

Farmington City Planning Commission

October 21, 2021

FARMINGTON CITY

H. James Talbot
Mayor
Brett Anderson
Shawn Beus
Scott Isaacson
Amy Shumway
Rebecca Wayment
City Council
Shane Pace
City Manager

PLANNING COMMISSION MEETING
Thursday October 21, 2021
Public Meeting - Farmington City Hall
160 S. Main Street, Farmington, Utah.
Regular Session: 7:00 p.m.

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

7:00 1. City Council Report

SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATION

7:05 2. Wasatch Farmington Holdings, LLC (Public Hearing) – Applicant is requesting recommendation for a Project Master Plan (PMP)/Development Agreement (DA) for the proposed Farmington 20 mixed use project, and schematic site plan approval---and recommendation(s) for schematic subdivision and a zone text change for the City's regulating plan, related thereto. The project (approx. 20 acres) is located at approximately 1400 W Burke Lane in the OMU (Office Mixed-Use) zone. (S-17-21, PMP-3-21, SP-6-21, ZT-21-21)

OTHER BUSINESS

7:30 3. Miscellaneous, correspondence, etc.

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted October 18, 2021

Carly Rowe, Planning/Recording Secretary

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

1. Trails Committee Presentation – Update to the Council
2. Development Proposal – Elliott Smith
3. Questions or concerns the City Council may have on agenda items.

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 19, 2021, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARING:

7:05 Schematic Subdivision and Zone Change

7:15 Zone Text Amendment – Additional Lot Alternatives, and Standards (ZT-19-21)

NEW BUSINESS:

7:25 Consider Aesthetics and Betterments for the Shepard Lane Interchange

DISCUSSION:

7:40 Development Proposal – Jared Payne

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

8:00 Minute Motion Approving Summary Action List

1. Ambulance Fund Customer Receivables – Writing off Uncollectible Items
2. Approval of Minutes from October 5, 2021

GOVERNING BODY REPORTS:

8:05 City Manager Report

1. Fire Activity Report for July
2. Building Report for September

8:15 Mayor Talbot & City Council Reports

ADJOURN

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

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Heidi Bouck, City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on October 14, 2021.

DATED this 14th day of October, 2021.

FARMINGTON CITY CORPORATION

By: Heidi Bouck
Heidi Bouck, City Recorder

Posted October 14th 2021

Planning Commission Staff Report
October 21, 2021

Item 2: Canopy Square (Farmington 20) – Schematic Site Plan, Schematic Subdivision Plan, Project Master Plan/Development Agreement, and Zone Text Amendment to the City's Regulating Plan

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

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

Background Information

Canopy Square is a 20-acre residential development on Burke Lane and between the future Maker Way and "Commerce Drive" right-of-ways. The residential use of the area, despite the OMU zoning, is permitted under the North Farmington Station Project Master Plan and Development approved in 2020. The project includes multifamily stacked flats, multifamily townhome, mixed use, and multifamily wrap - the latter being an affordable workforce housing project. The location of the product is important, as it borders the mixed-use office park proposed to the north, and other office mixed use products to the south. It sits roughly halfway between the City's future 14-acre park and the commercial/office center to the north. The project features as crucial location for not only housing for an emergent workforce in Farmington, but also containing a necessary circulation corridor for pedestrian, bicycle and limited auto ("Wasatch Way"). Because of this connection, City Staff is recommending that the wrap product be recommended to the City Council for approval, but tabling the other aspects of the project, to further the conceptual development of Wasatch Way's impact and function in the area.

Suggested Motion

Move that that Planning Commission recommend approval for the affordable wrap apartment project, and table recommendation for PMP/DA, Schematic Subdivision, and the Zone Text

Amendment modifying the City's Regulating Plan, to allow time for the developer to finalize the details of said items, and/or resolve issues as follows:

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

Finding for Approval (of the multi-family wrap affordable workforce housing project onliy):

1. The wrap product provides roughly 239 obtainable housing units to Farmington, which fulfills a large part of the Moderate Income Housing Plan, as well as State and County goals to alleviate the housing crisis in Utah.
2. The project provides precedent for a wrapped product in Farmington's mixed use areas.
3. The building itself is aesthetically pleasing.

Supplemental Information

1. Vicinity Map
2. Development Agreement
3. Project Master Plan including, but not limited to:
    a. Schematic Subdivision Plan
    b. Schematic Site Plan
    c. Elevations

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

N
W FC E
S

Feet
0 100 200 300 400
Meters
0 25 50 75 100

VICINITY MAP

Canopy Square

FARMINGTON

A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR
FARMINGTON 20

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

RECITALS:

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

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

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

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

11. **Term.** 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 14 below.

12. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities 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.

13. **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.

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

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

"CITY"

FARMINGTON CITY

ATTEST:

_____ By: _____

City Recorder Mayor

"DEVELOPER"

WASATCH FARMINGTON HOLDINGS, LLC

By: _____

, Manager

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

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

_____
Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

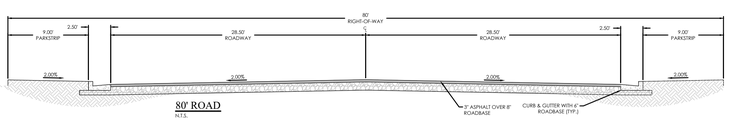
On the _____day of _____, 2021, personally appeared before me _____ _____, who being by me duly sworn did say that he is a manager of **Wasatch Farmington Holdings, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such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

_____
Notary Public

ATTACHED EXHIBITS:

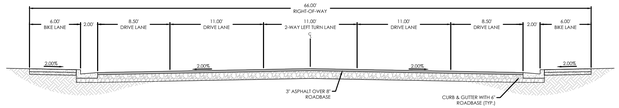
EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)

CROSS SECTION BURKE LANE (A-A)**



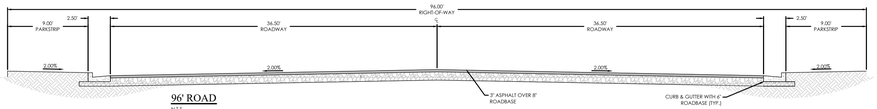
80' ROAD
N.T.S.

CROSS SECTION MAKER WAY (B-B)**



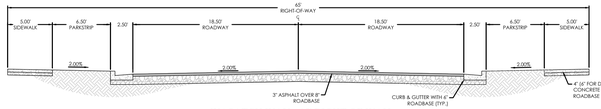
MAKER WAY - 66' RIGHT OF WAY
N.T.S.

CROSS SECTION COMMERCE DRIVE (C-C)**



96' ROAD
N.T.S.

CROSS SECTION WASATCH WAY (D-D)



WASATCH WAY - 65' RIGHT OF WAY
N.T.S.

**THE CROSS SECTIONS FOR BURKE LANE, MAKER WAY AND COMMERCE DRIVE ARE SUBJECT TO CHANGE.
THE FINAL DESIGN AND HORIZONTAL ALIGNMENTS SHALL BE PROVIDED BY FARMINGTON CITY AND THEIR CIVIL ENGINEER - CRS ENGINEERS

SITE TABULATION - WEST PROPERTY

PROPERTY AREA:	409,836 SF (9.41 ACRES)

This area breakdown is subject to change based on final Right of Way determination for surrounding roads.

UNIT COUNTS:

BUILDING A:	58 UNITS
BUILDING B:	59 UNITS
TOWNHOMES:	86 UNITS
TOTAL COUNT:	203 UNITS

PARKING PROVIDED:

BUILDINGS A & B -	
GARAGE PARKING:	33 STALLS
DRIVEWAY PARKING:	33 STALLS
COVERED PARKING:	76 STALLS
TOWNHOMES -	
GARAGE PARKING:	172 STALLS
DRIVEWAY PARKING:	24 STALLS
OPEN PARKING:	122 STALLS
TOTAL PARKING:	460 STALLS
(2.26 STALLS/UNIT)	

ON STREET PARKING TABULATION

MAKER WAY:	29 STALLS
WASATCH WAY:	50 STALLS

SITE TABULATION - NORTH EAST PROPERTY

PROPERTY AREA:	188,725 SF (4.33 ACRES)

This area breakdown is subject to change based on final Right of Way determination for surrounding roads.

