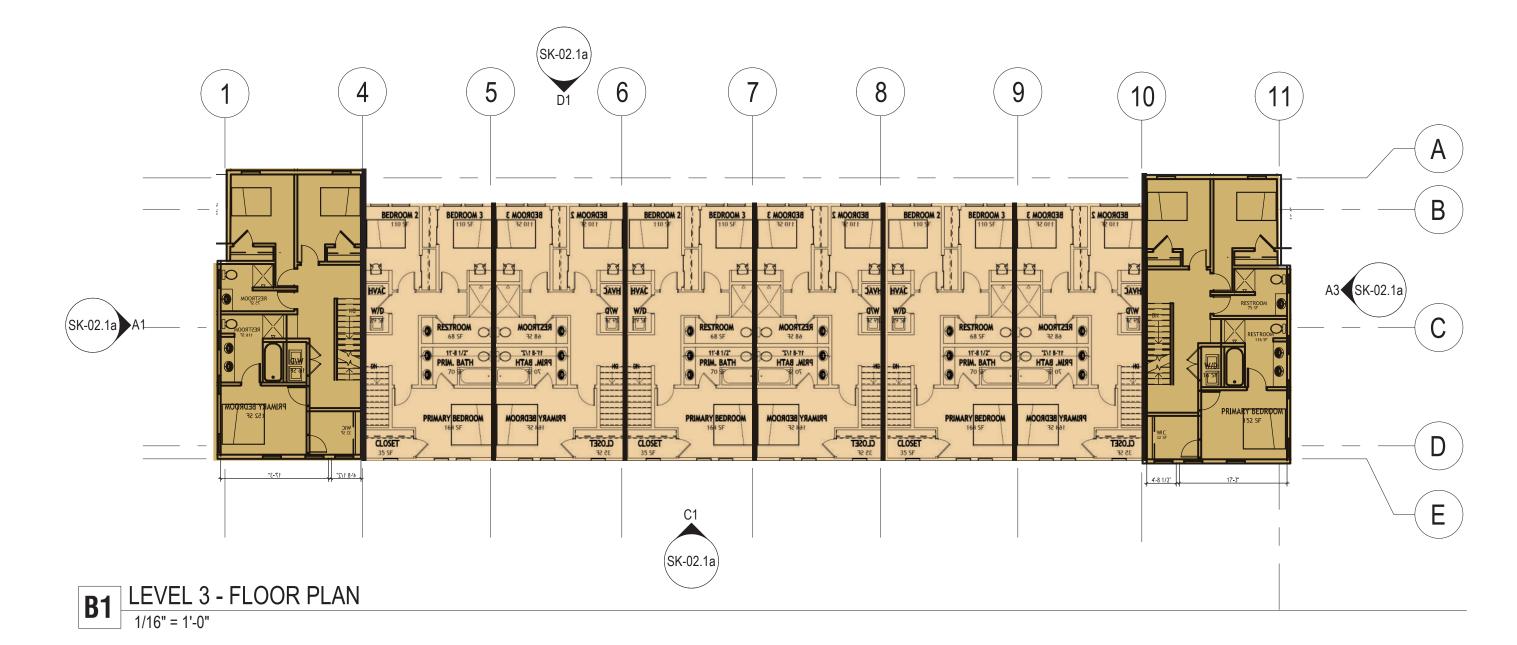
Building 1 -Renderings

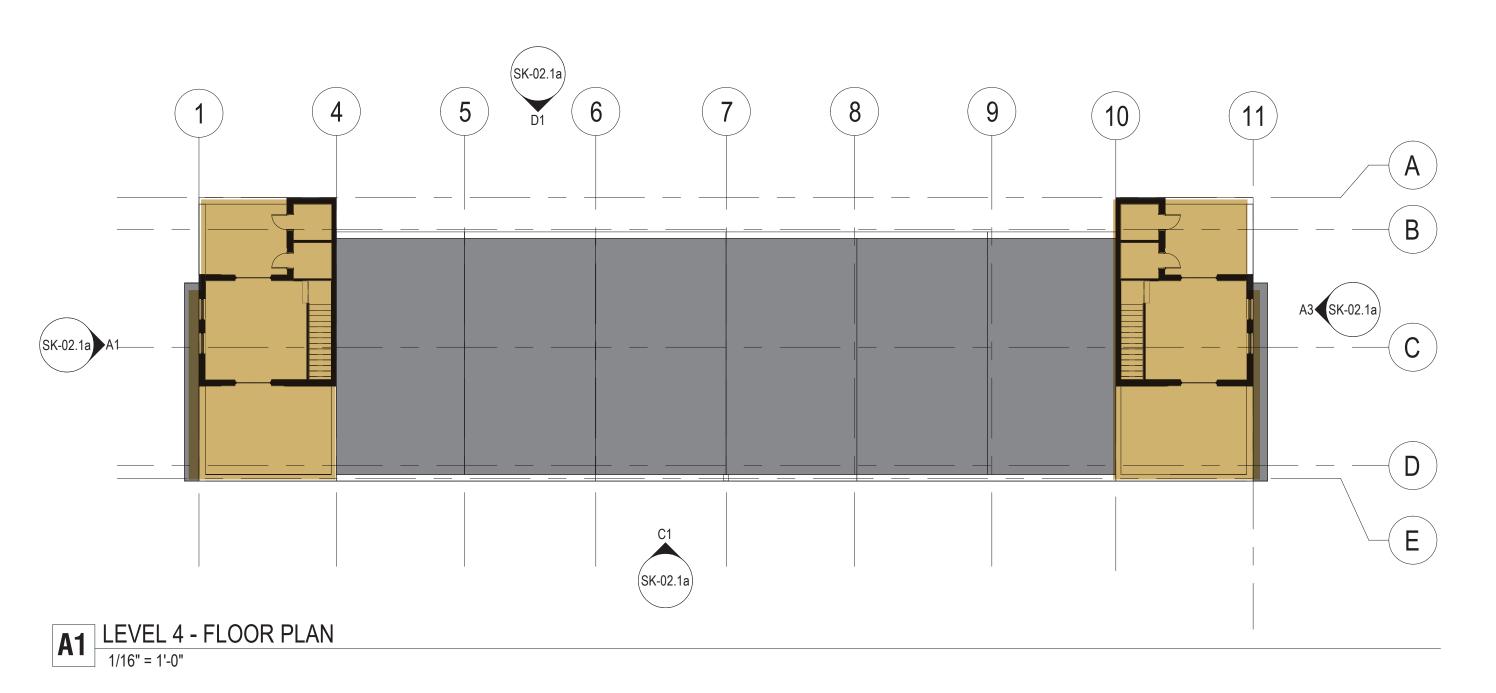
sheet:

SK-02.d









<u>UNIT INFO</u>

11 3 STORY - MIDDLE 4 3 STORY - END

15 units on site - for PHASE 01

2,322 SQFT

LVL 1 - 778 SQFT LVL 2 - 778 SQFT LVL 3 - 766 SQFT

3,812 SQFT

LVL 1 - 923 SQFT 963 SQFT LVL 2 -963 SQFT LVL 3 -ROOF - 963 SQFT



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project: NORTH STATION R1 -DEVELOPMENT

project#: 22.0555 date: 03/22/2024 revisions:

3M-3E TownhouseS (Eight Pack) -Plans

sheet:

SK-05.1





360 west aspen avenue salt lake city, utah 84101 801 532 4422

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PURPOSES, OR IMPLEMENTATION

MOTFORCONSTRUCTION

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NORTH
STATION R1 DEVELOPMENT

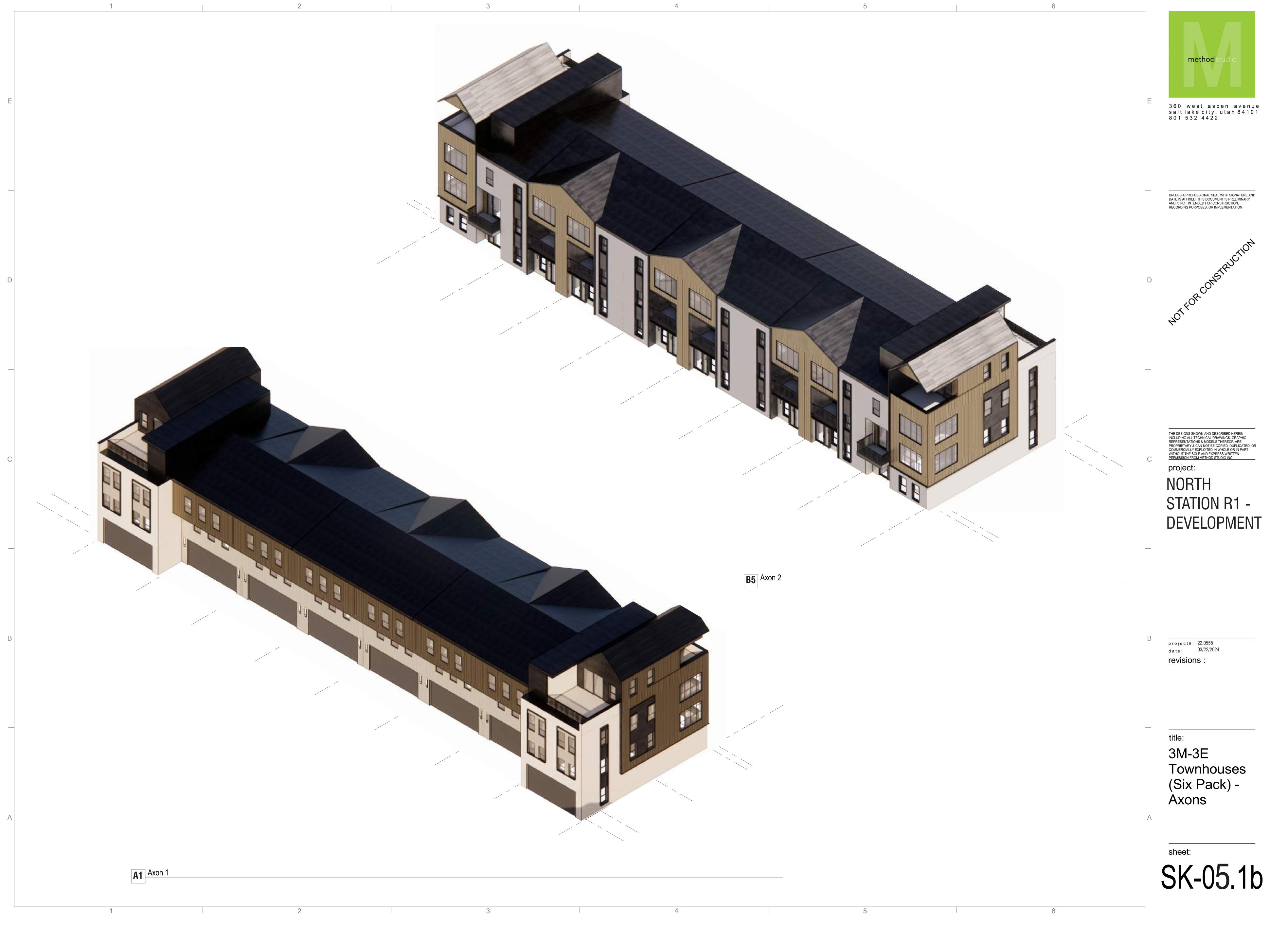
project#: 22.0555 date: 03/22/2024 **revisions:**

title:

3M-3E Townhouses (Eight Pack) -Elevations

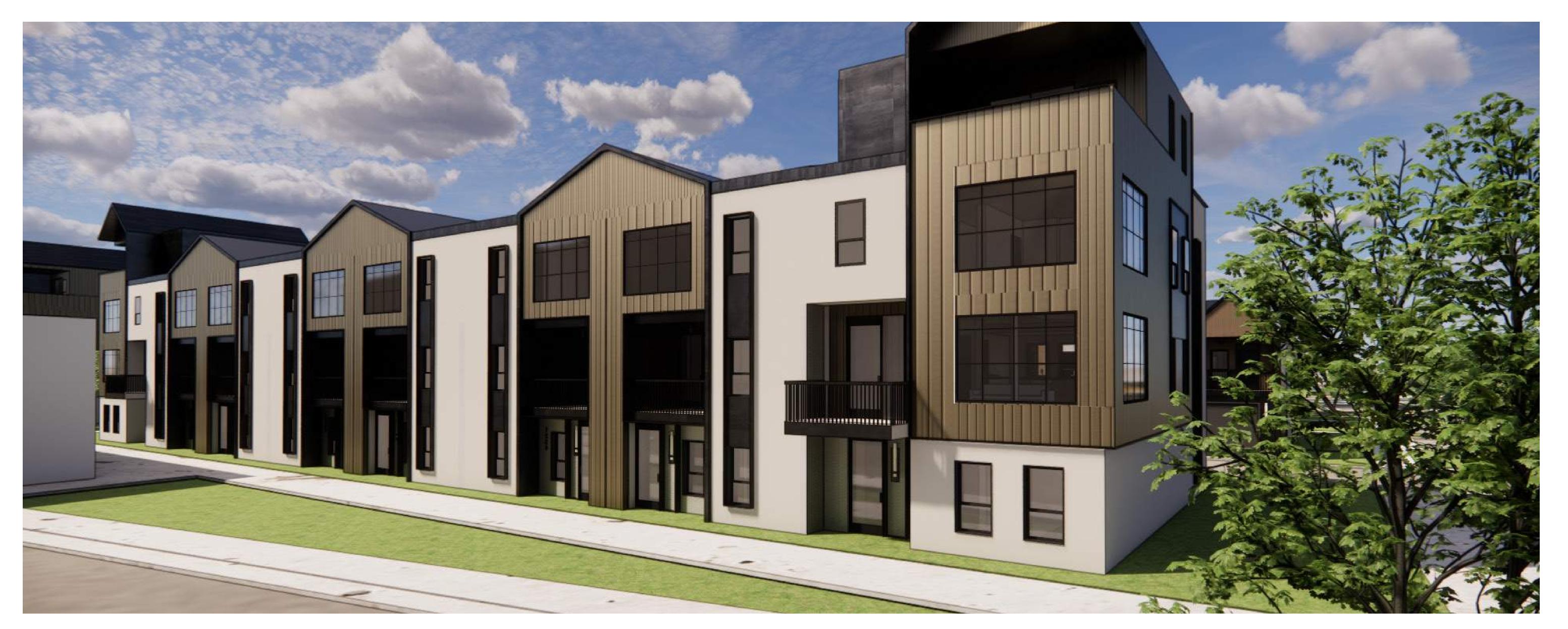
sheet:

SK-05.1a











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project:

NORTH STATION R1 -DEVELOPMENT

project#: 22.0555 date: 03/22/2024 revisions :

Townhouse -Renderings

sheet: SK-05.C



method studio

360 west aspen avenue salt lake city, utah 84101 801 532 4422

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NORTH STATION R1 -DEVELOPMENT

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

project#: [SET PROJECT INFO NUMBER PARAMETER]

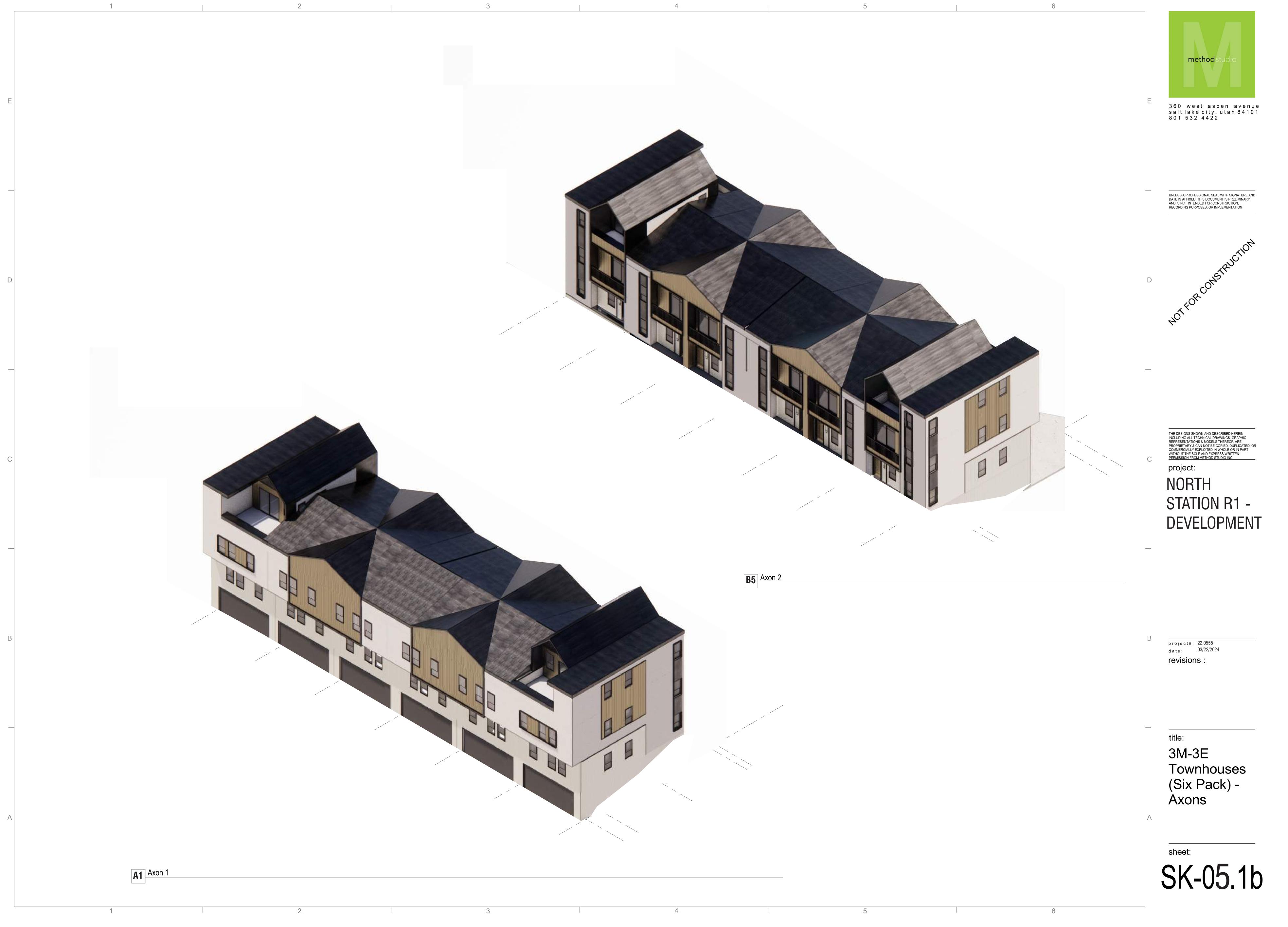
revisions:

title:

