

Farmington City Planning Commission

November 4, 2021

FARMINGTON CITY

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Shawn Beus
Scott Isaacson
Amy Shumway
Rebecca Wayment
CITY COUNCIL
Shane Pace
CITY MANAGER

PLANNING COMMISSION MEETING
Thursday November 04, 2021
Public Meeting - Farmington City Hall
160 S. Main Street, Farmington, Utah.
Study Session: 6:30 p.m., **Regular Session: 7:00 p.m.**

Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. 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. Approval of Minutes (10/7/2021, 10/23/2021)
2. City Council Report

SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATIONS

7:05 3. Daniel Barton (Public Hearing) – Applicant is requesting recommendation of a schematic subdivision for the proposed Kirkham Orchard subdivision, located at approximately 1000 North Compton Road. The property is zoned LR-F (Large Residential – Foothill) and a 13,700 square-foot portion of the rear property is zoned A-F (Agriculture – Foothill). The applicant is also requesting to rezone the A-F zoning to LR-F. (S-20-21, Z-4-21)

7:35 4. Maverik/Cassie Younger – Applicant is requesting consideration of a Project Master Plan application, accompanying Development Agreement, Schematic Subdivision plan, and Schematic Site Plan for a proposed Maverik convenience store, located at approximately 1100 W Park Lane (2.25 acres) in the RMU (Residential Mixed Use) and GMU (General Mixed Use) zone(s). (PMP-1-21)

7:50 5. Wasatch Farmington Holdings, LLC – Applicant is requesting recommendation for a Project Master Plan (PMP)/Development Agreement (DA) for the proposed Canopy Square (formerly named 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

8:05 6. 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 29, 2021 Carly Rowe, Planning/Recording Secretary

FARMINGTON CITY
PLANNING COMMISSION
October 07, 2021
ELECTRONIC MEETING

STUDY SESSION

Present: *Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Erin Christensen, Larry Steinhorst and John David Mortensen.* ***Staff****: Community Development Director David Petersen, Planning/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe.* ***Excused****: Commissioner Mike Plaizier.*

REGULAR SESSION

Present: *Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Erin Christensen, Larry Steinhorst and John David Mortensen.* ***Staff****: Community Development Director David Petersen, Planning/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe.* ***Excused****: Commissioners Mike Plaizier.*

Chairman **Alex Leeman** opened the meeting at 7:05 PM.

Item #1 Minutes

Rulon Homer made a motion to approve the minutes from September 9 and September 23, 2021. **John David Mortensen** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Community Development Director **David Petersen** reported on the proceedings of the October 5, 2021, City Council meeting. **Brent** and **Susan Holmes**'s street vacation on Smoot Drive was approved, as was **Theresa's Hill**'s de-annexation. The City Council approved **Chris McCandless**'s Farmington Station Center Townhomes to be done by Sego Homes. In the work session, the Council had a presentation on "Center Street" in the mixed-use areas North of Station Park.

SUBDIVISION AND ZONE CHANGE APPLICATION

Item #3 Phil Holland/THG Farmington LLC (Public Hearing) – Applicant is requesting a recommendation for a schematic subdivision for the proposed Hidden Farm Estates subdivision, located at approximately 800 W Shepard Park Road (9.13 acres). The applicant is also requesting recommendation for a zone change from LS (Large Suburban) and A (Agriculture) to LR (Large Residential) and CMU (Commercial Mixed Use). (S-18-21 & Z-3-21)

Planning/GIS Specialist **Shannon Hansell** presented this agenda item. Hidden Farm Estates subdivision is a proposed 16-lot subdivision, with a 3.37-acre commercial parcel located in the Large Suburban (LS) and Agriculture (A) zones. The entire area is part of the 2008 East Park Lane Small Area Master Plan, and the proposal follows that plan. The entire 8.95-acre plat must be rezoned to accommodate the commercial parcel and subdivision. Currently the parcel is zoned mostly LS, with a remainder of A zoning on the east side. The applicant is requesting that the parcel be rezoned to Commercial Mixed Use (CMU) and LR (Large Residential), split 3.67 acres and 7.032 acres respectively. The subdivision requires the extension of 700 West, a non-conforming dead end approximately 1,100 feet in length. Through proposed Lots 5-9 flows an irrigation/drainage channel, which encompasses a significant portion of backyard for Lots 6-8. The City Engineer and Development Review Committee (DRC) recommends that this ditch be piped, and an easement be placed, as the City must access and maintain the pipe conveying the drainage from surrounding properties. There is a condition—similar to The Rose Planned Unit Development (PUD) to the south—that the developer would transfer all residential density from CMU to the LR zone with a Transfer of Development Rights (TDR). This would mean that they couldn't put residential in the CMU zone in the future. It would be essentially deed restricted. Staff recommends approval of the zone change and schematic subdivision plan.