UNIT COUNTS:

WRAP BUILDING:	233 UNITS

PARKING PROVIDED:

PARKING STRUCT:	381 STALLS
OPEN PARKING:	35 STALLS
TOTAL PARKING:	416 STALLS (1.78 STALLS/UNIT)

SITE TABULATION - SOUTH EAST PROPERTY

PROPERTY AREA:	123,835 SF (2.84 ACRES)

This area breakdown is subject to change based on Final Right of Way determination for surrounding roads.

UNIT COUNTS:

BUILDING C:	53 UNITS
BUILDING D:	53 UNITS
TOTAL UNITS:	106 UNITS

PARKING PROVIDED:

COVERED PARKING:	74 STALLS
GARAGE PARKING:	34 STALLS
OPEN PARKING:	54 STALLS
TOTAL PARKING:	162 STALLS (1.53 STALLS/UNIT)

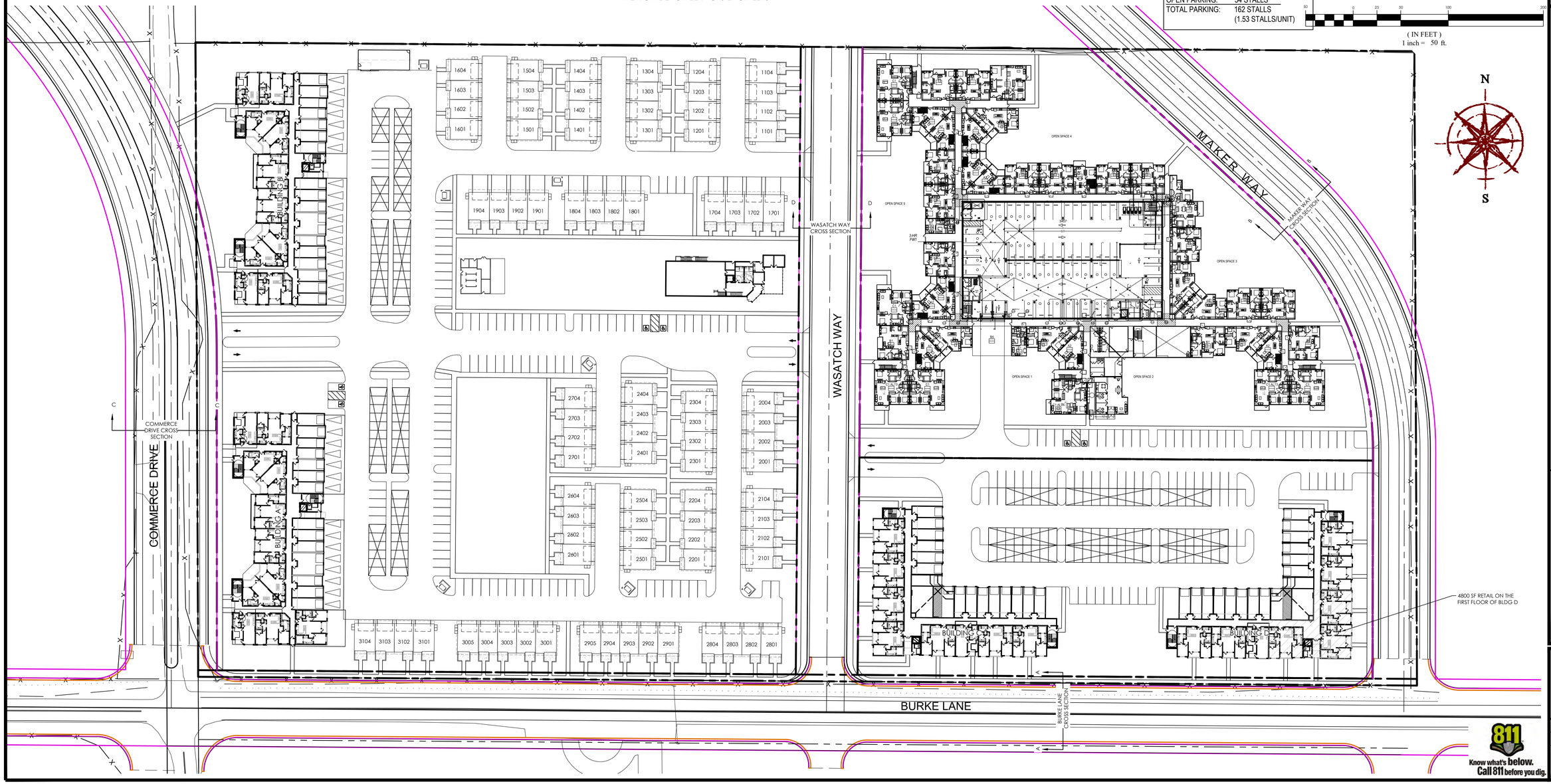
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8" SS — 8" SANITARY SEWER
- 8" W — 8" CULINARY WATER
- 8" SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD — SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



N
S

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

FARMINGTON APTS
FARMINGTON CITY, UTAH
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=50'	Drawn:	EKW
Date:	07/09/2021	Job #:	20-0540
Sheet:	C3		

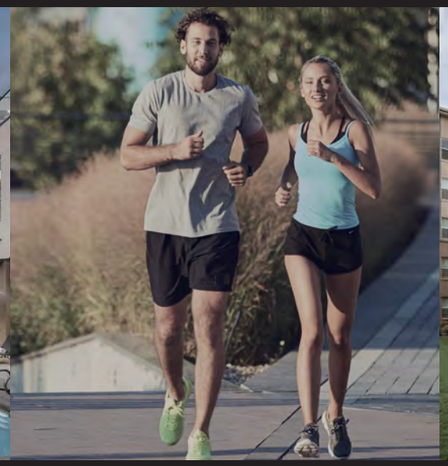
Z:_2020\20-0540 Farmington 20 Apts\design 20-0540\dwg\sheets\C3 SITE PLAN.dwg

CANOPY SQUARE

PROJECT MASTER PLAN








August 9, 2021

To the Farmington City Mayor, City Council, Planning Commission
In Care of Mr. David Peterson, Community Development Director
Farmington City Hall
160 South Main Street
Farmington City, Utah 84025

Re: Canopy Square Project Master Plan

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

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

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

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

Sincerely,

Jeff Nielson
President

Corey Johnson
Vice President

Adam Lankford
VP of Development

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PROJECT MASTER PLAN NARRATIVE

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

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

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

FARMINGTON CITY GENERAL LAND USE PLAN



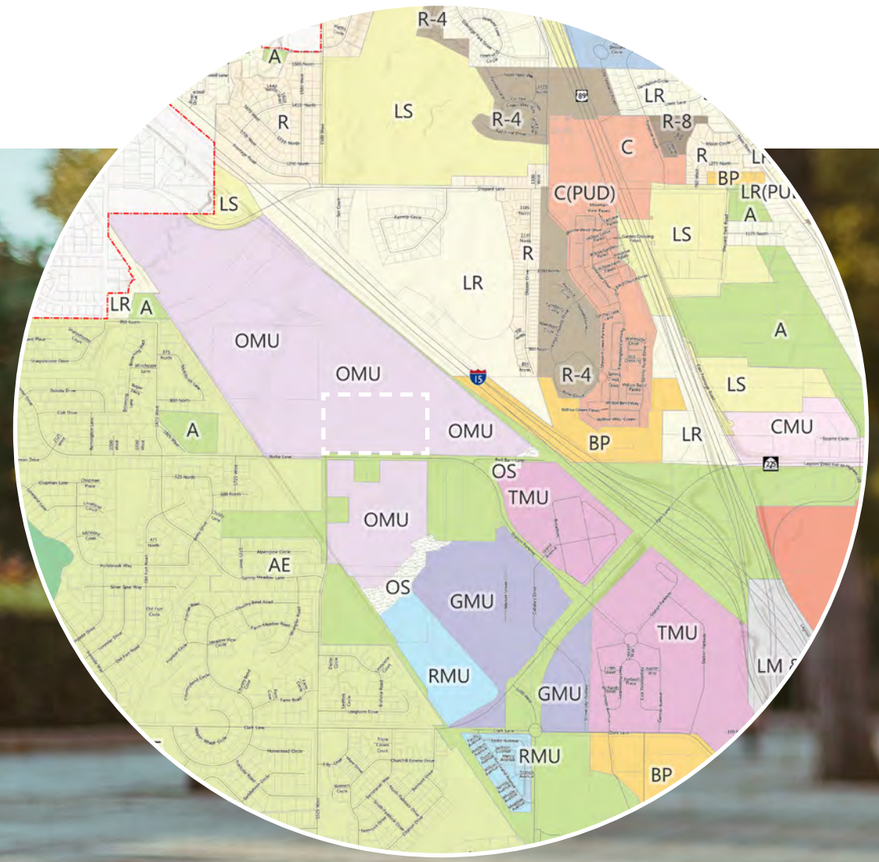
FARMINGTON CITY
CURRENT ZONING MAP

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

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

INCORPORATION OF EXISTING STRUCTURES:

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



DEVELOPMENT STANDARDS AT PMP EDGE:

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

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

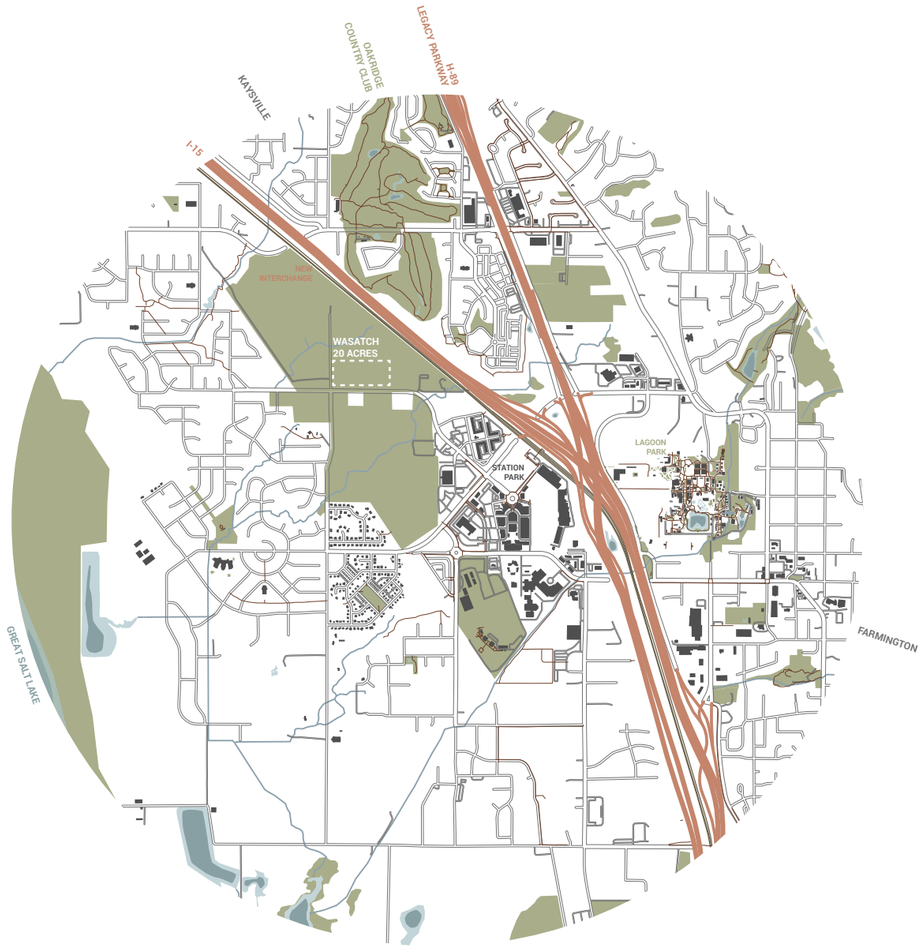
EAST EDGE The east boundary of the PMP is defined by Maker Way with Office directly east of that and the Red Barn Development.

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

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



CANOPY SQUARE SITE CONTEXT



OBJECTIVES:

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

A. Create an exciting destination

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

B. Create a neighborhood with a diverse housing plan

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

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

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



D. Promote quality urban design

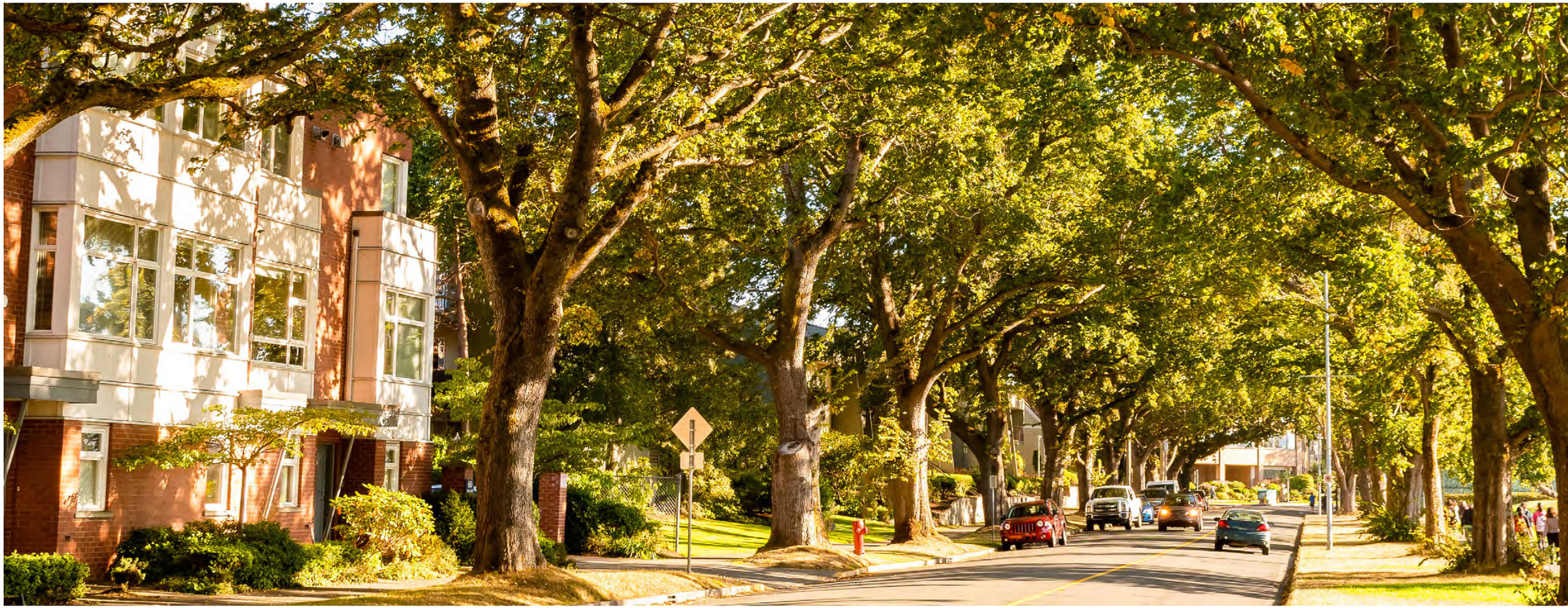
- Quality primary materials
- Strategic use of glazing
- Emphasize pedestrian entrances
- Use colors and materials that create a sense of place
- Enhance sides of buildings facing roads
- Flat buildings planes will not be allowed

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

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

F. Promote Farmington City's heritage

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



DESCRIPTION OF LAND USE CONCEPTS

CANOPY SQUARE LAND USE AREAS



MULTIFAMILY STACKED FLATS



MULTIFAMILY TOWNHOME



MULTIFAMILY WRAP

WORKFORCE HOUSING



MIXED USE

STACKED FLAT / RETAIL



OPEN SPACE PASSIVE



OPEN SPACE ACTIVE

DESCRIPTION OF LAND USE CONCEPTS:

The land uses included in this PMP are as follows:

Multifamily Stacked Flats
Multifamily Townhome
Multifamily Wrap - Workforce Housing
Mixed-use - Stacked Flat / Retail
Open Space Passive
Open Space Active

PARKING STRATEGY:

The City's Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements for multifamily are 1.6 stalls per unit and .25 guest stalls per unit.