3M-3E
Townhouses
6PLEX PLAN
OPTION 1

sheet:

SK-02.3











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project:

NORTH STATION R1 -DEVELOPMENT

project#: 22.0555 date: 03/22/2024 revisions:

Townhouse -Renderings

sheet: SK-05.C

A1 PERSPECTIVE RENDERINGS













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project:

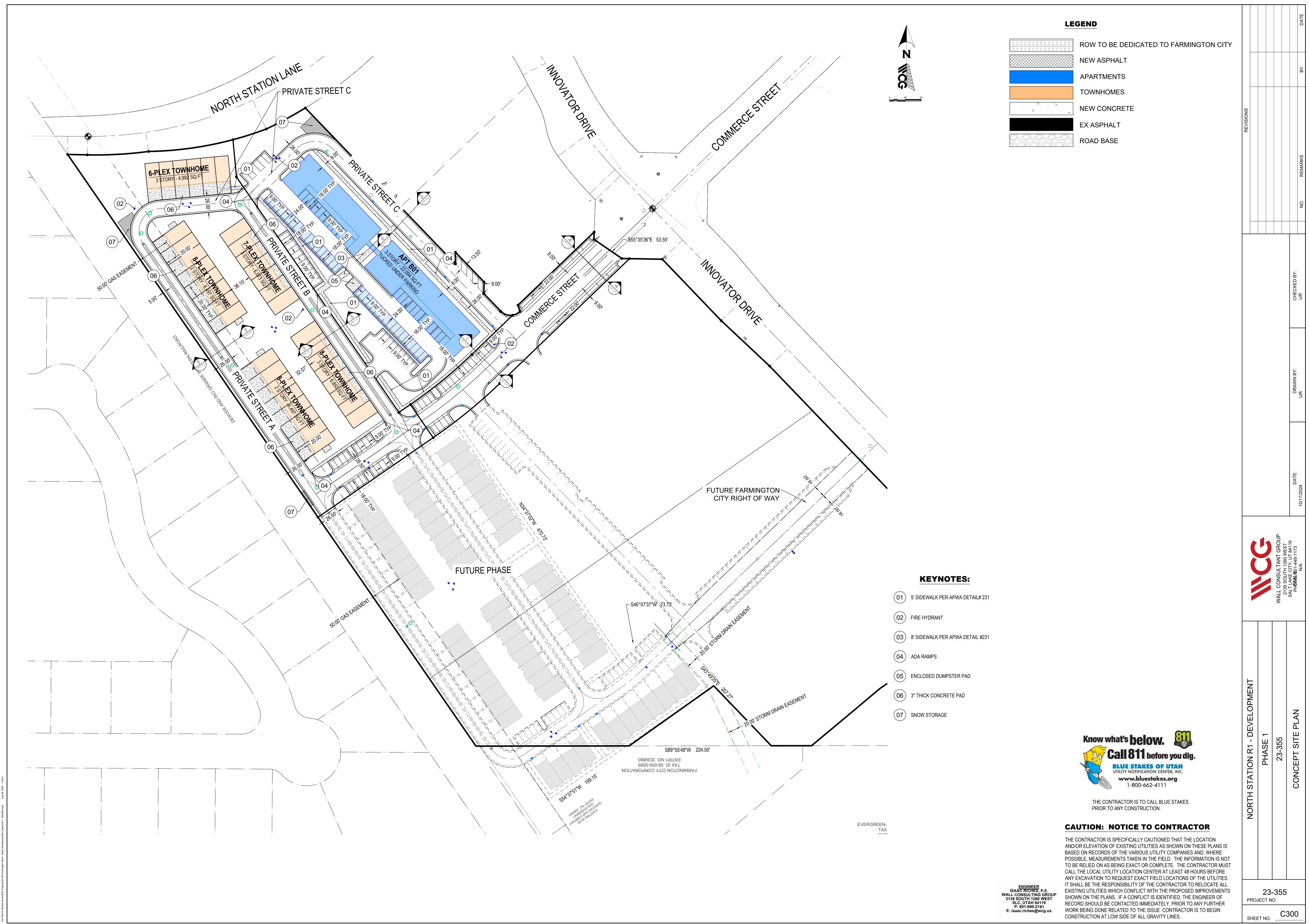
NORTH STATION R1 -DEVELOPMENT

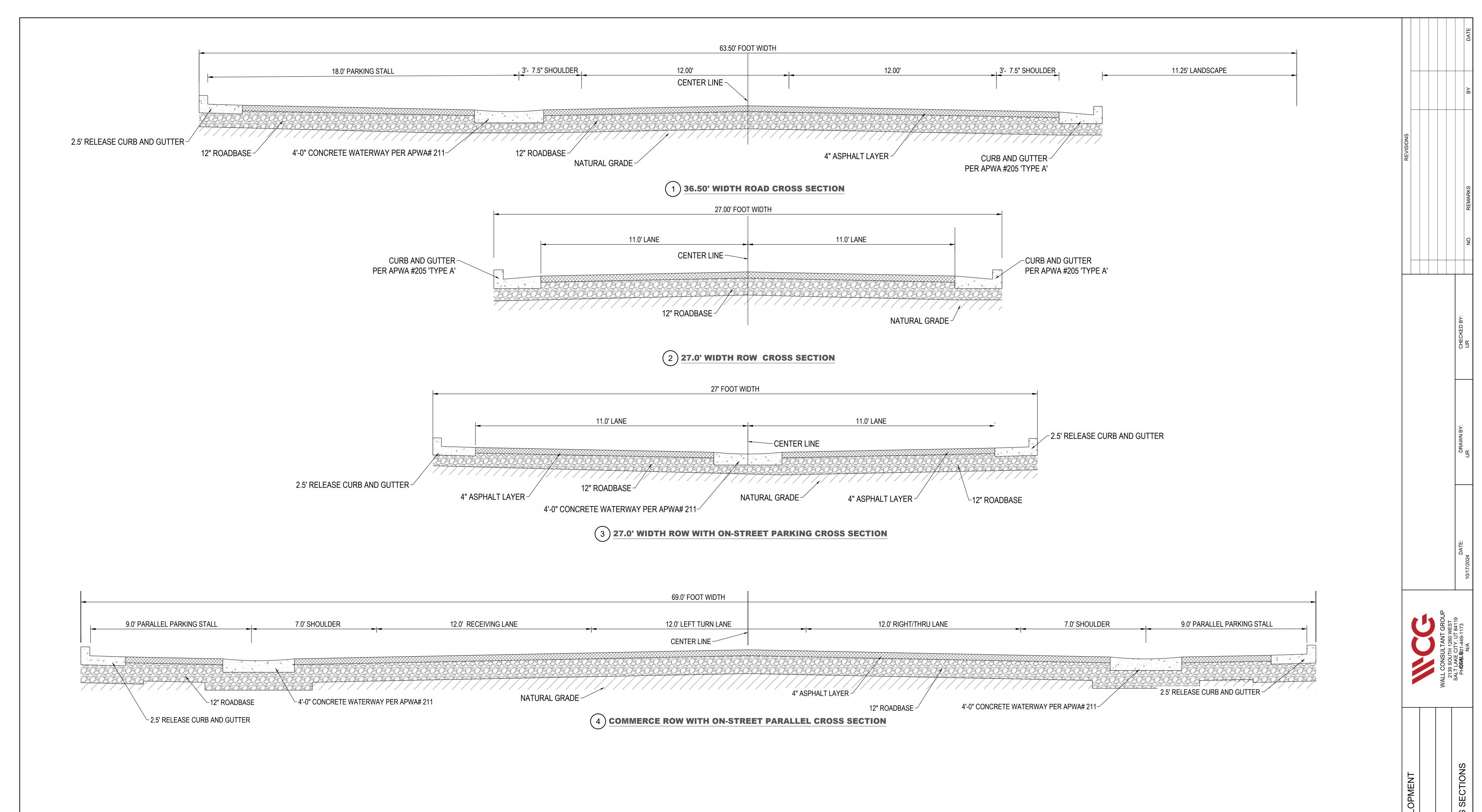
project#: 22.0555 date: 03/22/2024 revisions:

Townhouse -Renderings

sheet: SK-05.C

A1 PERSPECTIVE RENDERINGS







PRIOR TO ANY CONSTRUCTION.



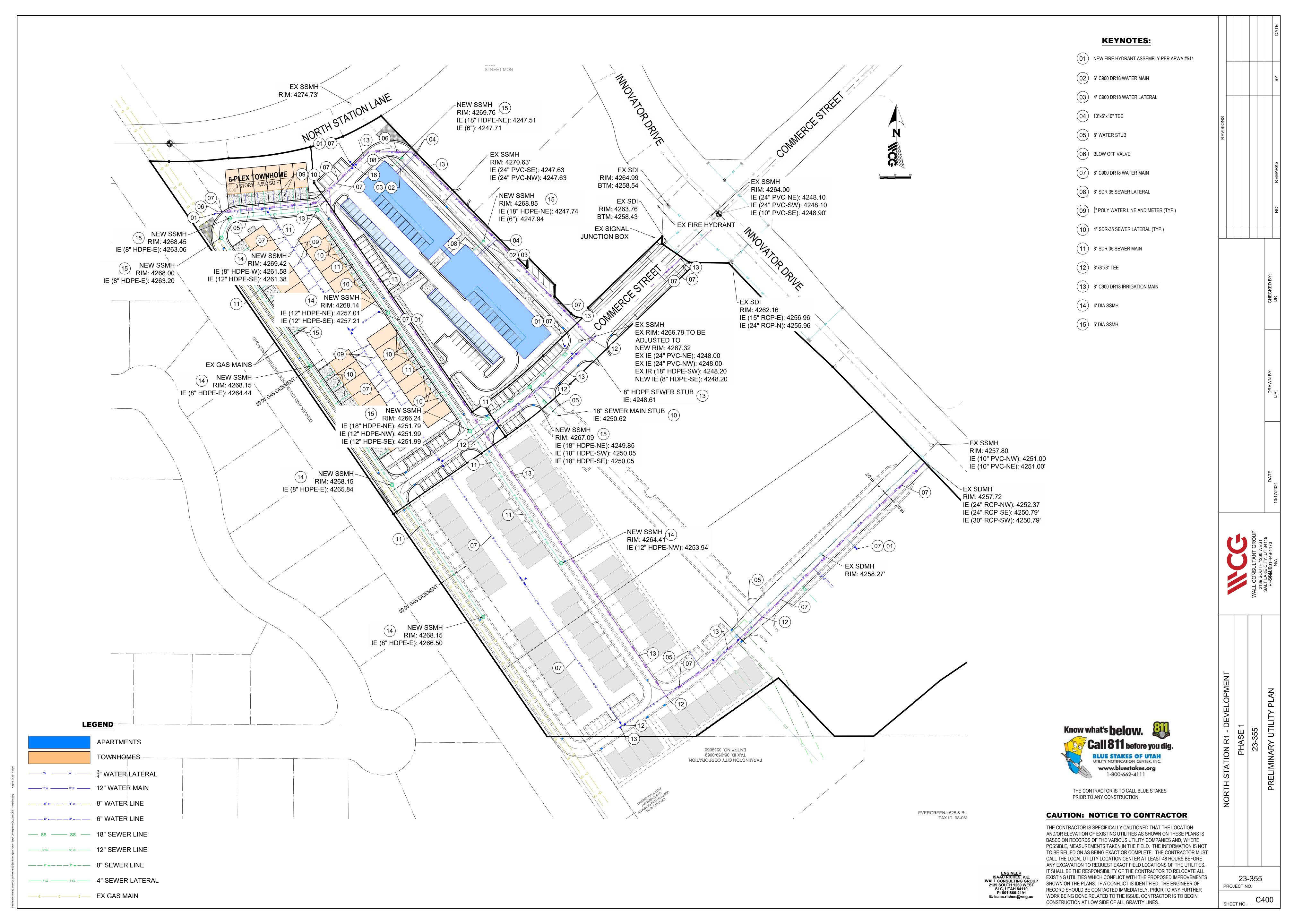
E: isaac.riches@wcg.us

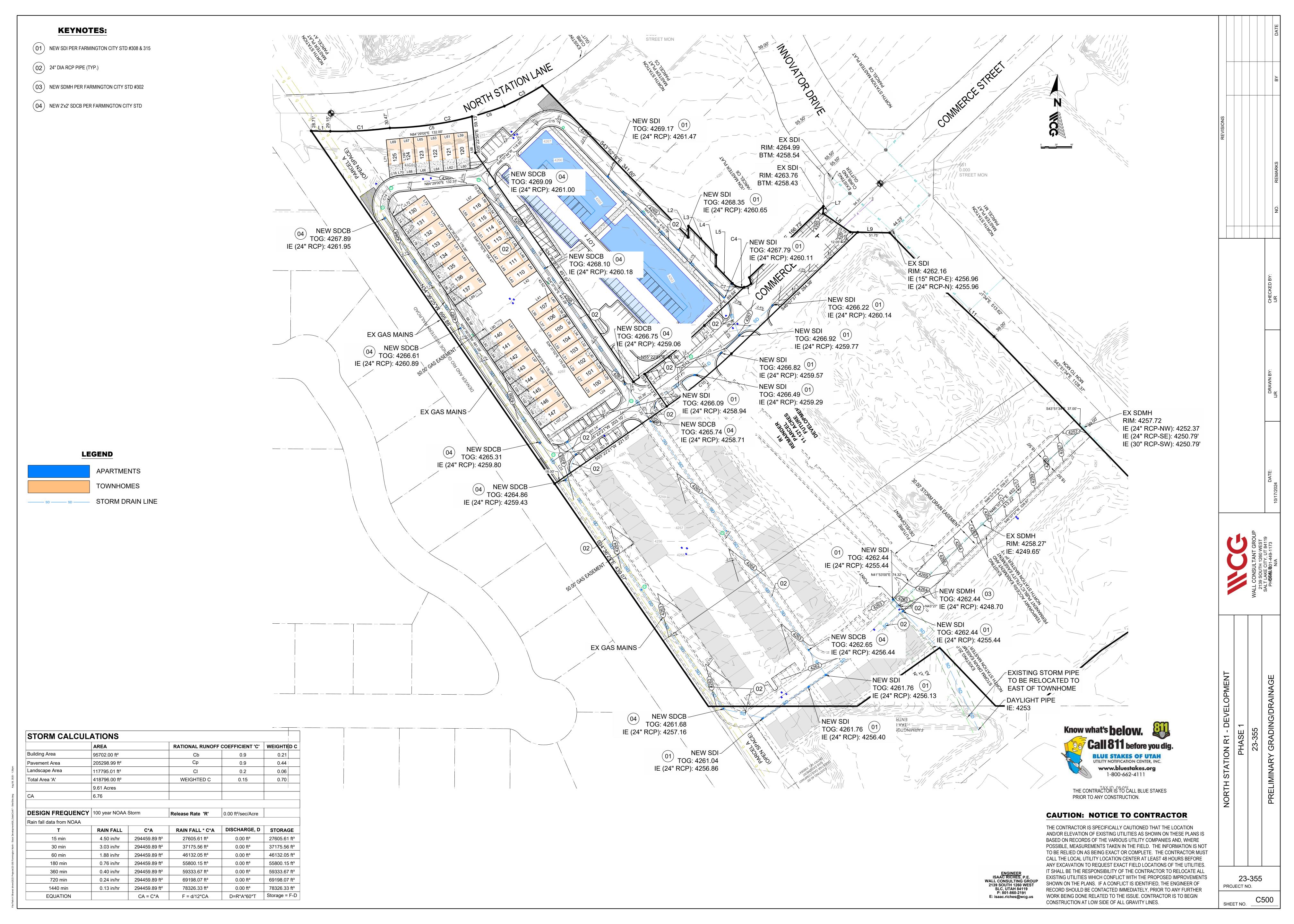
CAUTION: NOTICE TO CONTRACTOR

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

23-355 PROJECT NO.

SHEET NO.





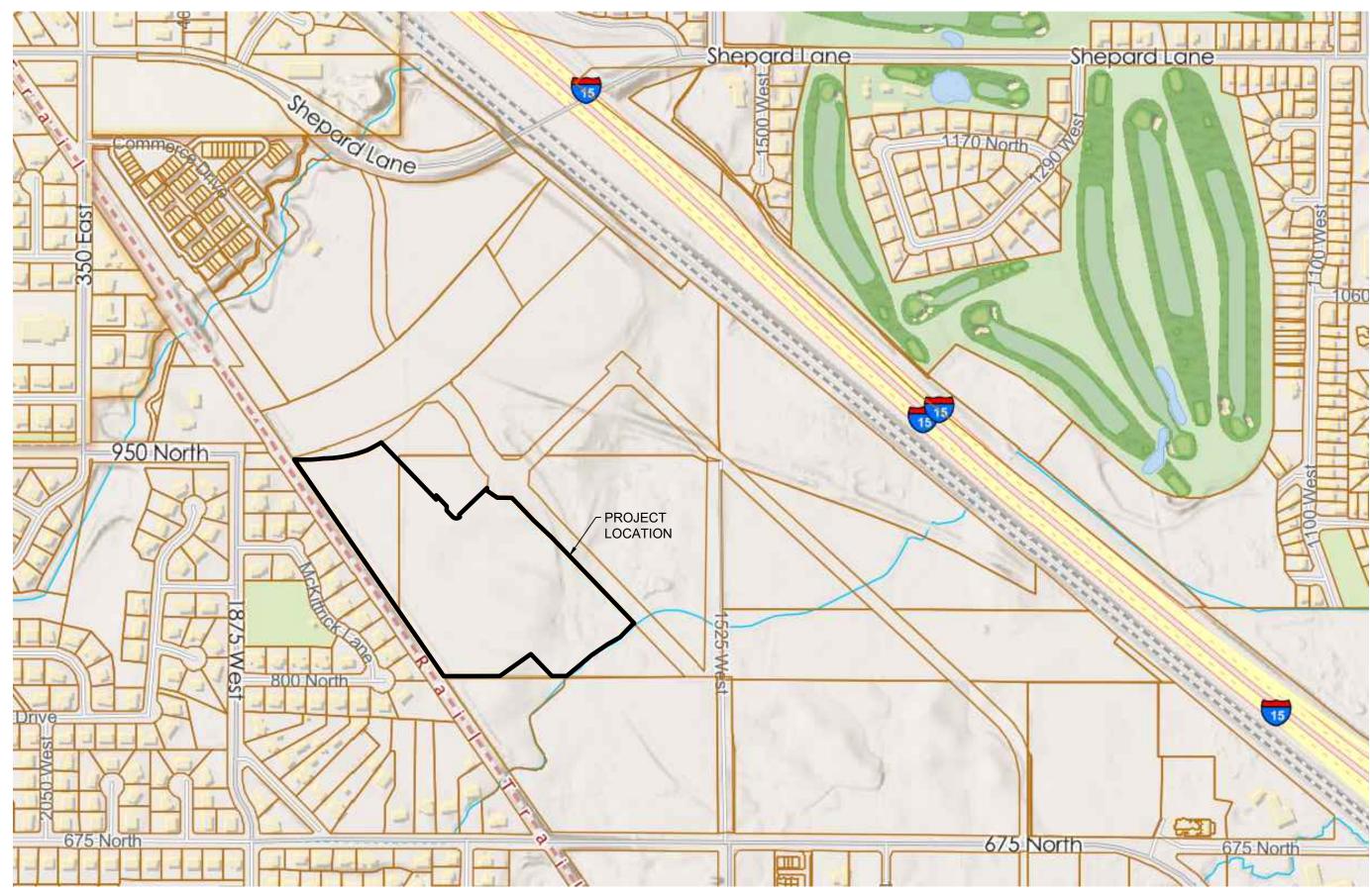
NORTH STATION R1 FIRST AMENDMENT

AMENDING PARCEL R1 OF THE

NORTH STATION MASTER PLAT

FARMINGTON CITY, DAVIS COUNTY, UTAH **AUGUST 2025** PRELIMINARY PLAT





VICINITY MAP NOT TO SCALE

CENTRAL DAVIS SEWER DISTRICT

WEBER BASIN WATER DISTRICT

1. ANY EASEMENT PERTAINING TO OR REQUIRED FOR THE DEVELOPMENT OF NORTH STATION MASTER PLAT PARCEL R2, PARCEL C5, OR PARCEL C6 IS HEREBY GRANTED TO DEVELOPER.