Applicant **Phil Holland** (Kaysville, Utah) addressed the Commission. In 2018, he looked at the Small Area Master plan for the entire 80 acres. The density would be similar to surrounding uses. The cul-de-sac developed 20 years ago at 1175 is more dense than this proposal. The back lot is mostly just trees, which he didn't want to eliminate. These will be $1.2 million homes on average. He proposes a Homeowner's Association (HOA) to take care of the back of Lots 5-9 because he wants to preserve the awesome trees there. He wants dialogue about the piping of the drainage channel. **Petersen** said even though it is small, it is constantly full of water. **Holland** said it is not considered wetlands or a flood plain according to his consultant. It is not deep enough to be a safety

concern. There is enough room on Lots 6-7 to build the homes west of the drainage. It gets storm water from 700 West and other parts of Main Street, and he would like to dry it up. He also hopes for office and minor retail uses. **Leeman** asked about the old picturesque barn on that property that hasn't blown down in any windstorm. **Holland** said it will be demolished.

Hansell said the piping was recommended because it is easier to maintain. **Petersen** said in addition to being spring-fed, it drains some of the roads east of Main Street. It has City water in it, and Public Works needs access to clean it with a backhoe if it is not piped to the street. Public Works would rather it be piped. The applicant doesn't want the piping to be required. Commissioner **Greg Wall** said he recognizes the asset of the trees. An easement or HOA common area could be put there to keep the trees alive. The trees need the natural water to stay alive. **Holland** said getting the room needed to install the piping would likewise ruin the trees. HOA bylaws would say Lots 5-9 would be responsible for the waterway in their own yards. **Wall** said an access easement would be needed for Public Works.

Alex Leeman opened the public hearing at 7:29 PM.

Merilee Anderson (687 W 1175 N, Farmington, Utah) is not for the trees being extracted and wants the Commission to consider keeping them. Running a pipeline out to 700 West would remove a lot of trees.

Chad Smith (1121 N Main, Farmington, Utah) said his property almost corners the development. He and neighbors clean out the grate there. If it is not cleaned out during flooding, the water overflows almost to his doorway. He has seen a neighbor flooded several times, and the ditch has been made deeper over the years. The City has been out there a few times, once to deepen the ditch. Without constant upkeep, there can be problems. He feels piping would help the water problems, as long as the pipe is large enough to hold all the water. He has helped clean weeds and bamboo out of the grate area over the years.

Alex Leeman closed the public hearing at 7:38 PM.

Leeman said he used to live in Bloomington, Indiana, while attending law school There was a ditch there 5 feet deep and 10 feet across that was a water course. If someone had piped it, it would have ruined his backyard. In the six years he has been on the Commission and City Council, he can't recall a time where the City wanted to take out trees. He is inclined to remove that as a condition and reword it slightly saying the applicant must follow the DRC recommendations. The applicant can try to convince Public Works there is a better way to solve the water and flooding issue while preserving the trees.

Commissioner **Rulon Homer** said he has had a similar situation on his property of many land owners cooperating to maintain an open ditch. It was almost impossible to keep it open due to the weeds growing so quickly. **Wall** said the engineers should make the engineering decisions. He likes the proposed solution of including it with the Covenants, Conditions, and Restrictions (CC&Rs) with the deed restriction. He is more inclined to have the HOA take care of it rather than individual lot owners. In the event of a big flood, the City would like an easement to get a backhoe to get logs or stumps out. Access on the east may be a good solution that is less intrusive. This could mean piping to the street and secondary irrigation being allowed to keep the trees alive. There is an easement for a dedicated road to come from the east that the City owns, but it stops just short of the corner. However, **Holland** said he is purchasing the land to the south and access could come from there to access the ditch.