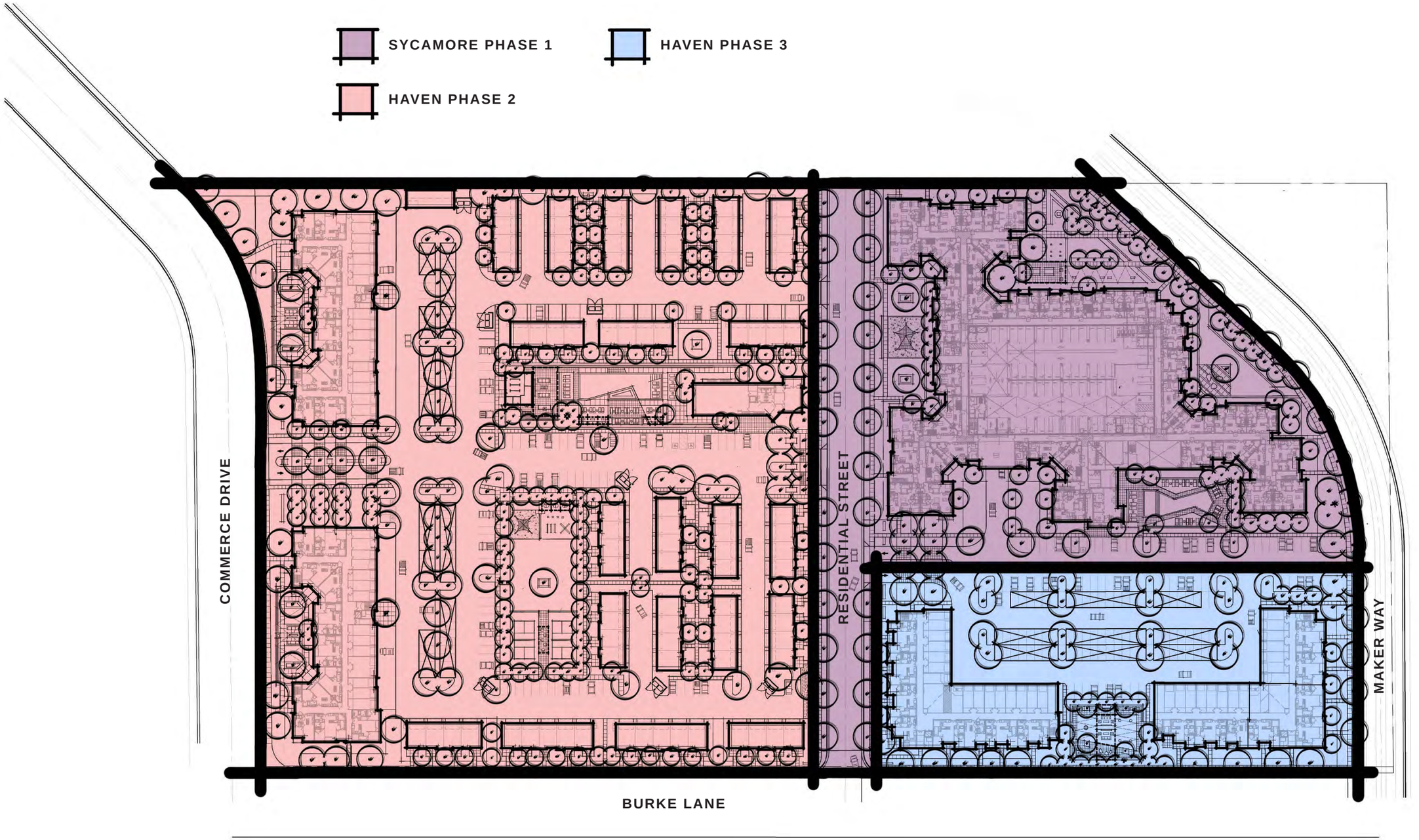
Parking within the 20-acres will include structured parking, surface parking, driveway parking, garage parking and on street (off site) parking. It is important to have the right amount of parking for the uses within this PMP. Proper planning should preclude both not enough parking as well as too much parking.