BENCHLAND WATER DISTRICT

BOUNDARY DESCRIPTION

ALL OF PARCEL R1, NORTH STATION MASTER PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NUMBER IN THE DAVIS COUNTY RECORDER'S OFFICE.

SHEET 1 of 3

BENCHLAND WATER DISTRICT APPROVED THISDAY OF,	WEBER BASIN WATER DISTRICT APPROVED THISDAY OF	CENTRAL DAVIS SEWER DISTRICT , APPROVED THISDAY OF	PROJECT NUMBER 23-355		NORTH STATION R1 FIRST AMENDMENT
2025, BY THE BENCHLAND WATER DISTRICT.	2025, BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.	2025, BY THE CENTRAL DAVIS SEWER DISTRICT.	DESIGNED BY KWT DRAWN BY KWT CHECKED BY DRW DATE -	WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173	LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DAVIS COUNTY, UTAH
BENCHLAND WATER DISTRICT MANAGER	WEBER BASIN WATER DISTRICT MANAGER	CENTRAL DAVIS SEWER DISTRICT MANAGER			DAVIS COUNTY RECORDER
PLANNING COMMISSION APPROVAL APPROVED THISDAY OF, 2025, BY THE FARMINGTON CITY PLANNING COMMISSION.	CITY ATTORNEY'S APPROVAL APPROVED THISDAY OF 2025, BY THE FARMINGTON CITY ATTORNEY.	FARMINGTON CITY ENGINEER	CIT APPROVED THISDAY OF	ΓΥ COUNCIL APPROVAL, 2025, BY THE FARMINGTON CITY COUNCIL.	RECORDED # STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
FARMINGTON CITY PLANNING COMMISSION CHAIRMAN	FARMINGTON CITY ATTORNEY	DATE FARMINGTON CITY ENGINEER	CITY RECORDER	CITY MAYOR	DATE TIME BOOK PAGE FEE DAVIS COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, DEVRON JAY ANDERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 7897281 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE; AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO LOTS, PARCELS, AND STREETS KNOWN HEREAFTER AS

NORTH STATION R1 FIRST AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



OWNER'S DEDICATION

ACKNOWLEDGEMENT

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

NORTH STATION R1 FIRST AMENDMENT

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

DATED THIS DAY OF	2025.	
	BY:	
STACK FARMINGTON LAND, LLC	NAME:	-
A UTAH LIMITED LIABILITY COMPANY		

STATE OF	
COUNTY OF	
THE UNDERSIGNED NOTARY PUBLIC,	, 2025, PERSONALLY APPEARED BEFORE M THE SIGNERS OF THE ABOVE OWNER'S DEDICATION WLEDGED TO ME THEY SIGNED IT FREELY AND ES THEREIN MENTIONED.
MY COMMISSION EXPIRES	NOTARY PUBLIC

		Cl	JRVE TABLE		
CURVE#	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C1	96.91'	629.57'	N86°49'32"E	96.82'	8°49'11"
C2	190.12'	553.86'	N79°12'20"E	189.19'	19°40'03"
C3	70.11'	650.50'	N61°39'38"E	70.08'	6°10'32"
C4	33.77'	21.50'	S88°52'19"E	30.41'	90°00'06"
C5	134.90'	553.86'	S82°03'42"W	134.57'	13°57'19"
C6	55.21'	719.57'	S72°13'40"W	55.20'	4°23'46"
C7	20.73'	21.50'	N71°53'22"W	19.94'	55°14'58"
C8	12.89'	21.50'	S63°18'20"W	12.70'	34°21'26"
C9	125.22'	763.66'	N50°49'33"E	125.08'	9°23'42"
C10	135.55'	827.16'	S50°49'22"W	135.39'	9°23'21"
C11	81.73'	795.63'	N52°34'36"E	81.69'	5°53'08"
C12	48.65'	795.63'	N47°52'49"E	48.64'	3°30'13"
C13	130.38'	795.41'	N50°49'27"E	130.24'	9°23'31"
C14	72.75'	35.00'	S24°56'17"W	60.34'	119°05'25"
C15	64.40'	41.00'	N88°52'16"W	57.98'	90°00'00"
C16	15.70'	48.50'	N75°12'39"E	15.63'	18°32'41"

PARCEL R2

	LINE TABLE				
LINE#	BEARING	LENGTH			
L1	S88°49'38"E	31.05'			
L2	N01°07'56"E	18.38'			
L3	S43°52'16"E	65.05'			
L4	S01°07'56"W	18.38'			
L5	S43°52'16"E	38.38'			
L6	N16°33'36"W	10.48'			
L7	S01°58'51"W	11.64'			
L8	S55°35'36"E	53.55'			
L9	S89°01'47"E	63.80'			
L10	S43°46'39"E	134.37'			
L11	S46°49'44"E	104.76'			
L12	S55°48'17"W	10.09'			
L13	S43°59'37"W	75.76'			
L14	S60°17'55"W	61.73'			
L15	S55°49'14"W	83.32'			
L16	S49°53'04"W	54.17'			

	LINE TABLE	
LINE#	BEARING	LENGTH
L17	S50°10'19"W	86.05'
L18	S89°55'48"W	63.67'
L19	N43°49'25"W	131.15'
L20	S54°37'48"W	163.94'
L21	S43°58'19"E	31.81'
L22	N34°37'02"W	31.75'
L23	S34°36'25"E	31.75'
L24	N55°22'58"E	46.65'
L25	S34°37'02"E	22.80'
L26	N34°37'02"W	22.80'
L27	S34°37'02"E	20.58'
L28	N34°37'02"W	20.58'
L29	S34°37'02"E	22.80'
L30	N34°37'02"W	22.80'
L31	S34°37'02"E	21.29'
L32	N34°37'02"W	21.29'

	LINE TABLE			
LINE#	BEARING	LENGTH		
L49	S34°37'02"E	21.68'		
L50	N34°37'02"W	21.68'		
L51	S34°37'02"E	21.80'		
L52	N34°37'02"W	21.80'		
L53	S34°37'02"E	21.29'		
L54	N34°37'02"W	21.29'		
L55	S34°37'02"E	22.80'		
L56	N34°37'02"W	22.80'		
L57	S55°22'58"W	46.65'		
L58	N05°31'00"W	59.54'		
L59	S84°29'00"W	22.00'		
L60	N84°29'00"E	22.00'		
L61	S84°29'00"W	22.00'		
L62	N84°29'00"E	22.00'		
L63	S84°29'00"W	22.00'		
L64	N84°29'00"E	22.00'		

	LINE TABLE	
LINE#	BEARING	LENGTH
L65	S84°29'00"W	22.00'
L66	N84°29'00"E	22.00'
L67	S84°29'00"W	22.00'
L68	N84°29'00"E	22.00'
L69	S84°29'00"W	22.00'
L70	N84°29'00"E	6.57'
L71	S05°31'00"E	62.06'
L72	S55°23'35"W	60.33'
L73	N34°36'25"W	22.00'
L74	S34°36'25"E	22.00'
L75	N34°36'25"W	22.00'
L76	S34°36'25"E	22.00'
L77	N34°36'25"W	22.00'
L78	S34°36'25"E	22.00'
L79	N34°36'25"W	22.00'
L80	S34°36'25"E	22.00'

	LINE TABLE	
LINE#	BEARING	LENGTH
L81	N34°36'25"W	22.00'
L82	S34°36'25"E	22.00'
L83	N34°36'25"W	22.00'
L84	S34°36'25"E	22.00'
L85	N34°36'25"W	22.00'
L86	S34°36'25"E	22.00'
L87	N34°36'25"W	22.00'
L88	S34°36'25"E	22.00'
L89	N55°23'35"E	60.33'
L90	N55°23'35"E	60.33'
L91	S34°36'25"E	22.00'
L92	N34°36'25"W	22.00'
L93	S34°36'25"E	22.00'
L94	N34°36'25"W	22.00'
L95	S34°36'25"E	22.00'
L96	N34°36'25"W	22.00'

NORTH STATION MASTER PLAT PARCEL C3

LINE TABLE				
LINE#	BEARING	LENGTH		
L97	S34°36'25"E	22.00'		
L98	N34°36'25"W	22.00'		
L99	S34°36'25"E	22.00'		
L100	N34°36'25"W	22.00'		
L101	S34°36'25"E	22.00'		
L102	N34°36'25"W	22.00'		
L103	S34°36'25"E	22.00'		
L104	N34°36'25"W	22.00'		
L105	S34°36'25"E	22.00'		
L106	N34°36'25"W	22.00'		
L107	S55°23'35"W	60.33'		

<u>LEGEND</u>

SECTION CORNER

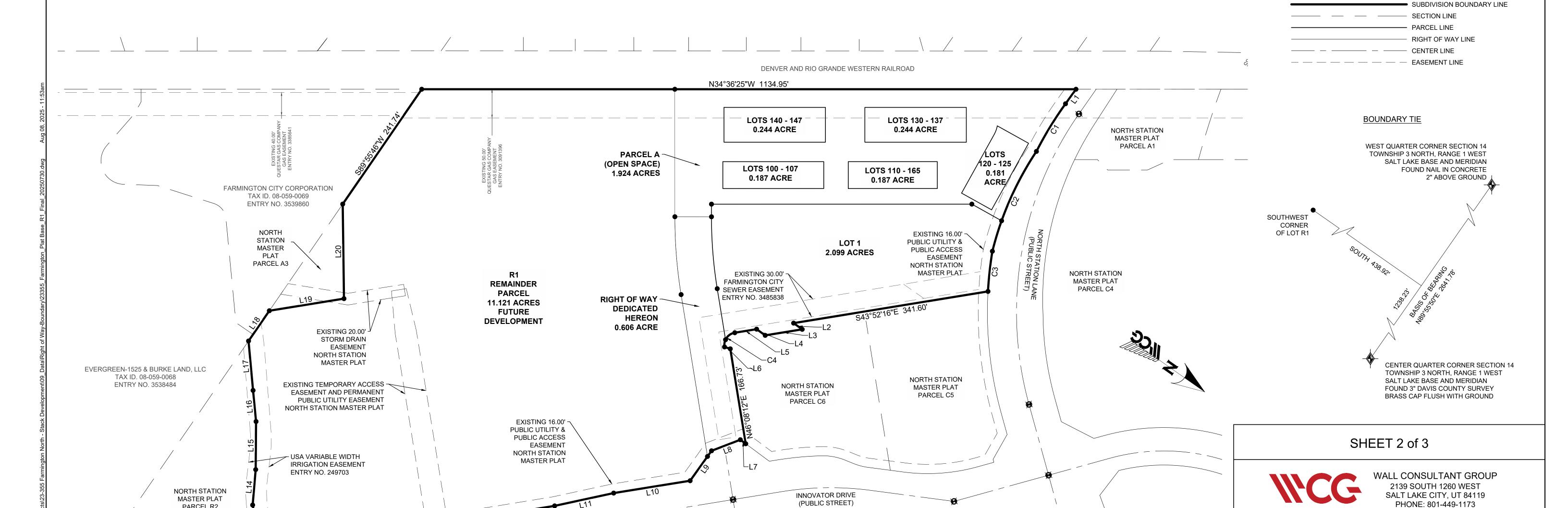
STREET MONUMENT

PHONE: 801-449-1173

NORTH STATION R1 FIRST AMENDMENT

LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER,

OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH



NORTH STATION

MASTER PLAT

PARCEL C8

NORTH STATION

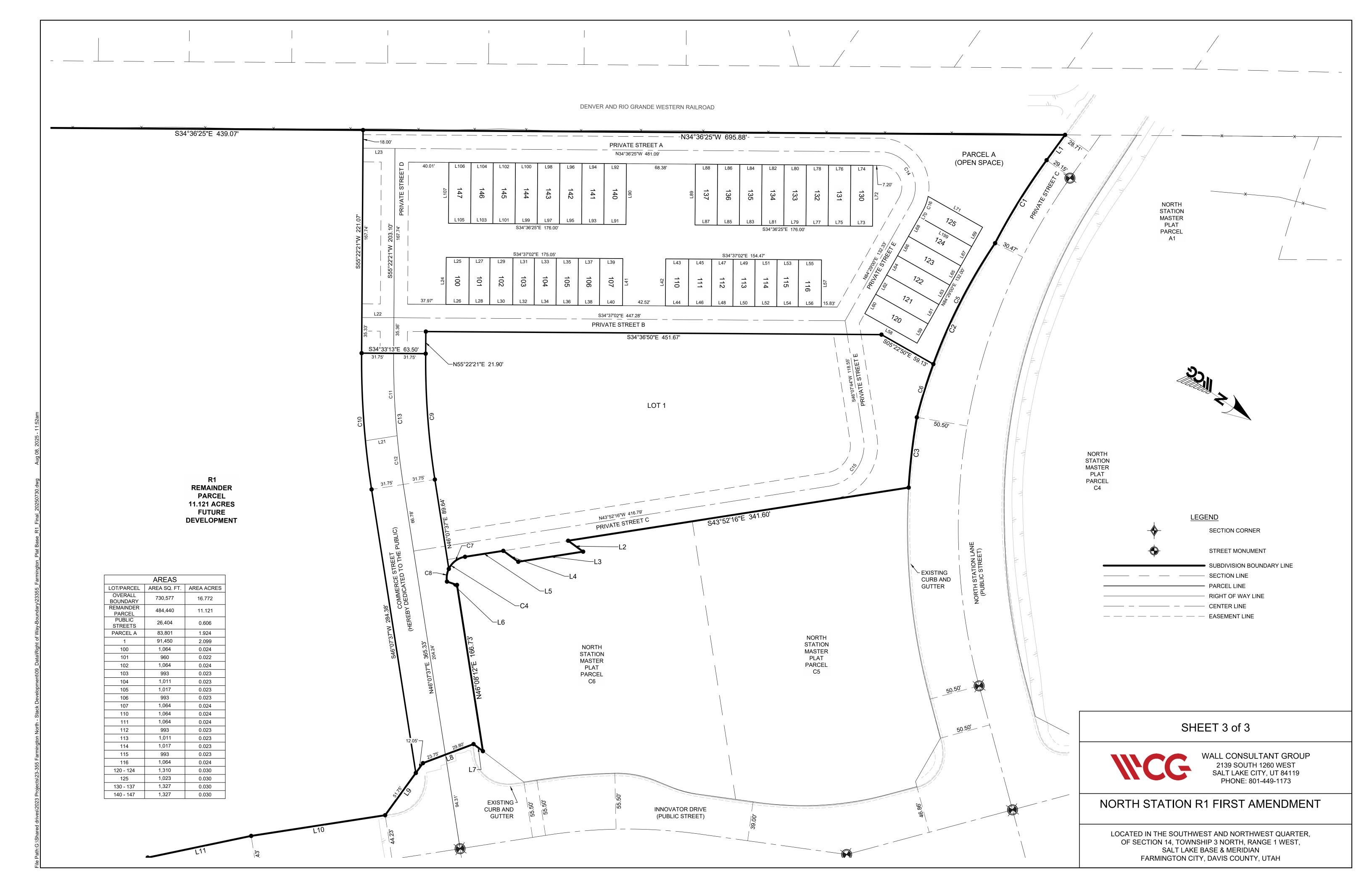
MASTER PLAT

PARCEL M1

NORTH STATION

MASTER PLAT

PARCEL C7





D E S I G N

LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E. PERRYS HOLLOW ROAD SALTLAKE CITY, UTAH 84103 PH/TXT/MO 8 0 1.554 . 6146 SCOTT@STBDESIGNLLC.COM

SSUE DESCRIP. DATE
10.17.2024

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NORTH STATION R1 FARMINGTON, UTAH