Leeman said these would be $1.5 million homes on 0.4 acre lots, so they will be well landscaped. He said it will be complimentary to the area. After the Commission votes on it, their recommendation goes on to the City Council. It will continue to come back to the Commission for additional layers of approval as more detail is added to the plan.

MOTION

Greg Wall made a motion that the Planning Commission recommend approval for the Hidden Farm Estates schematic subdivision plan and rezone, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. To address the channel flowing through Lots 5-9, the applicant can submit a proposal to Public Works that must be approved by the DRC to keep the surface irrigation ditch. The proposal must be acceptable to the City and Public Works Department. Developer provide access to the ditch from the east via an access easement.
2. 700 West must be extended to the south edge of the property for future development in the East Park Lane Small Area Master Plan.
3. The commercial parcel must be shown on the Schematic Subdivision plan, as it will contain the detention basin for both properties.
4. The capacity, size, and location of the detention basin must be shown on the Schematic Subdivision plan, prior to any approval by City Council.
5. An agreement shifting all residential density from the proposed CMU area to the LR area must be approved by the City prior to, or concurrent with, the effective date of the zone change and final plat approval of the subdivision.

6. Staff alert Public Works to look at the drainage near the northeast corner of proposed Lot 9 all the way eastward to Main Street to address ponding problems that were brought to the Commission's attention near the grate.

Findings for Approval 1-4:

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

Rulon Homer seconded the motion, which was unanimously approved.

Item #4 Aaron Mueller/Teton Range LLC – Applicant is requesting preliminary plat approval for the proposed Farmington Ridge PUD (1.59 acres), consisting of 6 lots at 1386 S 200 E. in the R-4 zone. (S-11-21)

Hansell presented this agenda item. Usually if a development is less than nine lots, it doesn't need a preliminary plat. It can go from schematic to final plat. This application is a bit different. Farmington Ridge Planned Unit Development (PUD) is a six-lot subdivision on a 1.59-acre parcel located in the R-4 zone. Early in the process, a major talking point among the DRC was the feasibility of the long-term private maintenance of the street configuration as shown in the schematic plan. The Planning Commission tabled the project on July 15, 2021. After, the developer returned with a new configuration, a cul-de-sac with six lots surrounding. Because the cul-de-sac will be a public street, with the extension of utilities, and as a requirement of Final PUD Master Plan, the applicant must receive approval for preliminary plat, even though the PUD contains less than nine lots. On August 5, 2021, the Planning Commission recommended approval for the schematic subdivision plan, and preliminary PUD master plan. The City Council approved the same on September 7, 2021. There is nothing on this latest iteration that hasn't been approved by the DRC. Preliminary plat doesn't usually include sewer details. They are in review for preliminary plat and final plat both. They were submitted together two weeks ago. Final plat comes with a full set of improvement drawings, including sewer.

Leeman said the standard this is being reviewed for includes the same as at schematic and final with the added condition of checking any conditions previously attached are being complied with or carried forward. The Commission must consider: layout of the development, whether the PUD provides for a more attractive layout; considerations of adjacent property so as not to be offensive or burdensome; efficient use of land; compensation for increased density, which doesn't apply here; and if the proposal creates any hazards that need to be addressed, which may not apply in this latest iteration.

Wall recalls asking the applicant to address the lighting since there are no sidewalks. He asked what the City Council thought of that. **Hansell** said she didn't recall them talking about lighting. **Wall** would like to verify that that is addressed in the future.

Applicant **Aaron Mueller** (Ogden, Utah) addressed the Commission, saying he has added the one light near the entrance. This is also on the submitted final plat. The other condition was the parking, which has been included and fit in near the entrance. The retention area on the west end will be hydro seeded grass, and the sewer issues on Lots 4-6 have been handled. The others are gravity fed. The applicant is now waiting on final comments from the DRC on the final plat. They have been in touch with the owner of Lot 17 to notify them of storm drainage going southward in the utility easement. Due to Public Works comment, the units have been rotated a little bit to allow the easement on the south side of Unit 6 instead of the north side of Unit 5. The HOA will maintain the open space to the south and to the west, and also near the entrance. Landowners will maintain their individual lots. The road is now public, allowing for public garbage collection.