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

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



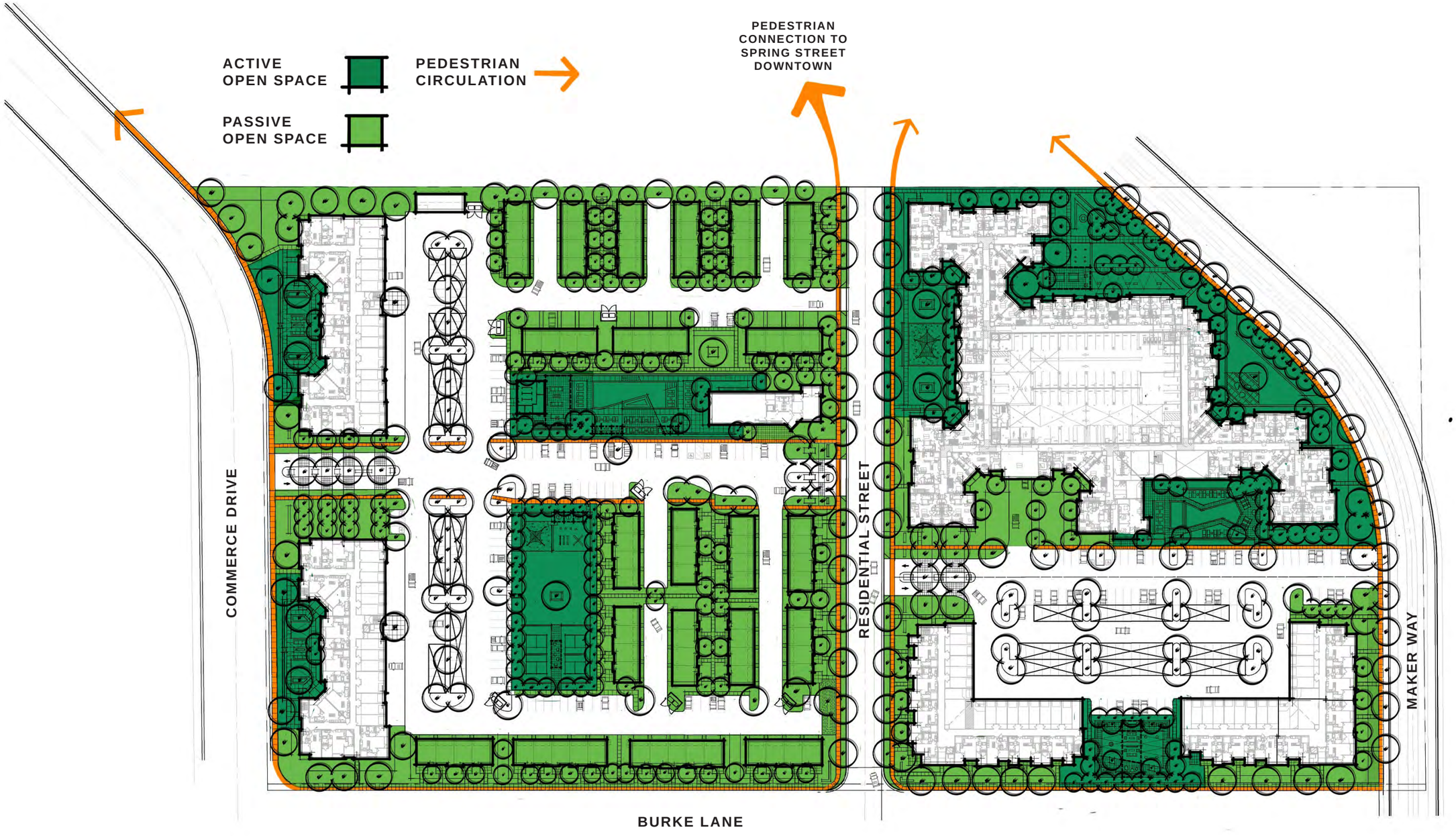
CONCEPT PLAN



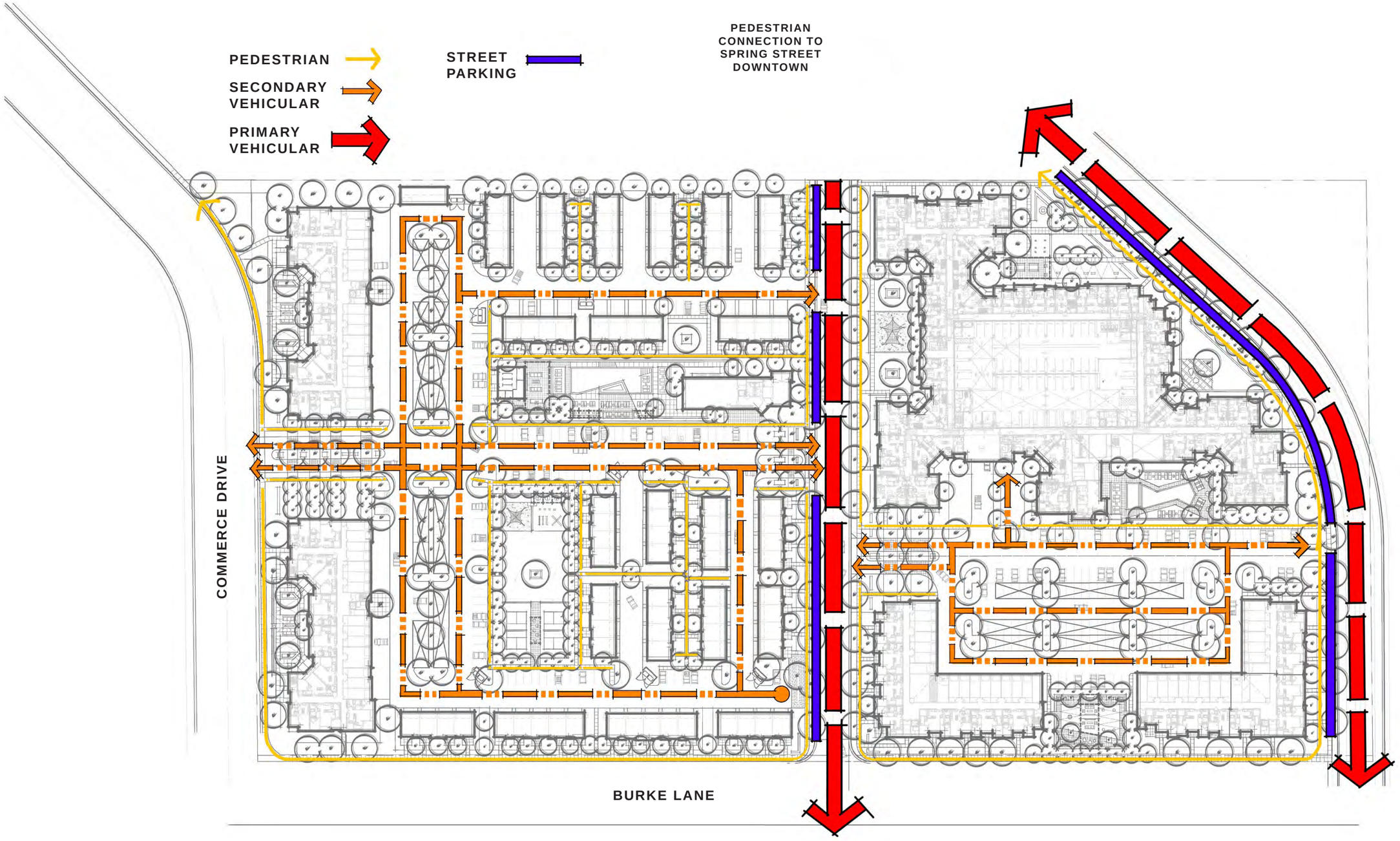
CONSTRUCTION PHASING PLAN EXHIBIT



CONCEPTUAL LAND USES

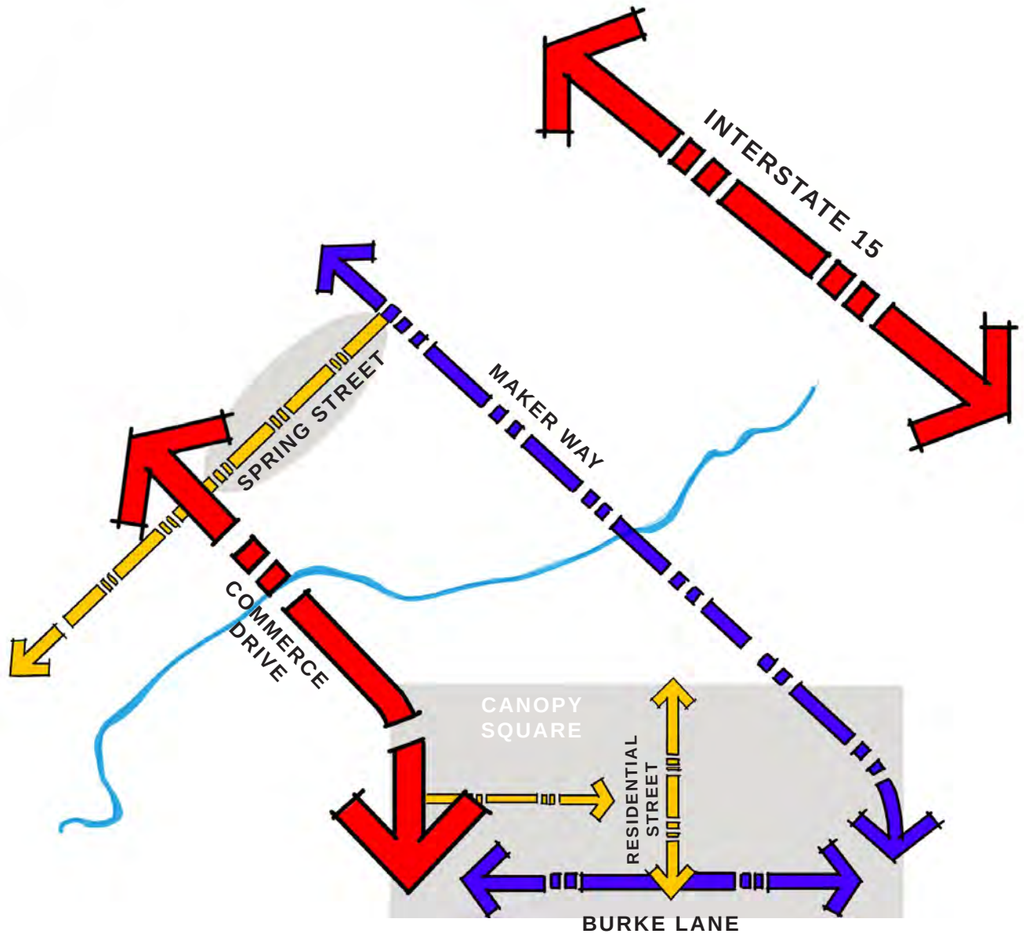


ACTIVE / PASSIVE OPEN SPACE