LANDSCAPE PLAN

L101

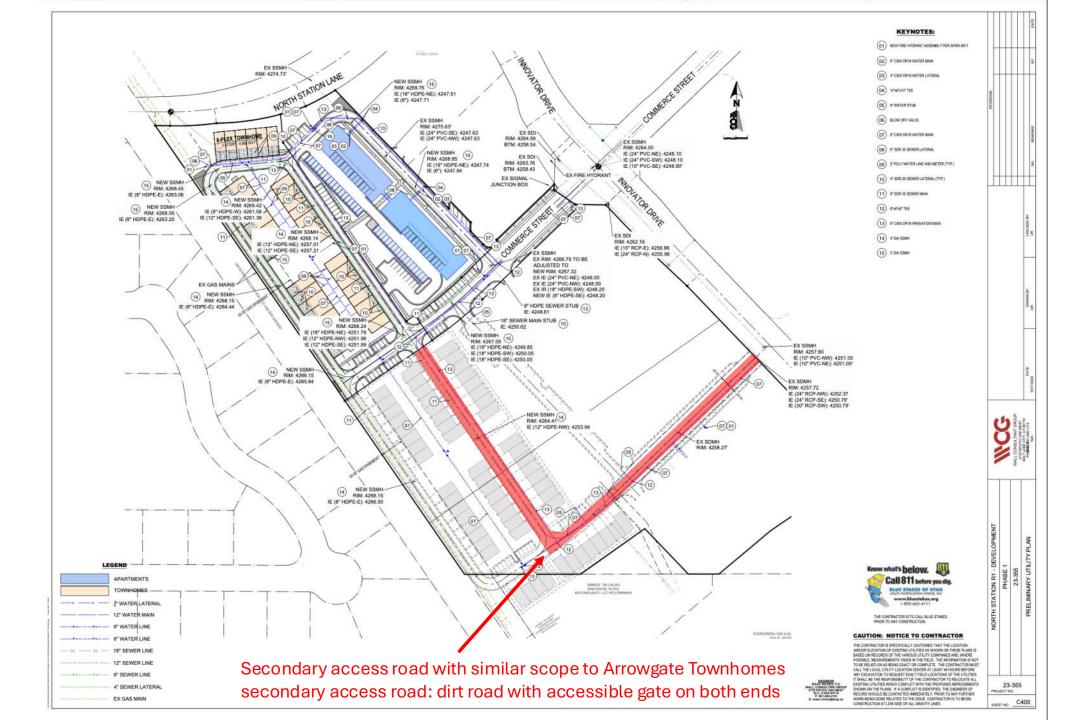
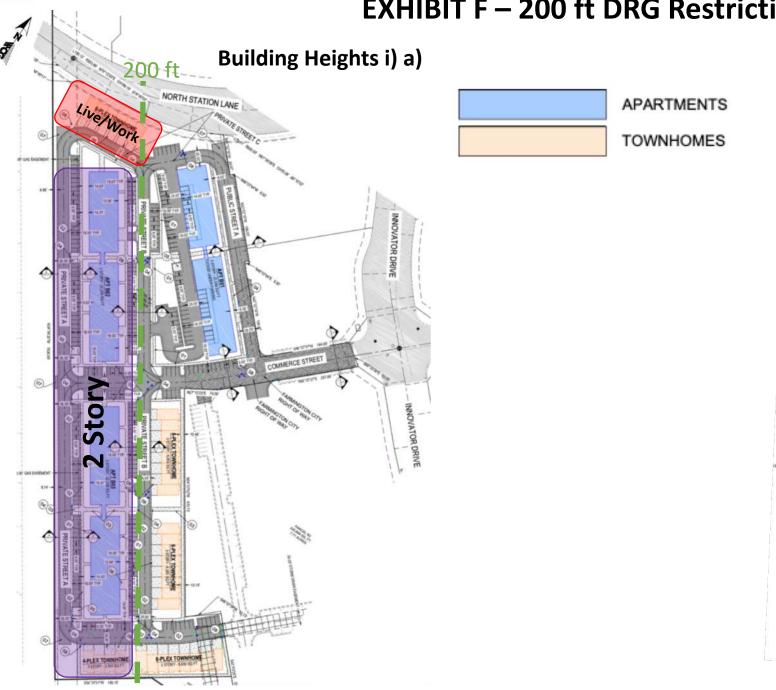
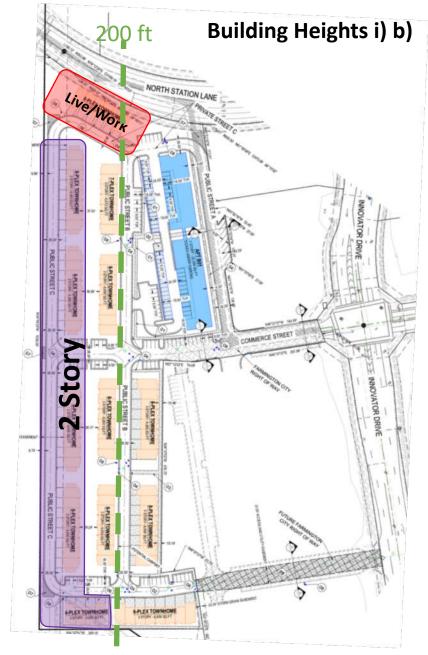


EXHIBIT F – 200 ft DRG Restriction Area





COMMERCIAL LANDSCAPE ZONES





PUBLIC STREET PARKSTRIP - SYNTHETIC TURF w/ PARKSTRIP TREES (30' o.c.)



DRIVE-THRU SERVICE LANDSCAPE AREAS -MAX. 6' TALL PLANT MATERIALS TO SCREENVEHICLES FROM ADJACENT STREETS



PARKING LOT LANDSCAPE AREAS -LANDSCAPE SCREENING OF LOTS FROM ADJACENT PUBLIC STREETS, SHADE TREES AND LOW-WATER USE PLANT MATERIALS



RETAIL BUILDING PERIMETER LANDSCAPE AREAS - SEASONAL LANDSCAPE INTEREST, SCREEN UTILITY AREAS



PROJECT PERIMETER LANDSCAPE AREAS -TREES, GROUND-PLANE TREATMENT THROUGH THE USE OF LOW-WATER



B

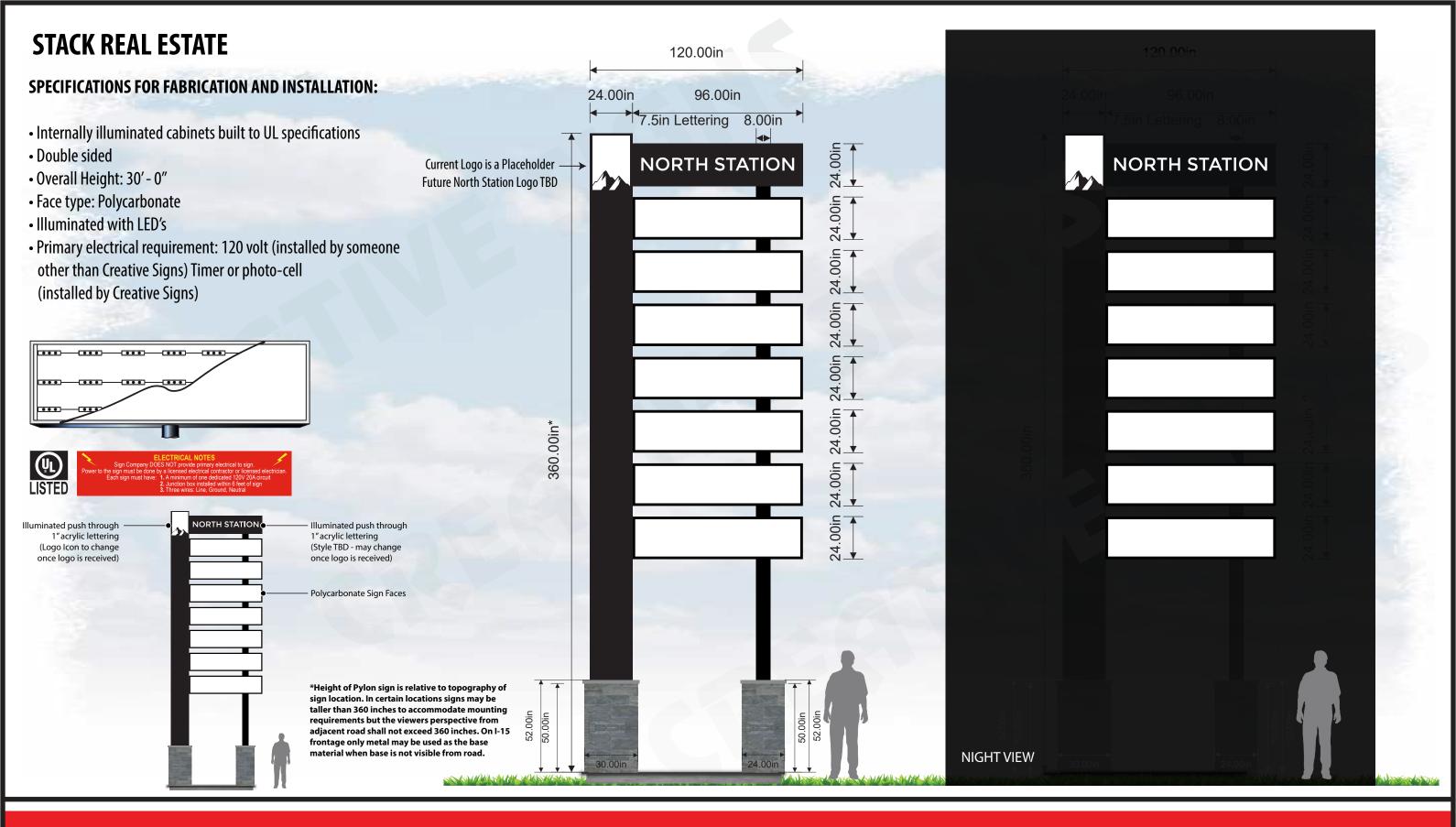
G

D



















STACK REAL ESTATE 21.00in Current Logo is a Placeholder Future North Station Logo TBD 18.00in 96.00in 2.00in 48.00in 48.00in 24.00in Logo Cabinet is 12in x 16in 48.00in 60.00in 58.50in 24.00in 8.50in 102.00in 117.20in 120.00in

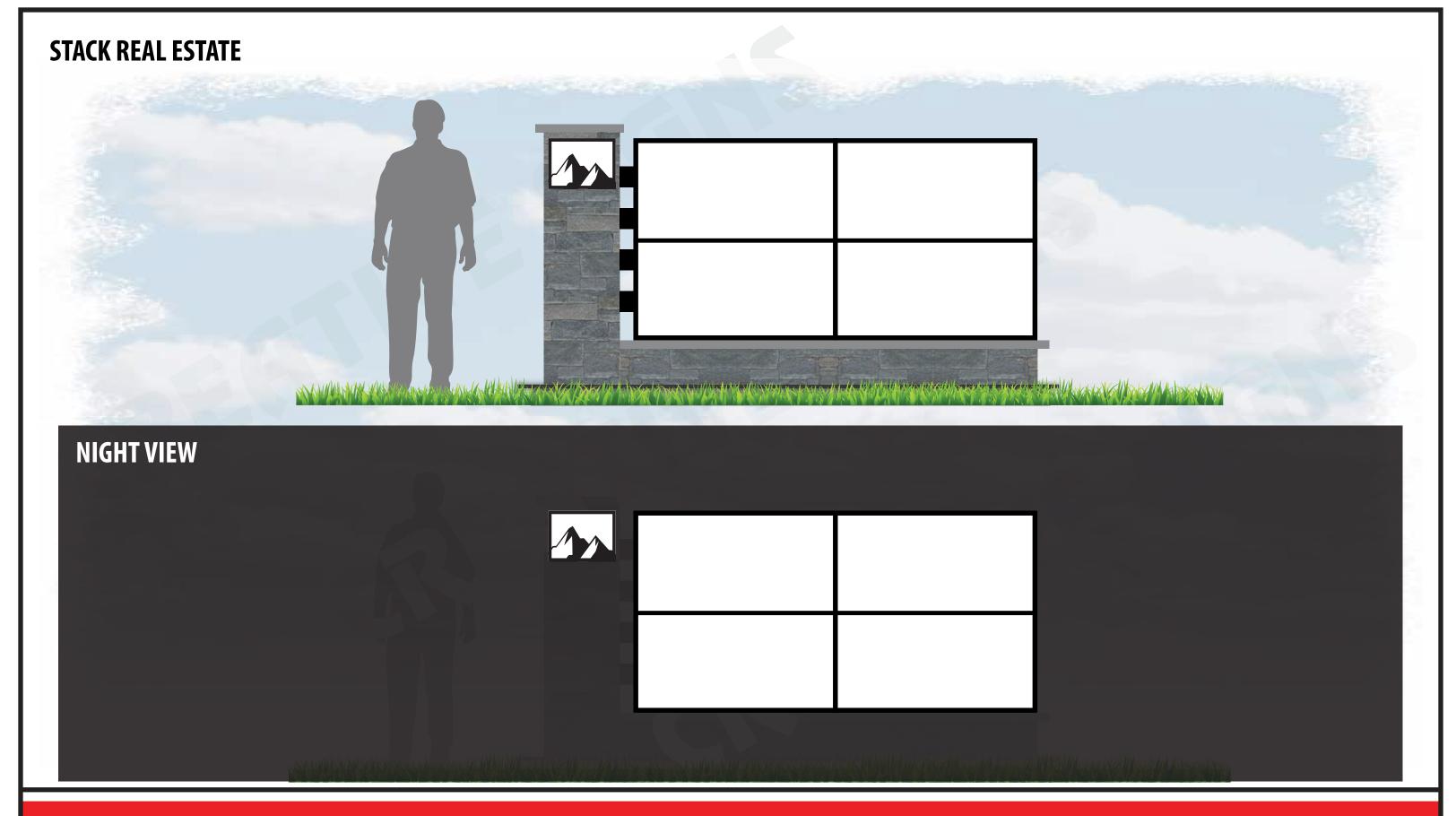


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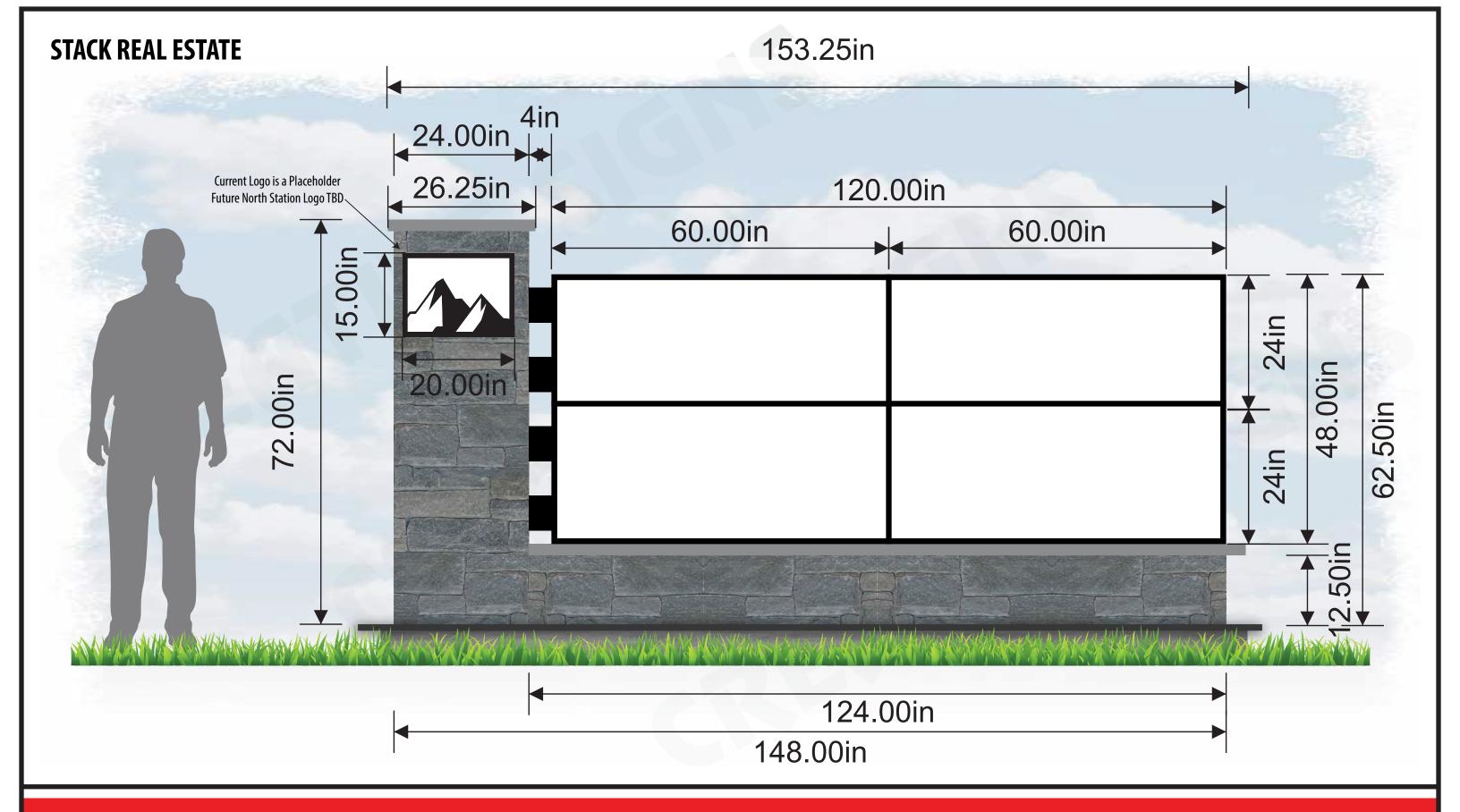


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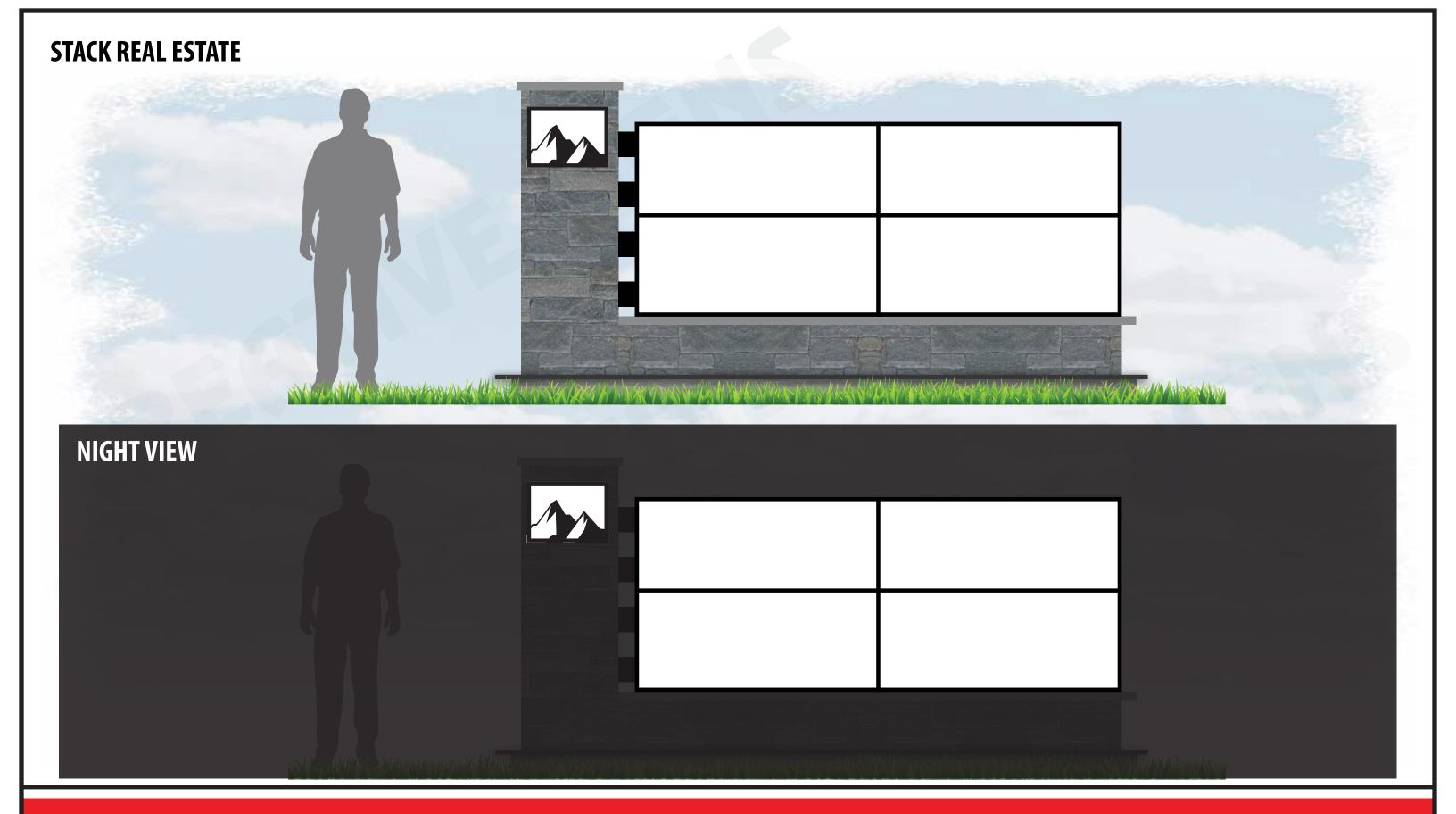


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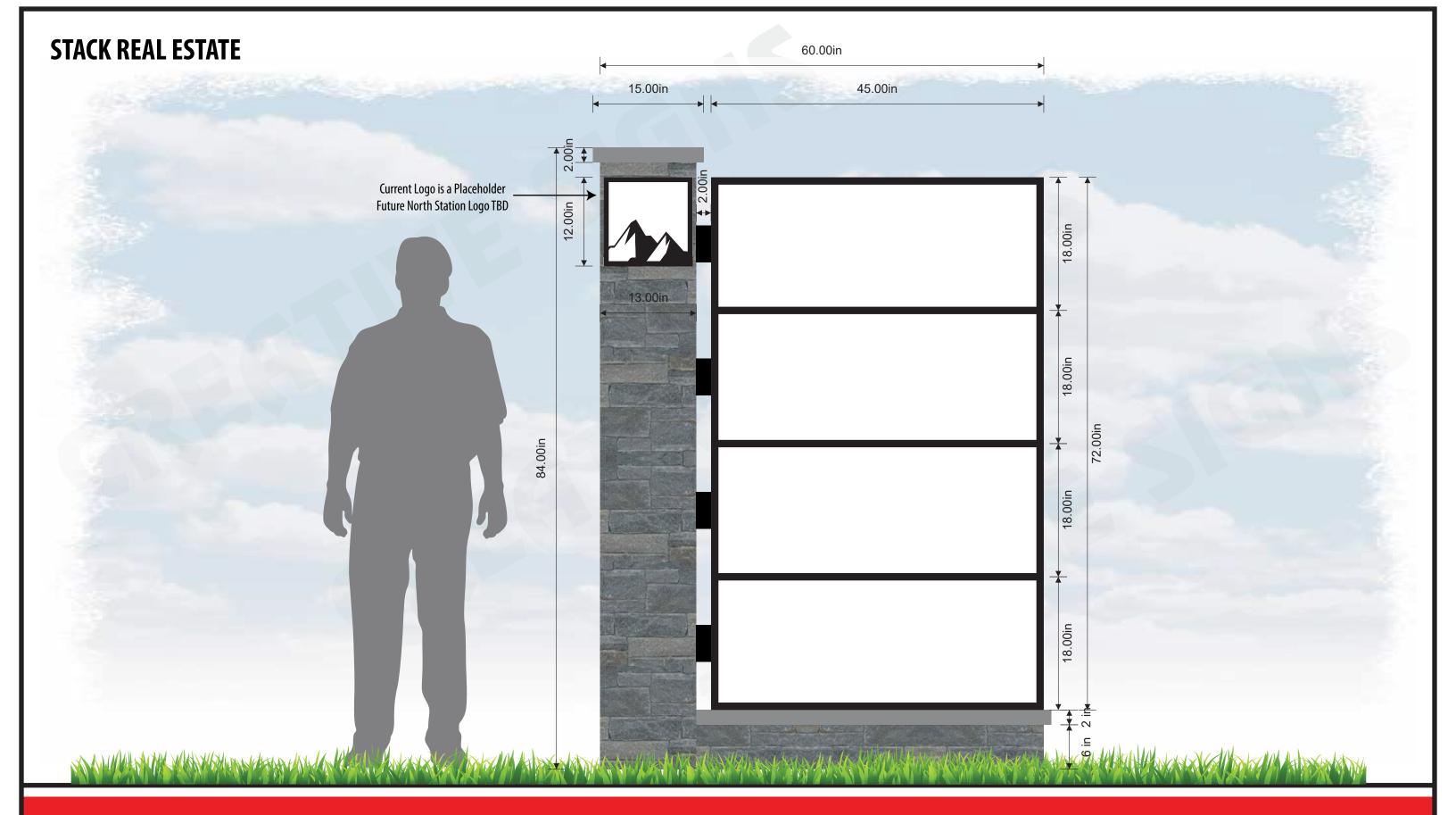


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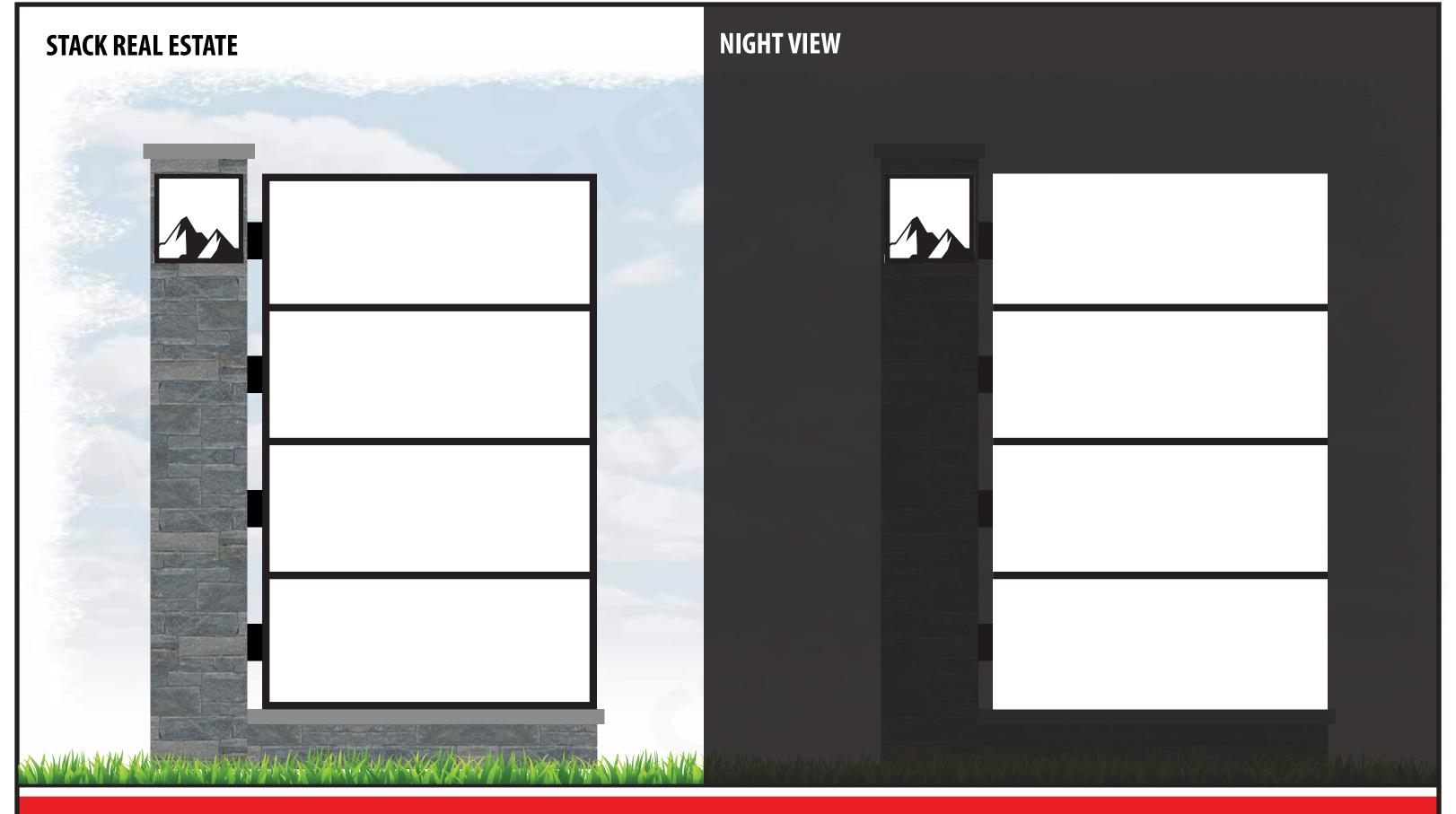


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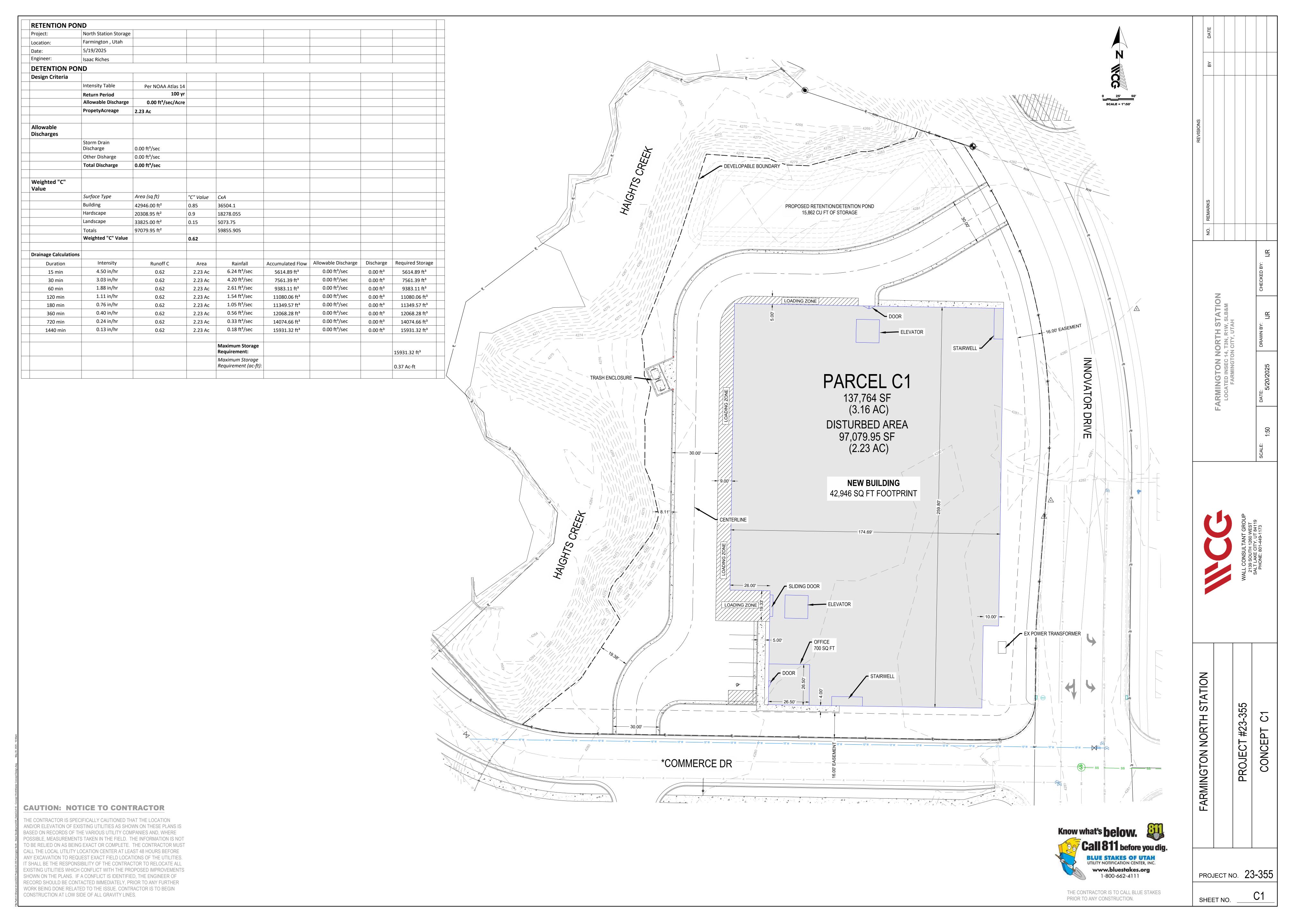


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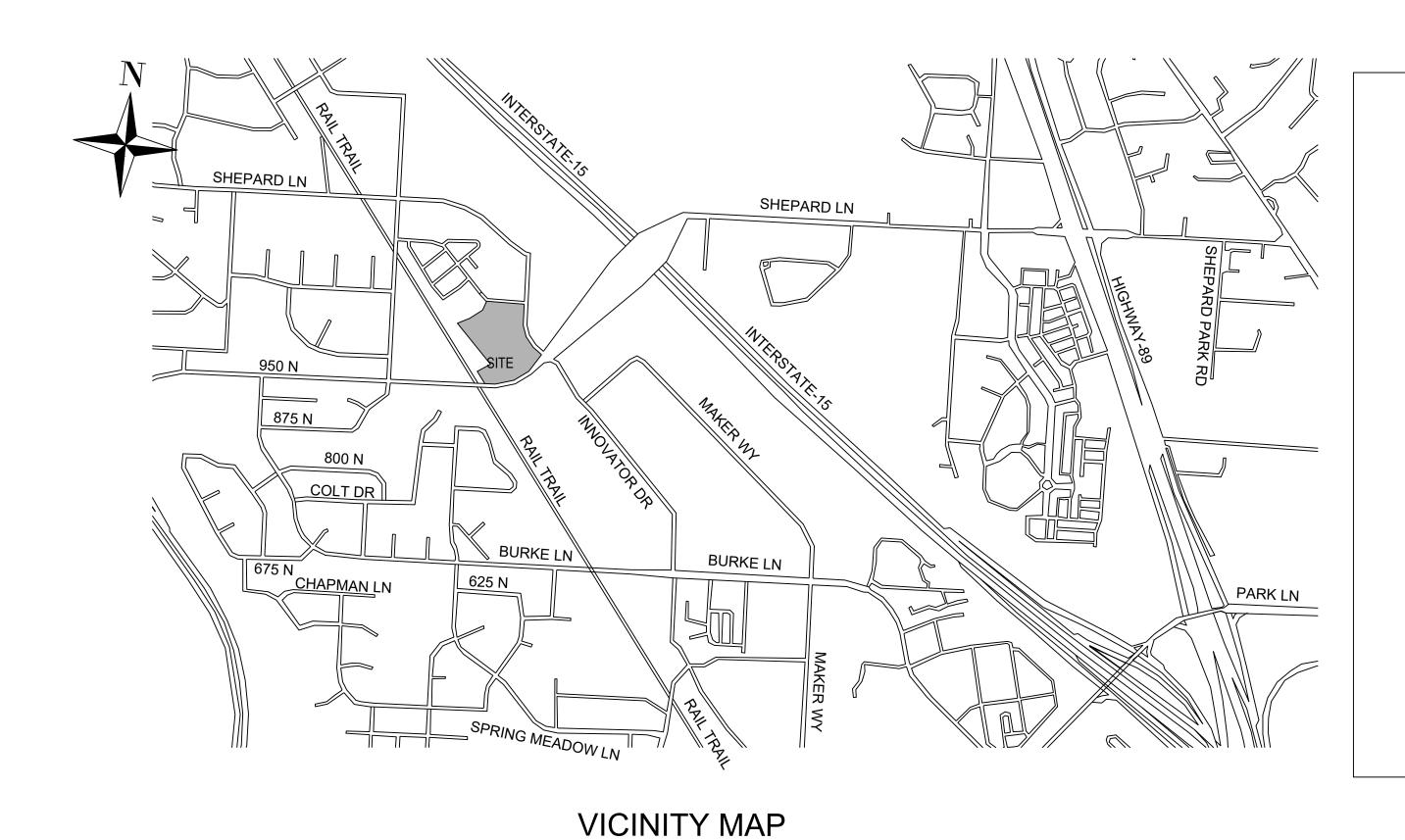