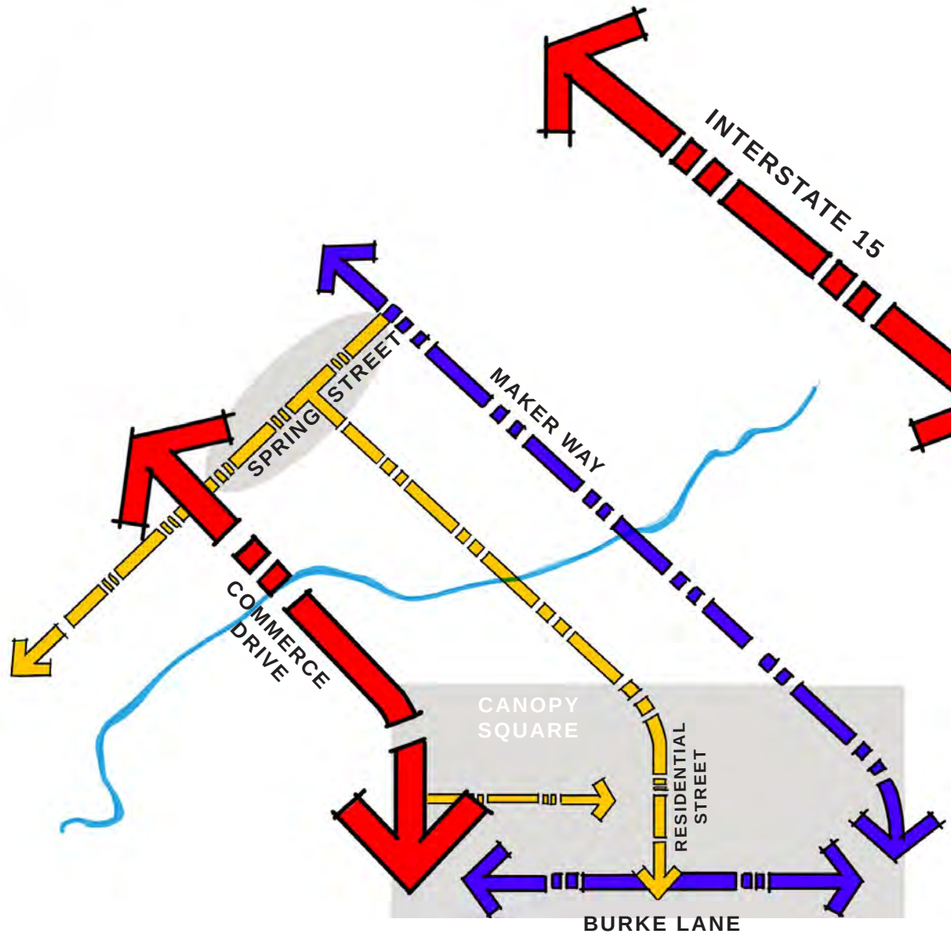


CIRCULATION

PRELIMINARY TRANSPORTATION ANALYSIS



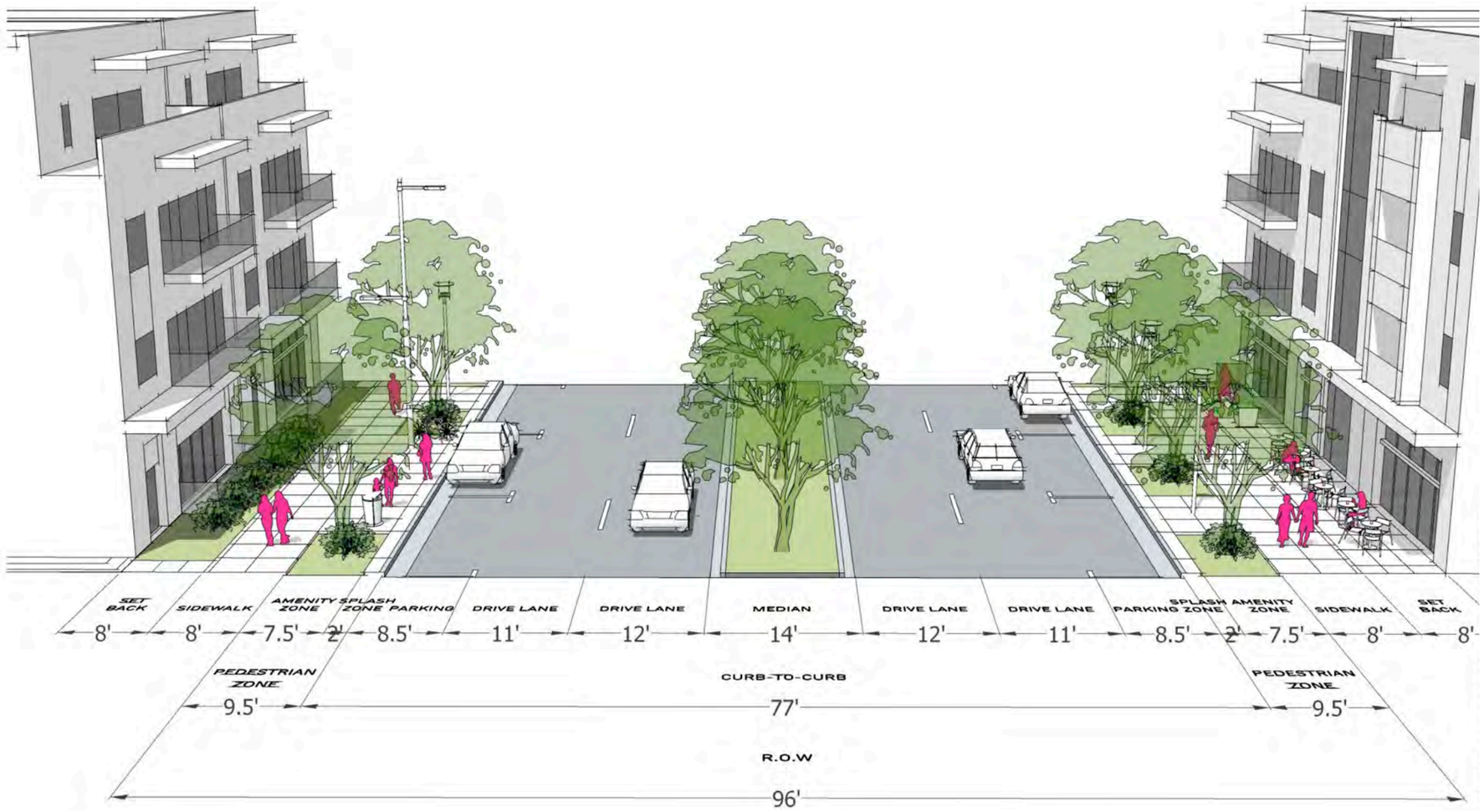
ALTERNATIVE 1



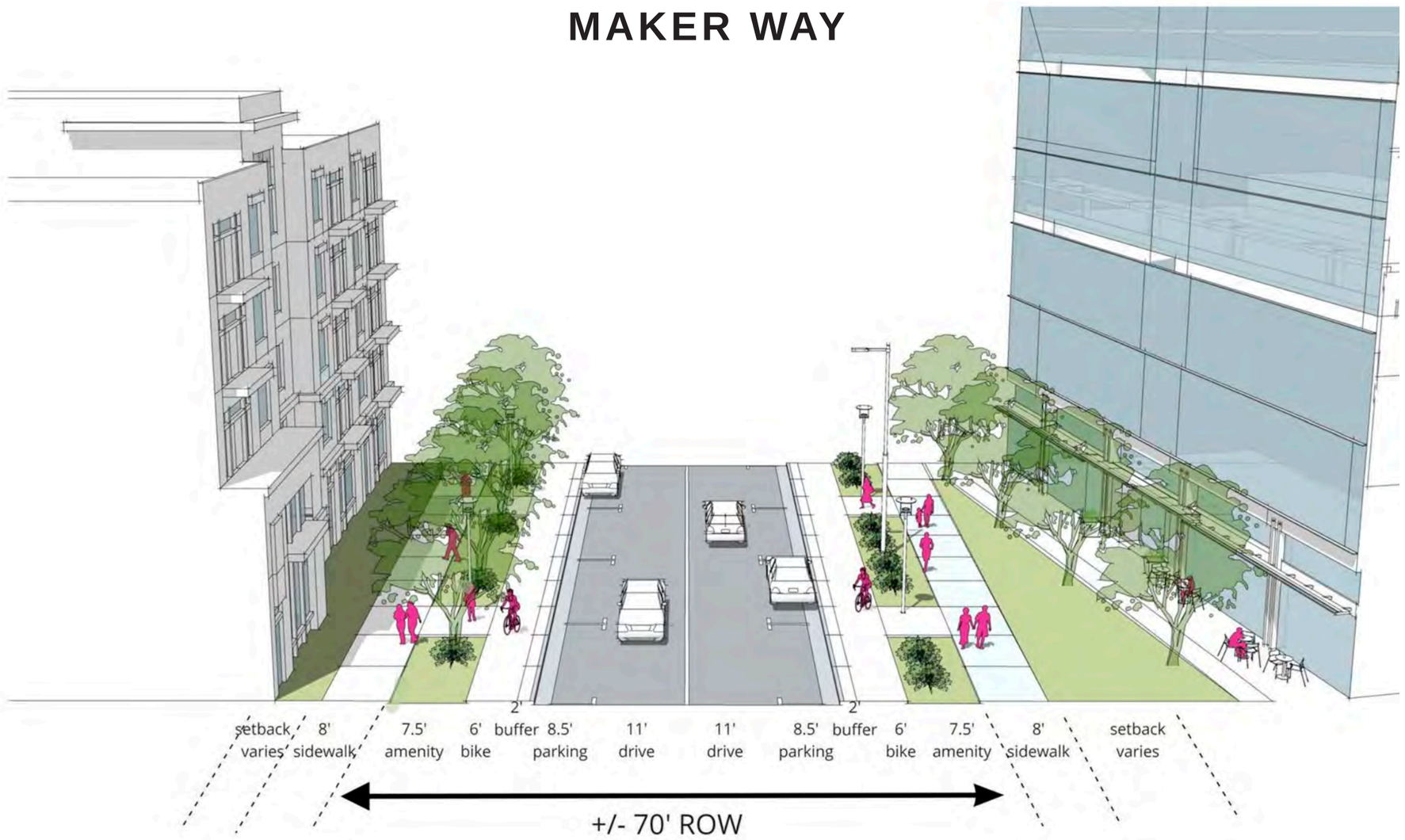
ALTERNATIVE 2

ROADWAY NETWORK

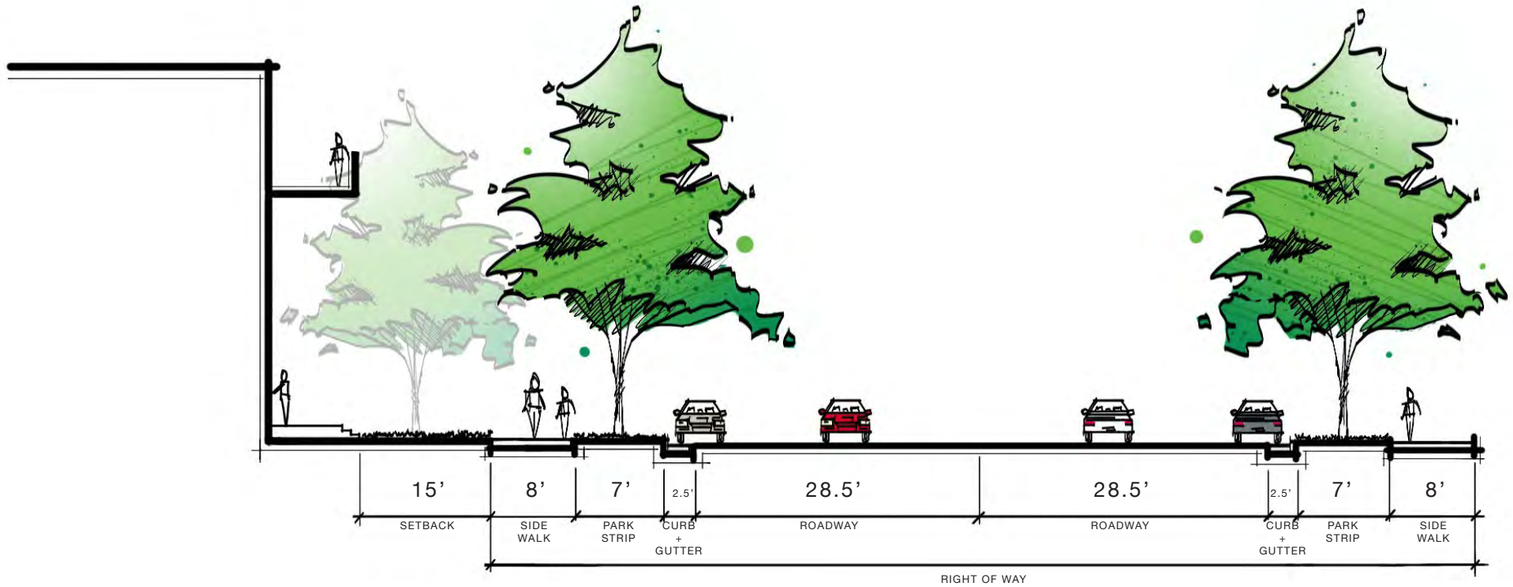
COMMERCE DRIVE



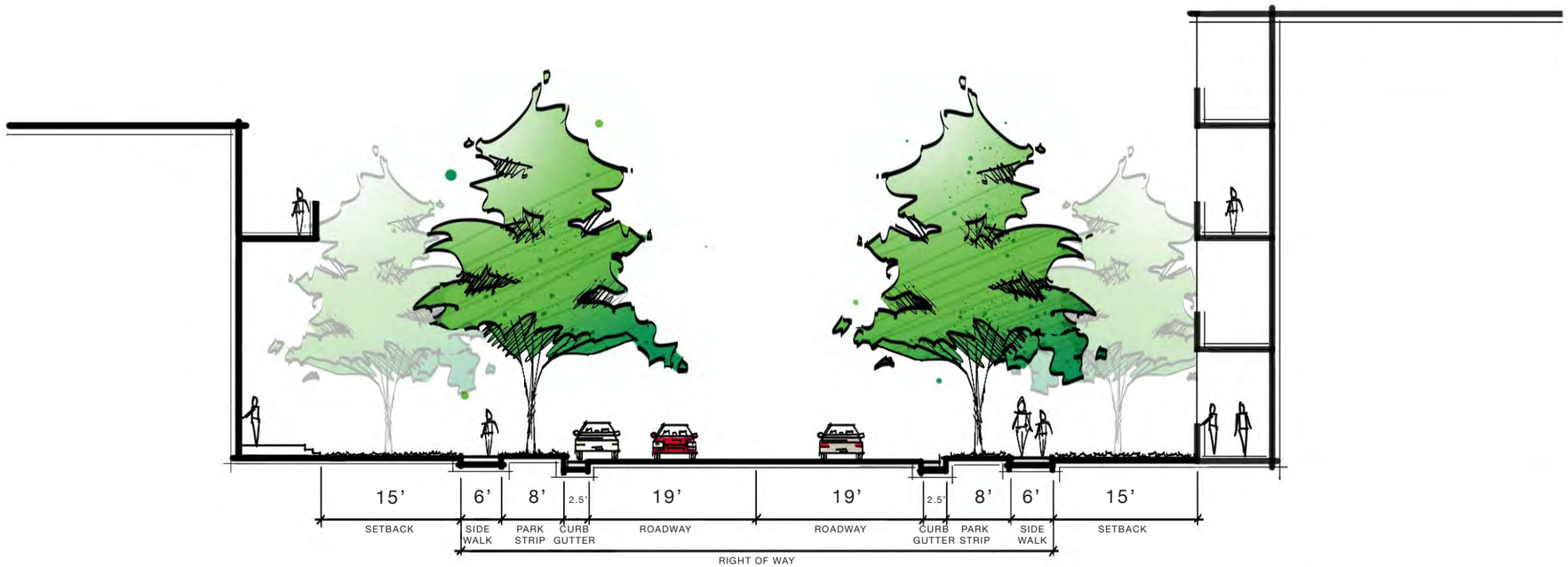
MAKER WAY


setback varies
8' sidewalk
7.5' amenity
6' bike
2' buffer
8.5' parking
11' drive
11' drive
8.5' parking
2' buffer
6' bike
7.5' amenity
8' sidewalk
setback varies
+/- 70' ROW

BURKE LANE


15’
SETBACK
8’
SIDE WALK
7’
PARK STRIP
2.5’
CURB + GUTTER
28.5’
ROADWAY
28.5’
ROADWAY
2.5’
CURB + GUTTER
7’
PARK STRIP
8’
SIDE WALK
RIGHT OF WAY