NORTH STATION C4 - DEVELOPMENT

1600 WEST 950 NORTH FARMINGTON CITY, UTAH 84025

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



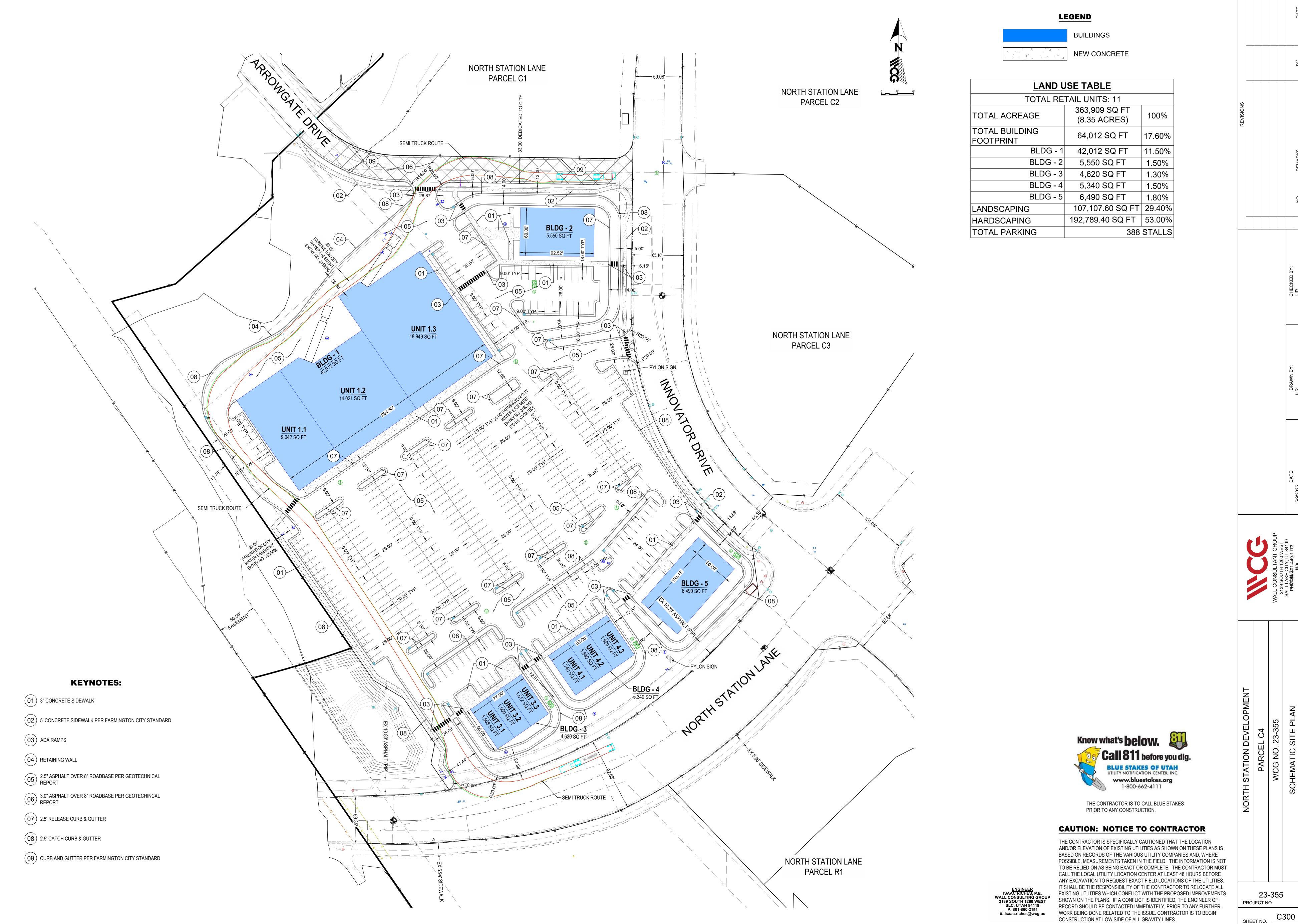
- TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR
- 4. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING

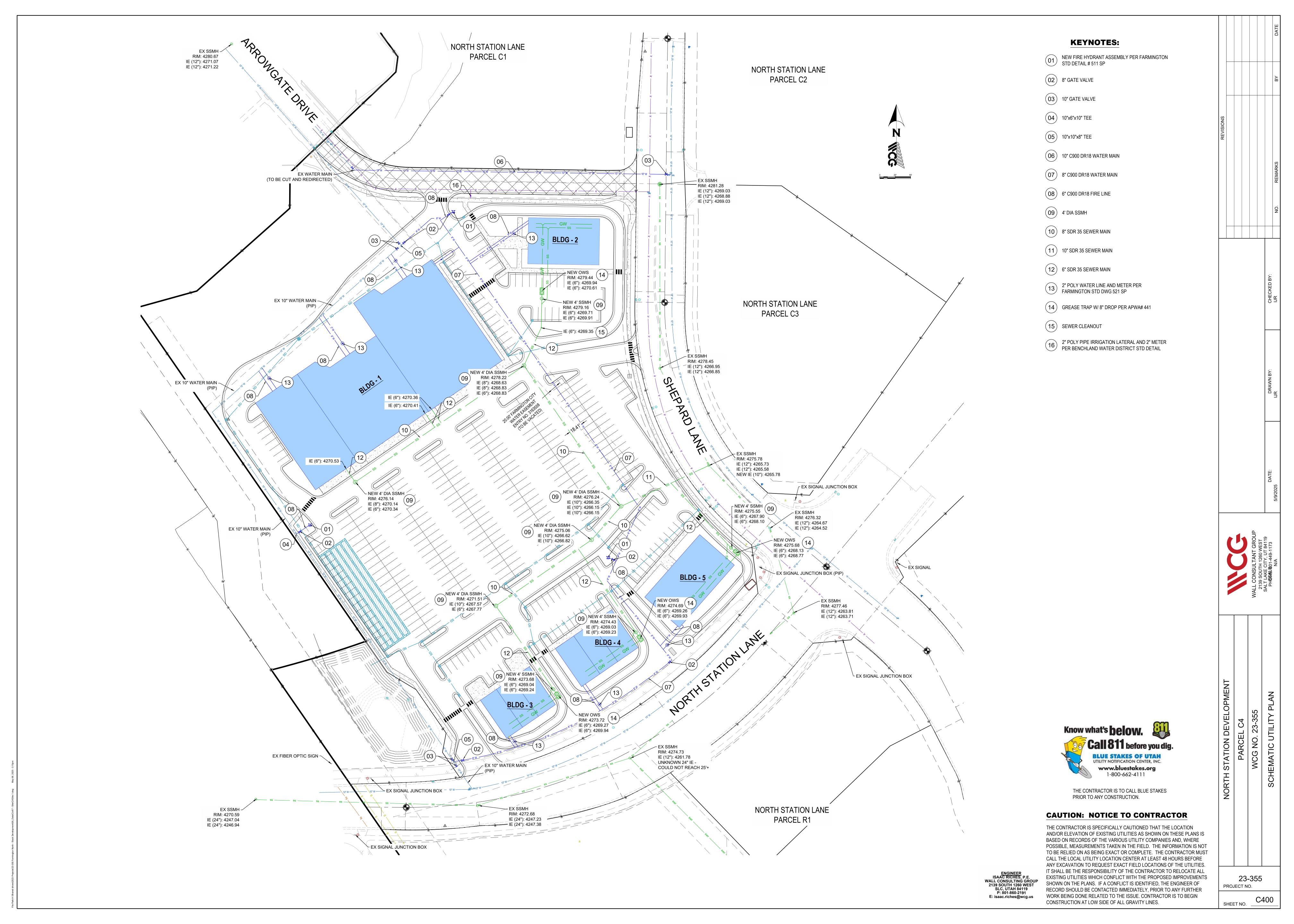
SHEET INDEX			
PAGE#	SHEET#	SHEET TITLE	
1	C000	COVER SHEET	
2	C100	GENERAL NOTES	
3	C200	EXISTING CONDITIONS	
4	C300	SCHEMATIC SITE PLAN	
5	C400	SCHMATIC UTILITY PLAN	
6	C500	SCHEMATIC GRADING/DRAINAGE PLAN	

GENERAL NOTES

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

SHEET NO.



















































COLOR SCHEME 2

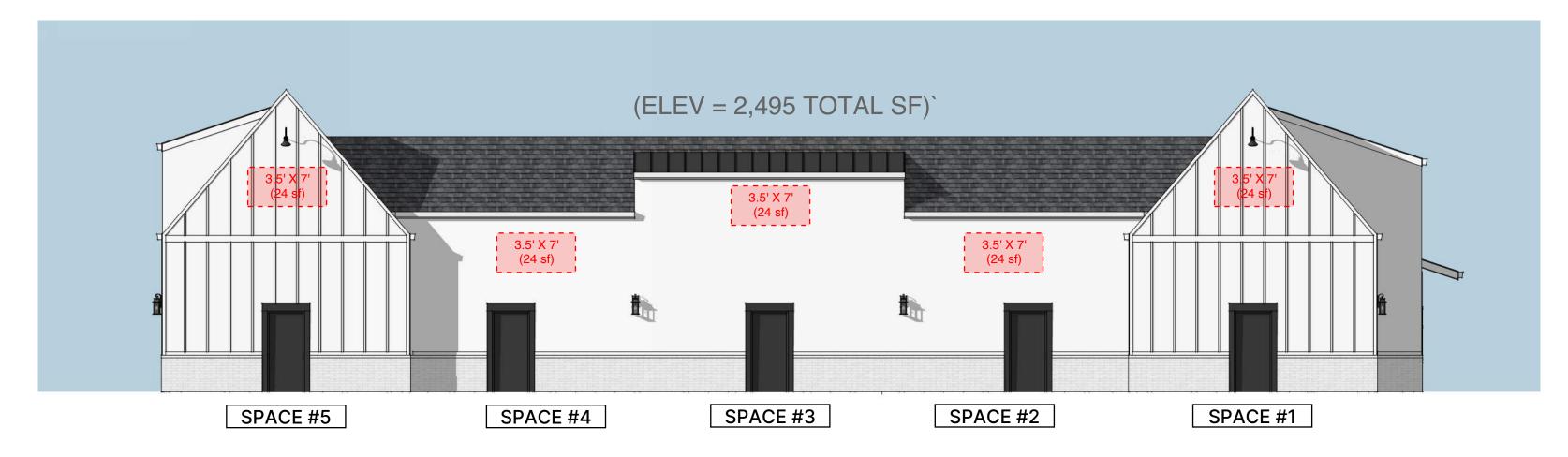


FRONT FACE SIGNAGE ALLOWED (10% OF 2,495 SF = 249.5 SF) DIVIDED BETWEEN 5 SPACES = 49.9 SF ALLOWED FOR EACH SPACE



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REAR FACE SIGNAGE ALLOWED (5% OF 2,495 SF = 124.75 S F) DIVIDED BETWEEN 5 SPACES = 24.95 SF ALLOWED FOR EACH SPACE



BACK ELEVATION SCALE: 1/8" = 1'-0"

SIDE FACE SIGNAGE ALLOWED (5% OF 1,726 SF = 86.3 SF) 86 SF SIGN ALLOWED ON THIS FACE



RIGHT ELEVATION SCALE: 1/8" = 1'-0"

SIDE FACE SIGNAGE ALLOWED (5% OF 1,726 SF = 86.3 SF) 86 SF SIGN ALLOWED ON THIS FACE



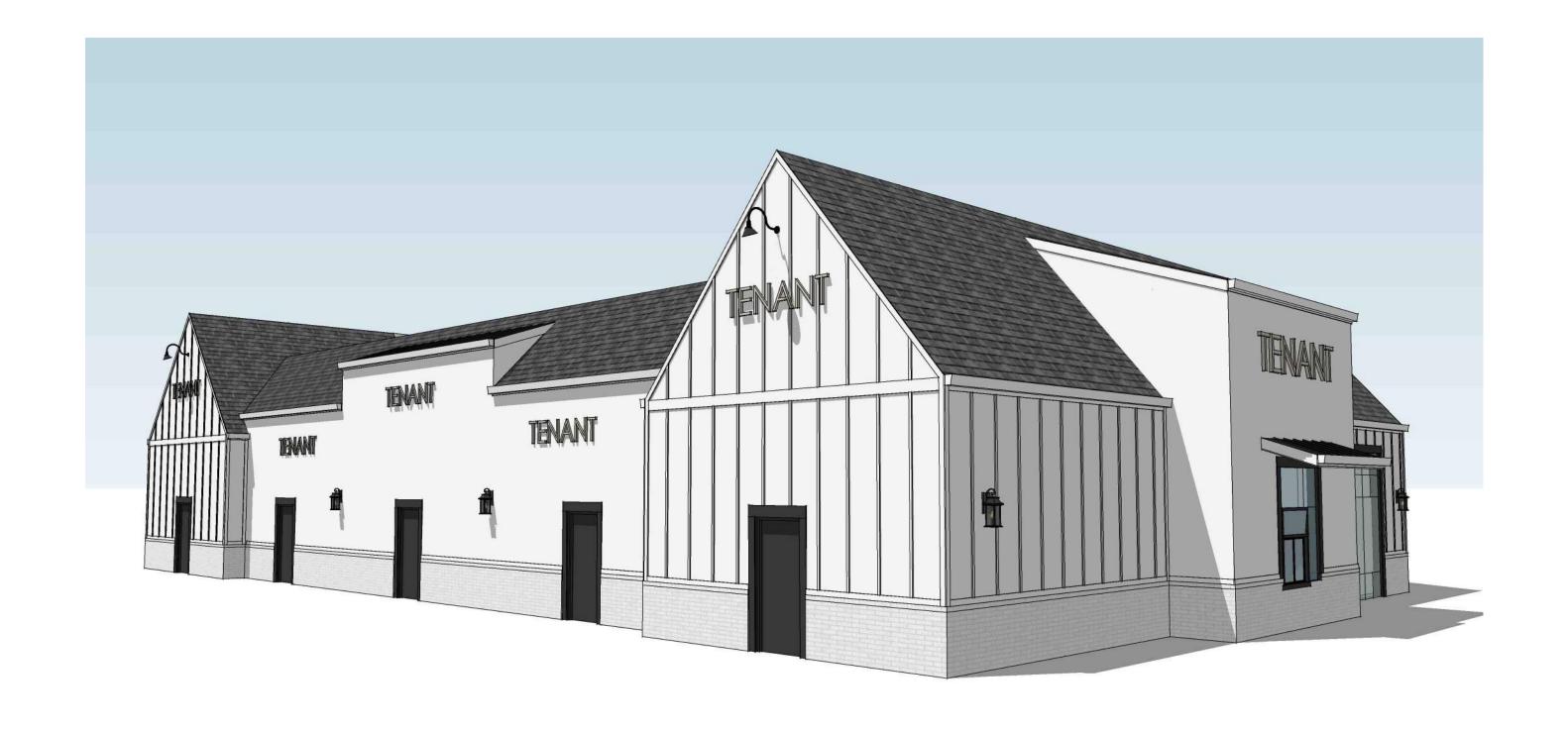
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE DIAGRAMS



NORTH STATION COMMERCIAL - RETAIL CONCEPT STACK REAL ESTATE | FARMINGTON, UTAH

19 FEBRUARY 2024



NORTHEAST ELEVATION



NORTHWEST ELEVATION



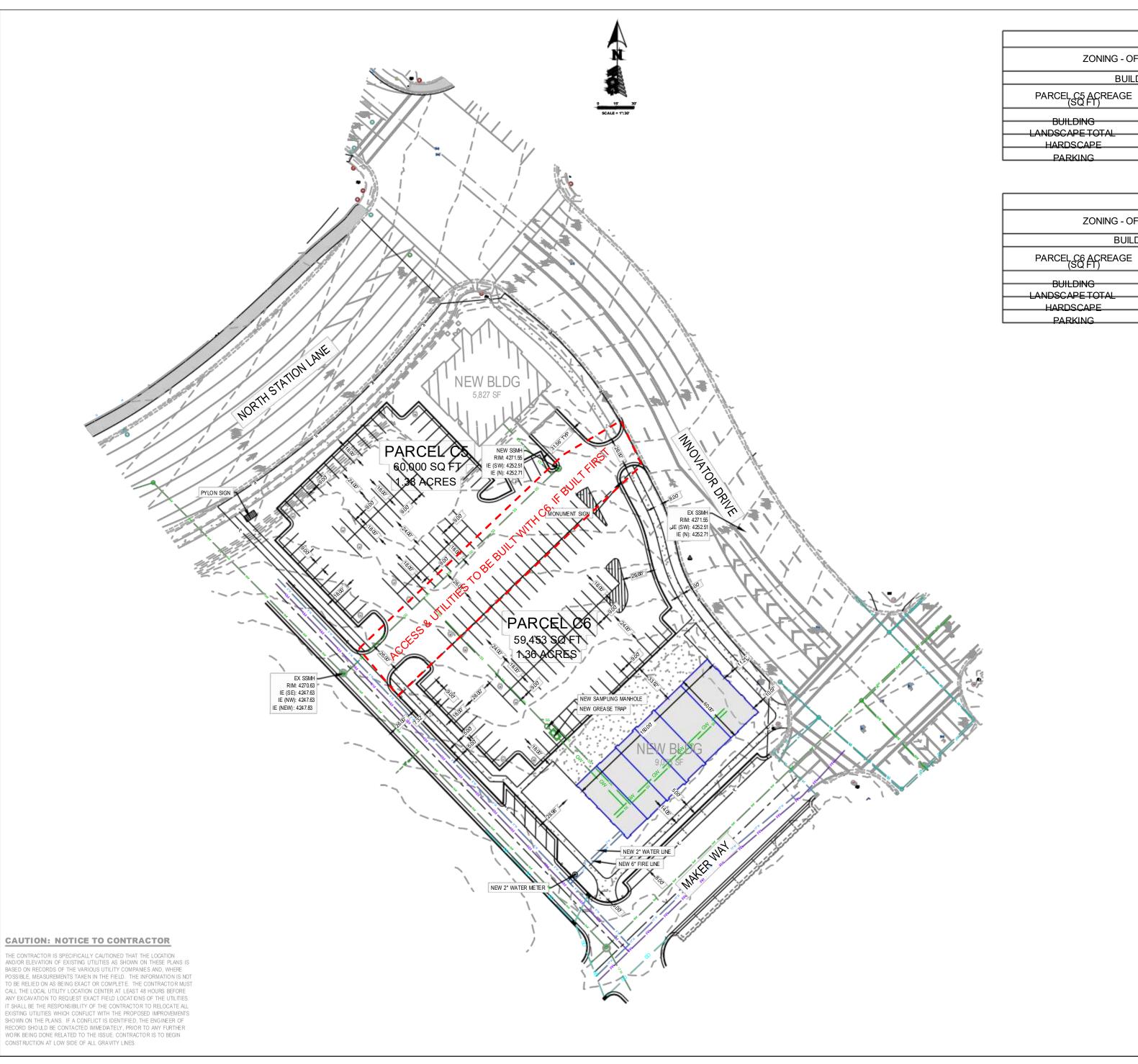
SOUTHWEST ELEVATION

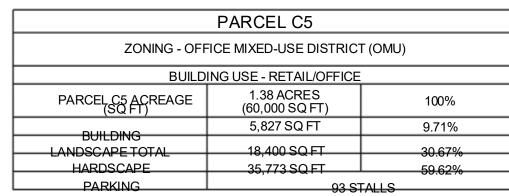




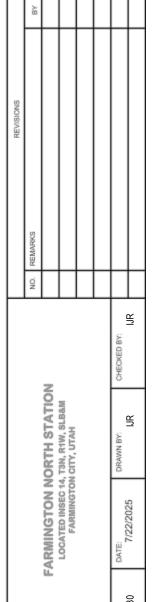
NORTH STATION COMMERCIAL - RETAIL CONCEPT STACK REAL ESTATE | FARMINGTON, UTAH

19 FEBRUARY 2024





PARCEL C6				
ZONING - OFFICE MIXED-USE DISTRICT (OMU)				
BUILDING USE - RETAIL/OFFICE				
PARCEL C6 ACREAGE (SQ FT)	1.36 ACRES (59,453 SQ FT)	100%		
BUILDING	9,073 SQ FT	15.30%		
LANDSCAPE TOTAL	24,983 SQ FT	42.00%		
HARDSCAPE HARDSCAPE	25,397 SQ FT	42.70%		
PARKING	75 STALLS			