RESIDENTIAL STREET



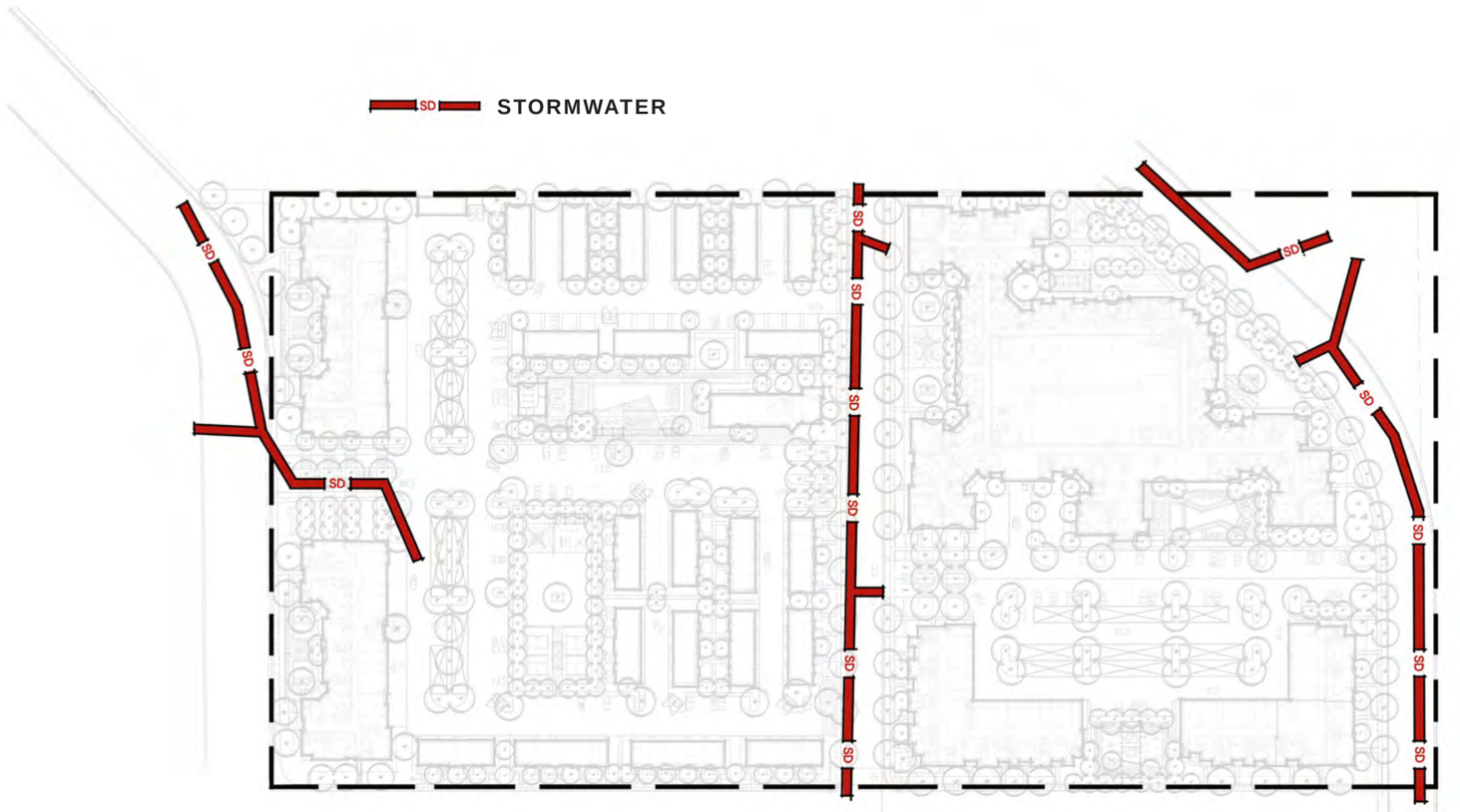
UTILITIES AND INFRASTRUCTURE

UTILITIES AND INFRASTRUCTURE:

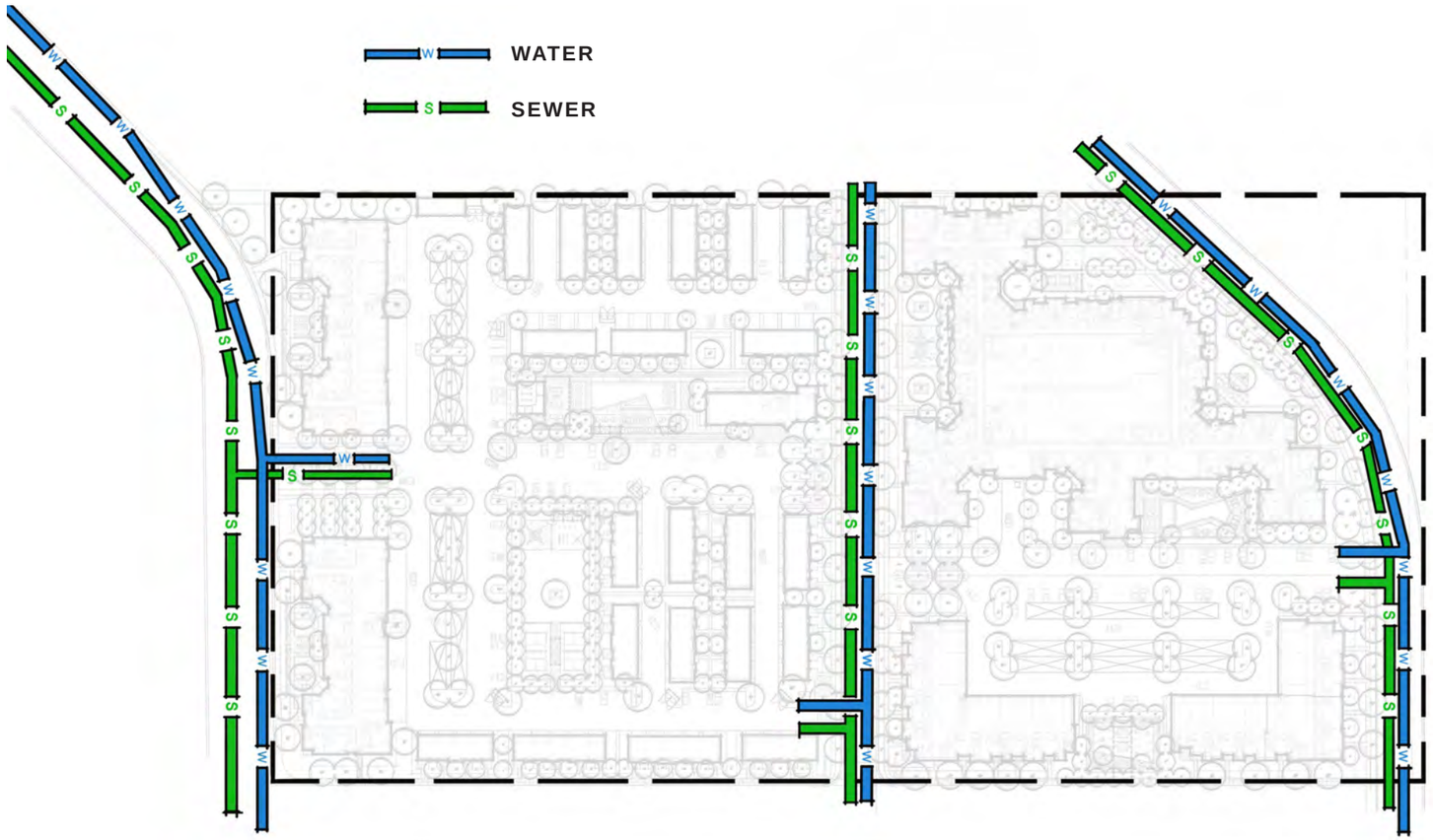
The following is a brief description of the existing and proposed infrastructure that will serve the Canopy Square development. Infrastructure will include: culinary water, secondary water, sanitary sewer, storm drain and utilities.

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

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



STORMWATER PLAN



UTILITY PLAN

SANITARY SEWER: Sanitary sewer for the project will be provided by Central Davis Sewer District. The District currently has sewer lines located in both 1525 W and in Burke Lane. The existing line located in 1525 W is a 12-inch diameter PVC sewer that connects to the 30-inch line located in Burke Lane. Both of these lines are currently flowing at capacity and are restricted in accepting new sewer flows. The district plans to run a new collector line from the treatment facility to the edge of the rail/trail corridor at the new Shepard Lane ROW where it will terminate. It will be necessary to connect this new pipeline to the existing outfall at the North End of 1525 W in order to divert flows from the North part of Farmington City to the new collector to be constructed by Central Davis. Once the new connection is made and the outfall line is functional, capacity will be freed up in the existing sewer lines running through the project. The new development will route the bulk of the flow for the project down to the existing 30-inch line in Burke Lane.

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

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

SEQUENCE AND TIMING

05

CANOPY SQUARE SEQUENCE AND TIMING

PMP APPROVAL	DEVELOPMENT AGREEMENT APPROVAL	SITE PLAN APPROVAL	BUILDING PLAN SUBMITTAL	CONSTRUCTION START
FALL 2021	FALL 2021	WINTER 2021	WINTER 2021	SPRING 2021

SECTION 140 PETITION

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

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

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

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

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