FARMINGTON NORTH STATION #23-355

CONCEPT DESIGN PARCELS C5 & C6 PROJECT

PROJECT NO. 23-355

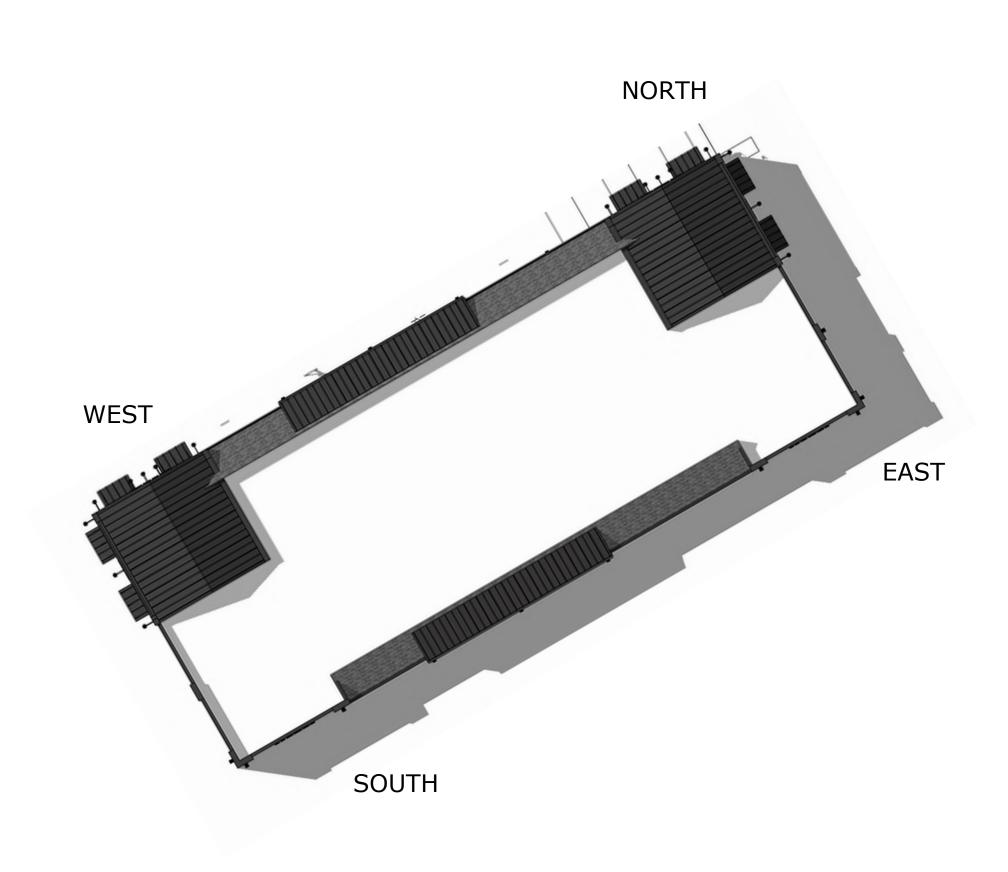
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION. SHEET NO. CC104

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAN
UNITY NOTIFICATION CENTER, INC.

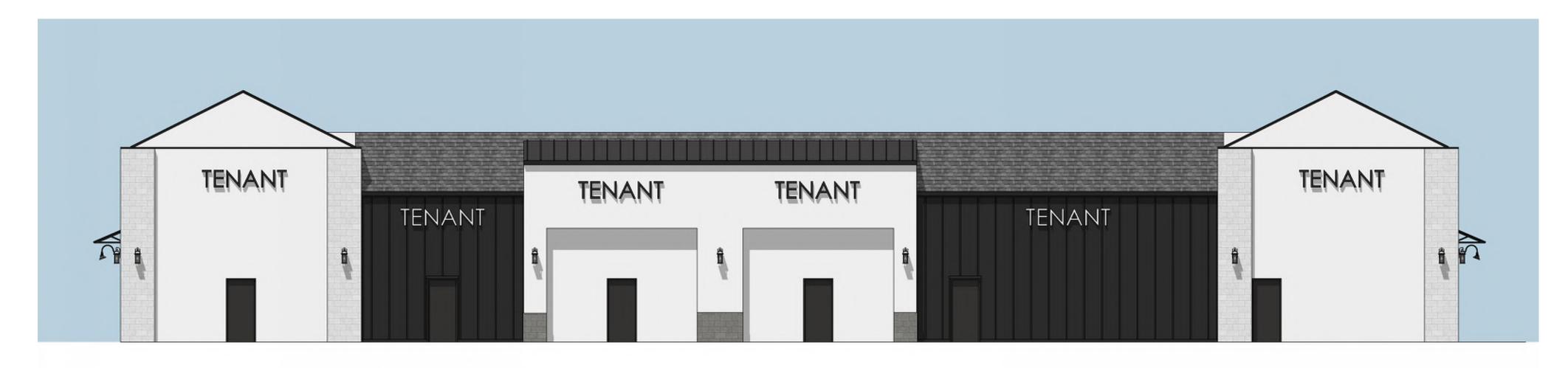
www.bluestokes.org
1-800-662-4111



BUILDING PLAN SCALE: 1" = 20'-0"



FRONT ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



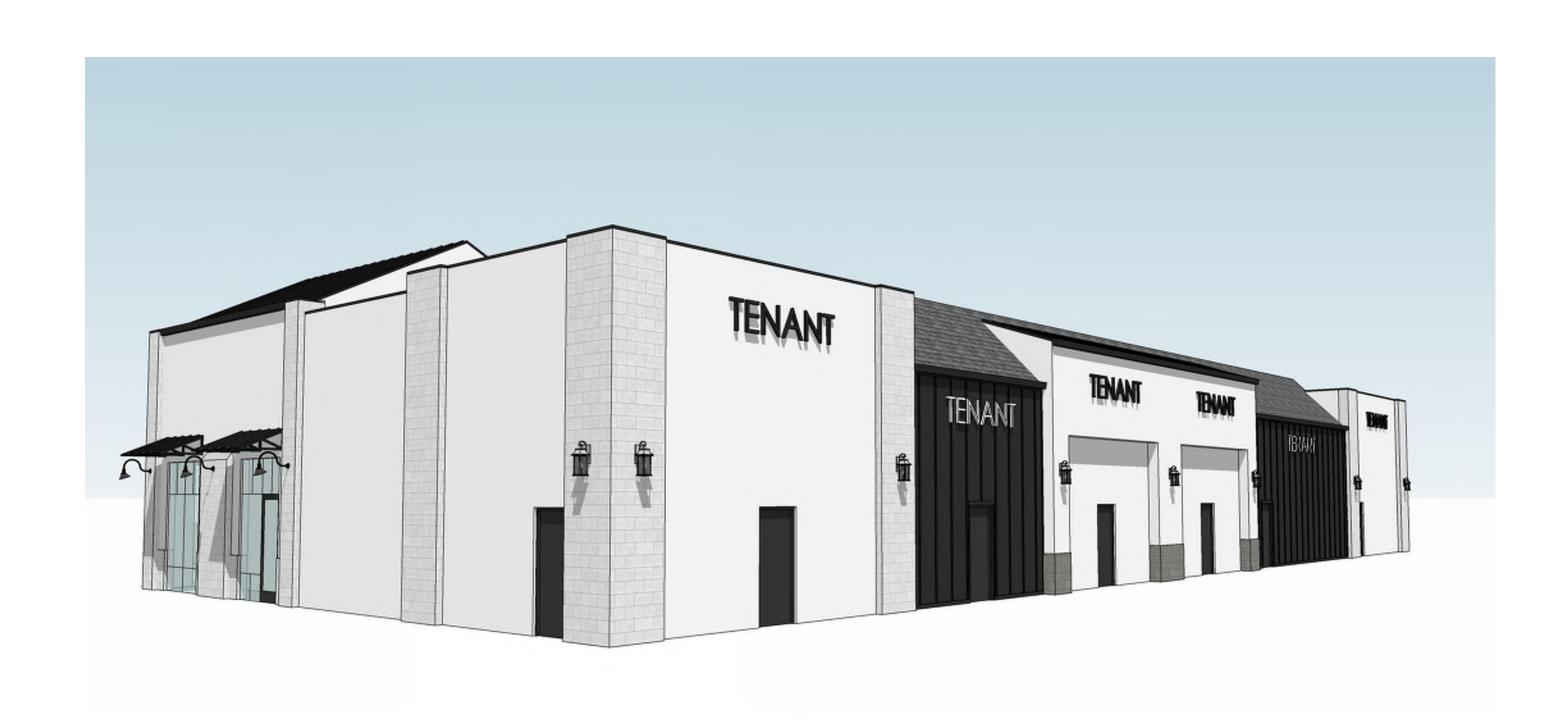
STACK NORTH STATION COMMERCIAL C-6 (Opt 1) FARMINGTON | UTAH





NORTH ELEVATION





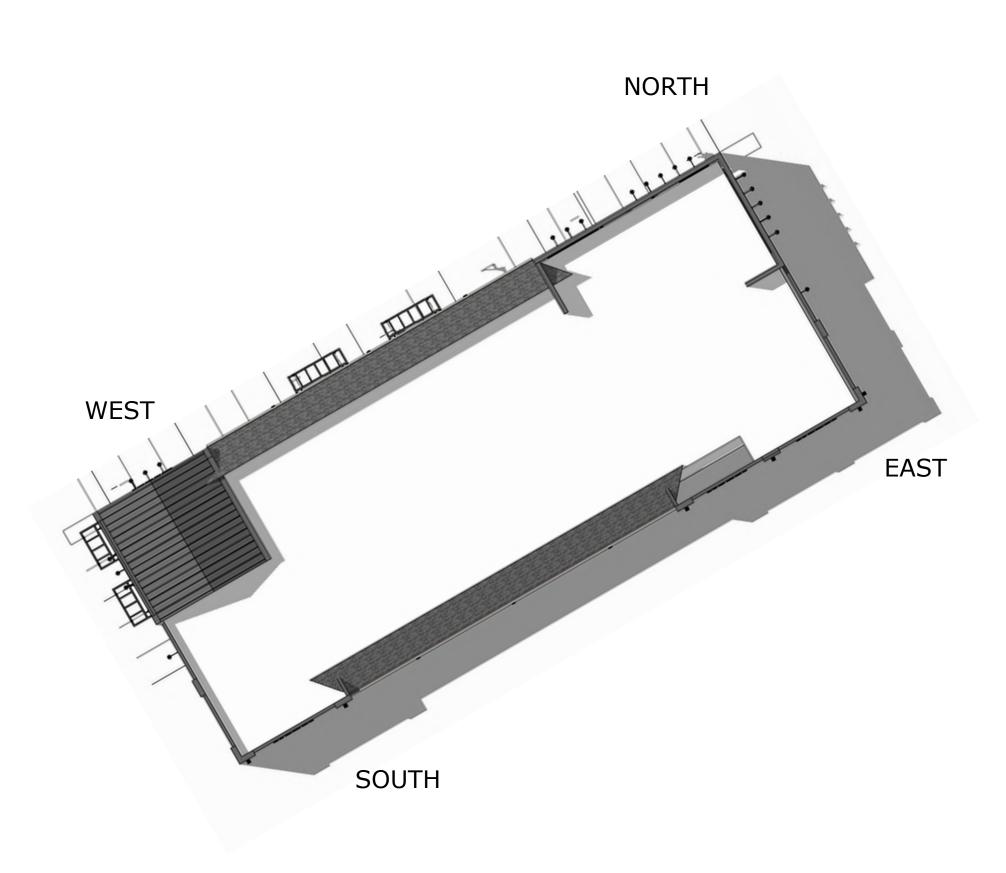
TENANT IENANT IENANT

SOUTH ELEVATION

EAST ELEVATION



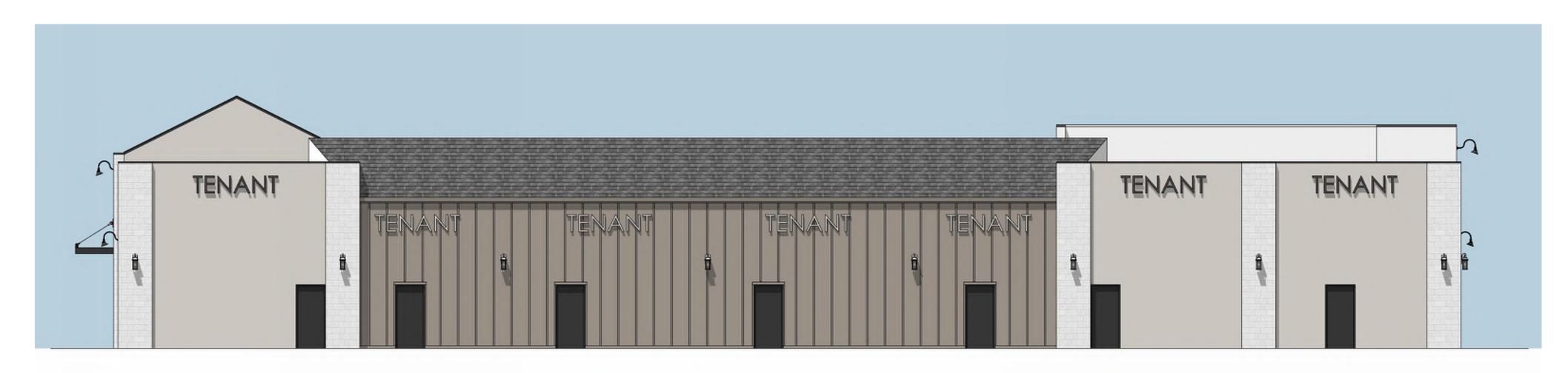
STACK NORTH STATION COMMERCIAL C-6 (Opt 1) FARMINGTON | UTAH



BUILDING PLAN SCALE: 1" = 20'-0"



FRONT ELEVATION (NORTHWEST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTHWEST)
SCALE: 1/8" = 1'-0"



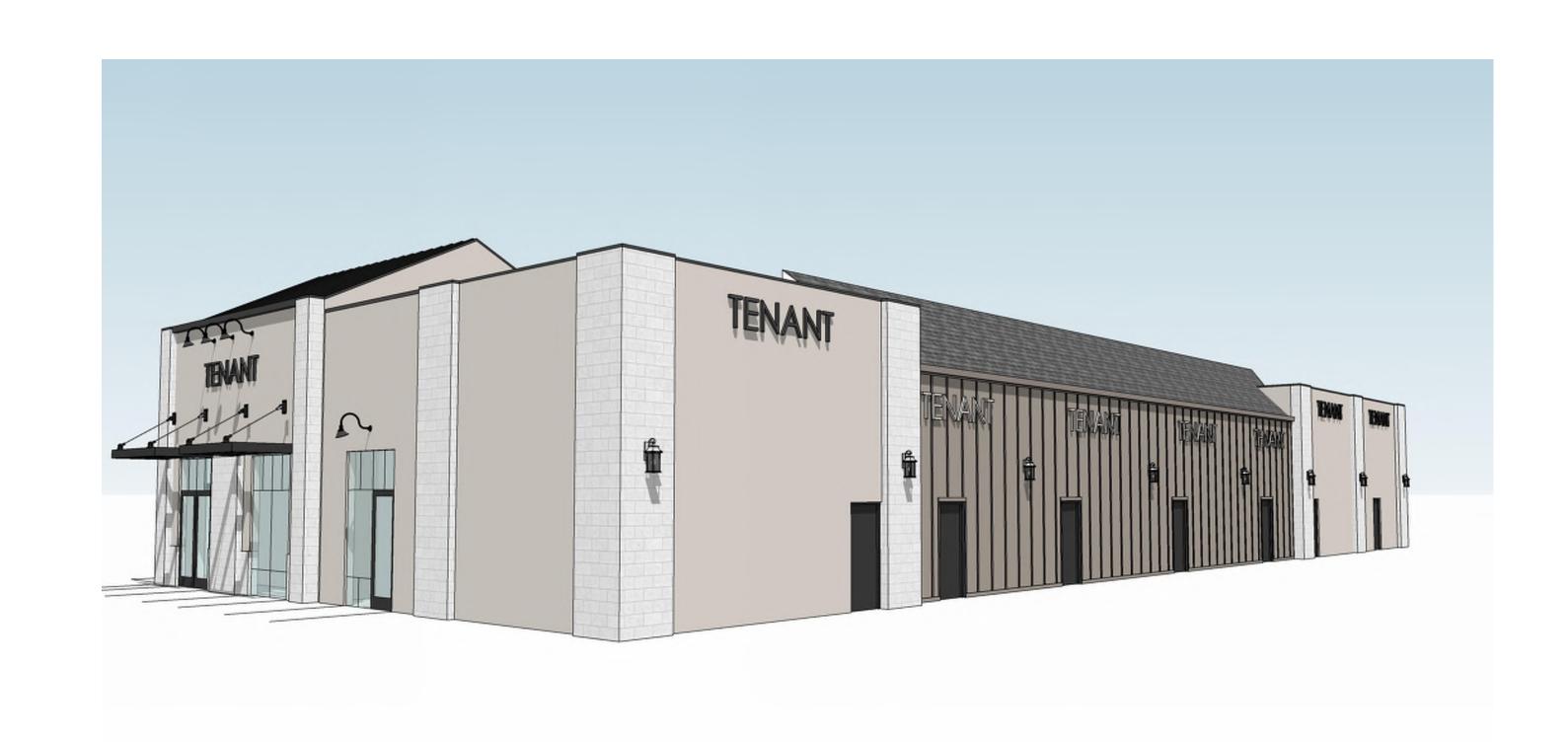
STACK NORTH STATION COMMERCIAL C-6 (Opt 5) FARMINGTON | UTAH



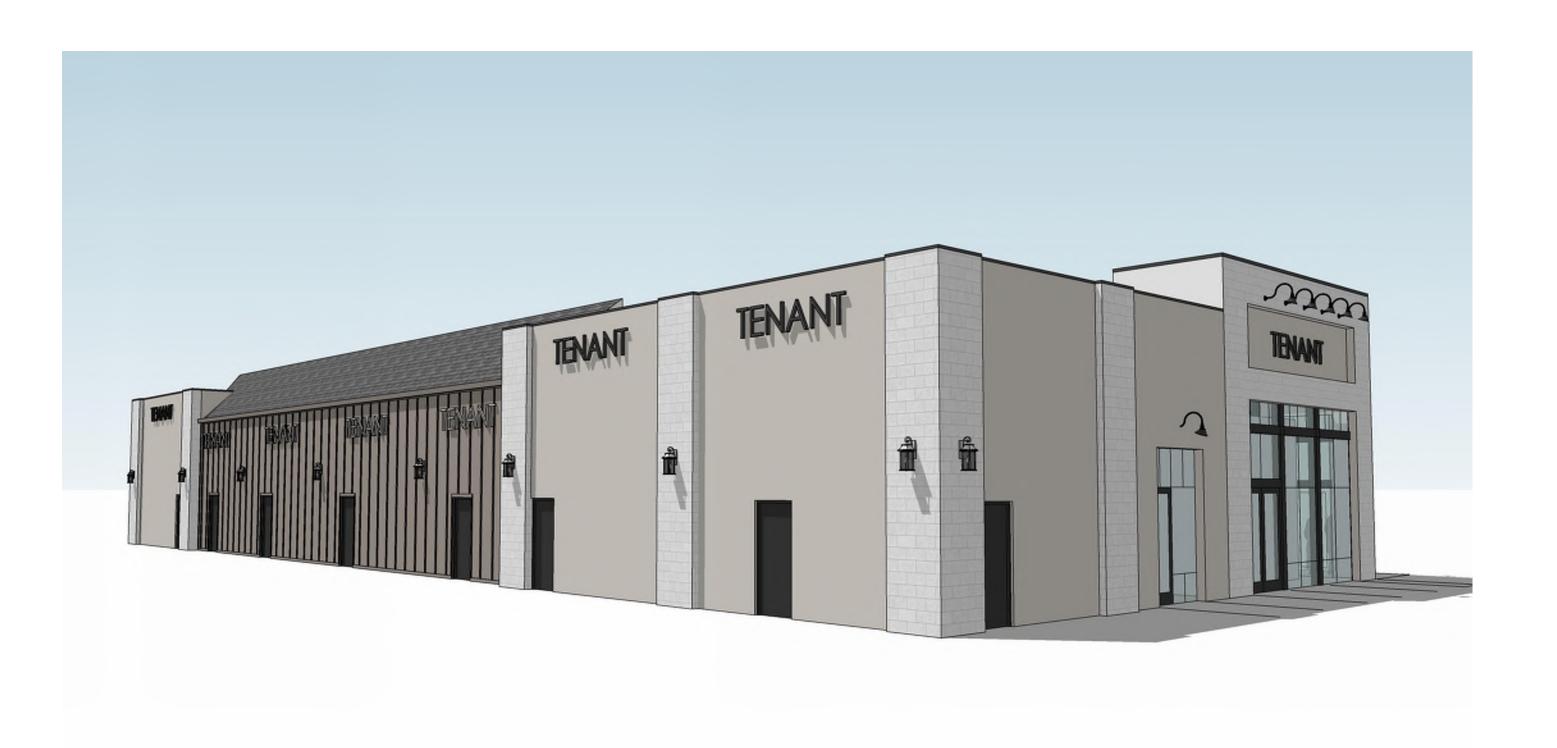
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



STACK NORTH STATION COMMERCIAL C-6 (Opt 5) FARMINGTON | UTAH

EXHIBIT "C" Moderate Income Housing Deed Restriction

Upon recording return to:

Farmington City Attorney 160 S. Main St. Farmington, UT 84025

DEED RESTRICTION

Multi-Family Housing Development Stack R1 Development

This DEED RESTRICTION (this "Deed Restriction") is granted as o
, 2025 by Stack Farmington Holdings, LLC having a mailing
address of 2801 North Thanksgiving Way - Lehi, UT 84043 ("Grantor"), for the benefit
of FARMINGTON CITY, UTAH having a mailing address of 160 S. Main Street
Farmington, Utah 84025 (the "City"), as such Deed Restriction may be amended from
time to time.

WITNESSETH:

- A. Grantor holds or will acquire legal title to approximately 16.77 acres of land located at 1750 W 950 N, and further identified as R1 of the North Station Master Plat in the Records of the Davis County Recorder's Office (the "Property"), and intends to construct a housing development, consisting of 37 townhomes and 52 multi-family units, at the Property. The Property is described in Exhibit A, attached hereto and incorporated by reference.
- B. The Property is part of a project known as Stack R1 Phase 1 (the "Development"). The Property was developed pursuant to an Agreement under Section 10-9a-535(1) of the Utah Code, which permits the development of a certain number of moderate-income housing units as a condition of approval.
- C. As a condition to the approval, the Grantor has agreed that this Deed Restriction be imposed upon the Property as a covenant running with the land and binding upon any successors to the Grantor, as owner thereof.
- D. The City is authorized to monitor compliance with and to enforce the terms of this Deed Restriction.
- E. The rights and restrictions granted herein to the City serve the public's interest in the creation and retention of affordable housing for persons and households of low and moderate income.
- F. On ______, 2025 the Grantor entered into a Development Agreement with the City regarding the construction of the Development, which includes attached multi-family rental units.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending that owners and renters of the units be bound by its terms, the Grantor hereby agrees that the Property shall be subject to the following rights and restrictions:

- 1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein and made a part hereof.
- **2.** <u>Definitions.</u> The following terms are defined for purposes of this Deed Restriction:
 - (a) "Affordable" means rent at or below the Small-Area Fair Market Rate established by HUD and published by the Davis Community Housing Authority.
 - (b) "Affordable Units" means a percentage of rental units which shall be leased to those meeting the income qualifications provided in Section 5 of this Deed Restriction.
 - (c) "Area Median Income" or "AMI" means a number calculated annually by the United States Department of Housing and Urban Development (HUD), which is the "middle" number of all of the incomes in the Ogden-Clearfield UT HUD Metro FMR Area, with 50% of individuals in that Area making more than that amount, and 50% making less than that amount. The AMI shall be rounded to the nearest tenth (for example, if the calculated AMI is 64% it shall be rounded down to 60%; if the calculated AMI is 65%, it shall be rounded up to 70%).
 - (d) "City" shall mean Farmington City, a political subdivision of the State of Utah.
 - (e) "Household" means all related and unrelated individuals occupying a Unit as a Tenant.
 - (f) "HUD" means the United States Department of Housing and Urban Development.
 - (g) "Notice" means correspondence complying with the provisions of Section 9(b) of this Deed Restriction.
 - (h) "Reasonable Effort" means good faith efforts to advertise a Unit for rent through appropriate local means complying with the provisions of Section 6 of this Deed Restriction.
 - (i) "Tenant" means an occupant of a Unit other than an owner or operator.

3. Affordable Units

(a) Grantor agrees to set aside a variety of units types proportionate to the amount of each type of unit within the project, as Affordable Units:

Number of	Percent Affordable	Percent Affordable
<u>Bedrooms</u>	80% AMI Units	60% AMI Units
Studio	9%	3%
1-Bedroom	9%	3%
2-Bedroom	9%	3%
3-Bedroom	9%	3%

(b) Grantor is not required to identify specific physical units as "affordable units" on any designs or plans. Rather, the Grantor is only obligated to rent the specified percentage of units as Affordable Units at any given time, for the duration of this Deed Restriction.

4. Affordability and Occupancy Requirement.

- (a) This Deed Restriction shall remain in effect from the date this Deed Restriction is recorded in the Davis County Recorder's Office and continuing for a period of thirty (30) years thereafter (the "Affordability Period") unless earlier terminated in accordance with Section (9)(h) hereof (the "Termination Date"). On and after the Termination Date, this Deed Restriction shall be of no further force or effect.
- (b) During the Affordability Period, the rents charged by the Grantor for each Affordable Unit shall remain affordable and shall be rented to an individual or household whose gross annual household income does not exceed eighty percent (80%) or sixty percent (60%) of AMI, adjusted for Household size, as established from time to time by HUD.
- (c) Adjustments for Household size are as follows, and consistent with HUD's Small Area FMR's for the Ogden-Clearfield, UT (as amended annually by HUD and published by the Davis Community Housing Authority):
 - 1. Studio units: Use the income limit for a one-person household.
 - 2. One-bedroom unit: use the income limit for a two-person household
 - 3. Two-bedroom unit: use the income limit for a three-person household
 - 4. Three-bedroom unit: use the income limit for a four-person household
 - (d) The permitted rental amount includes the following:
 - 1. Use and occupancy of the Unit and the associated land and facilities;
 - 2. Any separately charged fees and service charges assessed by Grantor, which are required by all Tenants but is not to include security deposits;
 - 3. Utilities to include garbage collection, sewer, water, electricity, gas and other heating, cooking, refrigeration fuels, but not to include telephone service, cable television, or high-speed internet access. If a unit Tenant pays all or some of the utilities, then a "utility allowance" shall be

- determined as the average amount paid per month for those utilities, and the rent shall be reduced by the amount of the "utility allowance."
- 4. Possessory interest taxes or other fees and charges assessed for use of the associated land and facilities by a public or private entity other than Grantor.
- 5. Access to at least one parking stall per Unit.
- (e) Except as provided in Section 4(a), the Property shall remain affordable during the Affordability Period.
- (f) This Deed Restriction's compliance with the affordability requirements shall be monitored and enforced by the City.

5. <u>Income Qualifications</u>.

- (a) The Affordable Units shall at all times be occupied by Households, adjusted for Household size, earning an average of 80% or 60% AMI based upon the table in Exhibit B (as amended annually by HUD).
 - (b) Income qualification shall adhere to the following process:
 - 1. Determine the number of adults and children (all Household members) to occupy the available unit.
 - 2. Collect either 1040 Federal Tax Returns for the most recent year or current pay stub and/or projected income for all Household members generating income.
 - 3. Add together the adjusted gross income for all Household members to determine the total Household income.
 - 4. Review Exhibit B (as amended annually by HUD) to determine whether total Household income is less than the income of a Household of the same size earning 80% or 60% AMI.
- (c) Households shall meet the above income qualifications annually by Grantor and shall be required to submit to the income qualification process above prior to the renewal of any lease.

6. Advertisement.

- (a) At the time of initial occupancy, Grantor shall use Reasonable Efforts to advertise for qualified Tenants for a period of not less than thirty (30) days and shall thereafter fill the Affordable Units with income qualified applicants. Upon the occurrence of a vacancy in an Affordable Unit, Grantor shall review its wait list of qualified applicants (and may advertise for qualified Tenants if necessary to obtain a qualified Tenant).
- (b) If no income qualified applicants have applied for the unit within the advertisement period, then the Grantor may rent the unit to a non-income qualified Tenant for a period of one-year. If Grantor exercises this option, then upon the next vacancy in

the category (studio, 1-bedroom, etc), the Grantor shall engage in the advertisement period for that unit to seek an income-qualified applicant.

(c) The rental of an Affordable Unit to a Tenant who is not income qualified does not limit the applicability of this Deed Restriction in any way with respect to such Tenant's use, occupancy and subsequent lease of the Affordable Unit.

7. Enforcement.

- (a) The rights hereby granted shall include the right of the City to enforce this Deed Restriction independently by appropriate legal proceedings and to obtain injunctive and other appropriate relief against any violations including without limitation relief requiring restoration of the Property to its condition prior to any such violation (it being agreed that there shall be no adequate remedy at law for such violation), and shall be in addition to, and not in limitation of, any other rights and remedies available to the City. Notwithstanding the foregoing, the City may not enforce this Deed Restriction by: (i) voiding a conveyance by Grantor; (ii) terminating Grantor's interest in the Property; or (iii) subjecting Grantor to contractual liability from Tenants, such as damages, specific performance or injunctive relief.
- (b) Grantor shall keep accurate and complete records of all Tenants. Grantor shall provide to the City a quarterly rent roll showing each Affordable Unit occupied, the name of the Tenant or Tenants, rent charged, Household gross income, and the term of the lease. The City shall have the right to audit Grantor's files annually upon ten (10) days' advance written notice.
- (c) Grantor for itself and Grantor's successors and assigns, hereby grants to the City the right to enter upon the Property for the purpose of enforcing the restrictions herein contained, or of taking all actions with respect to the Property, which the City may determine to be necessary or appropriate pursuant to court order, or with the consent of Grantor to prevent, remedy or abate any violation of this Deed Restriction.
- (d) The City may delegate the responsibility of monitoring Grantor for compliance with this Deed Restriction to any not-for-profit or government organization. In no case shall this delegation result in additional fees or financial responsibilities of the Grantor. Grantor agrees to cooperate with any delegate of the City to the same extent as required under this Deed Restriction.

8. Covenants to Run with the Property.

- (a) A copy of this Deed Restriction, as recorded, shall be provided to the Monitoring Agent and the appropriate official of the Municipality.
- (b) This Deed Restriction shall be deemed to be a requirement for the development of a certain number of moderate-income housing units as a condition of

approval of a land use application, pursuant to a written agreement, as provided in Utah Code Ann. § 10-9a-535(1).

(c) Grantor acknowledges, declares and covenants on behalf of Grantor and Grantor's successors and assigns (i) that this Deed Restriction shall be and are covenants running with the land, encumbering the Property for the Affordability Period, and are binding upon Grantor's successors in title and assigns, (ii) are not merely personal covenants of Grantor, and (iii) shall bind Grantor, and Grantor's successors and assigns, and inure to the benefit of and be enforceable by the City and its successors and assigns, for the Affordability Period.

9. Miscellaneous Provisions.

- (a) <u>Amendments.</u> This Deed Restriction may not be rescinded, modified or amended, in whole or in part, without the written consent of the current owner of the Property and the City.
- (b) <u>Notice</u>. Any notices, demands or requests that may be given under this Deed Restriction shall be sufficiently served if given in writing and delivered by hand or mailed by certified or registered mail, return receipt requested, or via reputable overnight courier, in each case postage prepaid and addressed to the parties at their respective addresses set forth below, or such other addresses as may be specified by any party (or its successor) by such notice. All such notices, demands or requests shall be deemed to have been given on the day it is hand delivered or mailed:

Grantor:

Stack Real Estate, LLC 2801 Thanksgiving Way, Ste. 100 Lehi, Utah 84043

City:

Attn: CED Director Farmington City 160 S. Main Street Farmington, UT 84025

(c) <u>Severability</u>. If any provisions hereof or the application thereof to any person or circumstance shall come, to any extent, to be invalid or unenforceable, the remainder hereof, or the application of such provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and enforced to the fullest extent permitted by law.

- (d) <u>Waiver by City</u>: No waiver by the City of any breach of this Deed Restriction shall be deemed to be a waiver of any other or subsequent breach.
- (e) <u>Third Party Beneficiary</u>. The City shall be entitled to enforce this Deed Restriction and may rely upon the benefits hereof.
- (f) <u>Gender; Captions</u>. The use of the plural in this Deed Restriction shall include the singular, the singular, the plural and the use of any gender shall be deemed to include all genders. The captions used in this Deed Restriction are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of the intent of this Deed Restriction.
- (g) <u>Binding Successors</u>. This Deed Restriction shall bind, and the benefits shall inure to, the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns; provided, that Grantor may not assign this Deed Restriction or any of its obligations hereunder without the prior written approval of the Monitoring Agent and the Municipality pursuant to the terms of this Deed Restriction.
- (h) <u>Termination.</u> This Deed Restriction may be terminated by the written, mutual consent of both the Grantor and the City of Farmington, which authorization must be rendered by the City Council prior to termination.
- (h) Governing Law. This Deed Restriction is being executed and delivered in the State of Utah and shall in all respects be governed by, construed and enforced in accordance with the laws of said State without giving effect to any conflict of law provision or rule. Venue to resolve disputes regarding this Deed Restriction shall lie in the Second District Court of Utah, Farmington Division.
- (i) <u>Independent Counsel</u>. GRANTOR ACKNOWLEDGES THAT HE, SHE, OR THEY HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND HAS HAD THE OPPORTUNITY TO CONSULT LEGAL AND FINANCIAL ADVISORS OF HIS, HER OR THEIR CHOOSING REGARDING THE EXECUTION, DELIVERY AND PERFORMANCE OF THE OBLIGATIONS HEREUNDER.

[signatures appear on next page]

IN WITNESS WHEREOF, the parties hereto each caused this Deed Restriction to be duly executed and delivered by themselves or their respective duly authorized representatives as of the day and year set forth above.

	GRANTOR:
	Stack Farmington Holdings, LLC
	Ву:
	Title:
STATE OF UTAH ss: COUNTY OF DAVIS	
In County on t	his day of, 2025, peared,
he/she acknowledged said instrument, by	peared, e party executing the foregoing instrument and him/her executed to be his/her free act and the free act and deed of
	·
	Notary Public
	Printed Name:
	My Commission Expires:

The terms of this Deed Restriction are acknowledge.	nowledged by:
	CITY:
	Ву:
	Name:
	Title:
STATE OF UTAH ss: COUNTY OF DAVIS	
before me personally appeared Brett Ander known, and known by me to be the party e	day of, 2025 son, the Mayor of the Farmington City, to me executing the foregoing instrument, and he/she resecuted to be his/her free act and deed, in Farmington City.
	Notary Public Printed Name: My Commission Expires:

Exhibit A

Property Description

All of Parcel R1 North Station Master Plat containing 16.77 acres.

Exhibit B

HUD Table of Small Area FMR's for Ogden-Clearfield, UT HUD Metro FMR Area, Zip Code 84025 (as amended annually by HUD and published by the Davis Community Housing Authority)

Number of Bedrooms	Household Size	Maximum Monthly Rent
0	1	\$1,080
1	2	\$1,180
2	3	\$1,440
3	4	\$1,980
4	5	\$2,4 00