Leeman said the conditions in the minutes asked for three to four parking spots in the knuckle, which has been done, and street lighting satisfactory to Staff. So, Staff will need to still be consulted on the lighting issue prior to final plat. **Wall** said this was a tricky spot, and this version is better than the initial iteration. He thanked the applicant for working with the DRC. **Leeman** noted the give and take.

MOTION

Larry Steinhorst made a motion that the Planning Commission approve the preliminary plat for Farmington Ridge PUD, subject to all applicable Farmington City ordinances and development standards, and conditions of the approval for schematic subdivision plan and preliminary PUD master plan.

Findings for Approval 1-3:

1. Farmington Ridge PUD follows the General Plan and Zoning Ordinance.
2. The Preliminary Plat is consistent with the Schematic Subdivision plan and Preliminary PUD Master Plan.
3. At public hearings, the layout and lot number of Farmington Ridge PUD received mostly favorable comment from the neighborhood.

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

PROJECT MASTER PLAN APPLICATION

Item #5 Maverik/Cassie Younger – Applicant is requesting consideration of a Project Master Plan (PMP) application, accompanying Development Agreement (DA), Schematic Subdivision plan, and Schematic Site Plan for a proposed Maverik convenience store, located at approximately 1100 W. (Commerce Drive) and Park Lane (2.25 acres) in the RMU (Residential Mixed Use) and GMU (General Mixed Use) zone(s). (PMP-1-21)

Hansell presented this agenda item. Maverik has been in process with the City for approximately a year, determining how to best place the gas station they've proposed for Park Lane and 1100 West. Many of the traditional aspects of gas station design do not align with Chapter 18 Mixed Use Development standards, including lot frontage percentage and parking. As a PMP part of the larger Evan's PMP, the Maverik is asking to use section 11-28-140, to compromise with the City on the design development of the site. The Planning Commission tabled the item on February 18, 2021. The City Council approved the initial layout and general concept on March 2, 2021, and tabled the PMP/DA, schematic subdivision and schematic site plan.

Wall said the Bureau of Reclamation 50 foot easement on this property is for draining a belly off the main water line. There is a drain line there that goes out to the Great Salt Lake.

Applicant **Cassie Younger**, representing Maverik, addressed the Commission, pointing out the things that have changed since she was last in front of the Commission. The northern access point has been shifted on the western side. That should ease the mobility through the site for RVs, trucks and boats off Park Lane. The patio on the corner of the intersection has been doubled with plans for landscaping. Landscaping has been provided as a buffer to residential on the back side. Trees and shrubs will help buffer the parking area.

Wall thanked the applicant for incorporating the Commission's earlier comments for allowing RVs, trucks and trailers, as well as offering ethanol free gas, as there is nowhere else to get this in Farmington. He asked if the cut out to the Everly Apartments to the west has been coordinated with the apartment complex. He wants to make sure the two align. **Younger** said it had been coordinated. Deliveries will come in through the front or side door, finding parking wherever it is open. There will be a sidewalk to the side door, where there is a concrete patio with islands of landscaping. The rear façade notes a tan-colored block wall. She said it can be painted to match the color pallet.

Leeman addressed the rear elevation on Park Lane. He went to Logan to a football game, and noticed a new Maverik on Main Street that he likes. The gas island is not facing the street, but is on the other side of the building. The rear elevation has a decorative pitched roof. Farmington's Park Lane is the busiest street in Farmington, and he wants façade windows, trellises, and a lot of landscaping. He wants Farmington's to look similar to Logan's new one on Main Street. Leeman provided photos of the Logan site.

Younger said the design elements such as exposed timbers on the plan are no longer used by Maverik. She feels the current plans already fit the design theme on Park Lane. **Leeman** said that is fair, but he doesn't like the building north of this location. **Petersen** said the examples came in under a different ordinance. The Station Park ordinance is old, and only for Station Park. This is why Harmon's gas station looks difference. **Wall** said instead of exposed timbers, the applicant could look at the green steel beams. As for the faux window fenestrations, the glass doesn't have to be transparent. It can be tinted. Section 140 addresses this. **Leeman** doesn't want it to look like a flat wall/back of a building. He wants to see better there, looking like a welcome building from all sides. **Wall** agreed, saying in the previous work session, the Commission looked at the plans to the north, which will bring a lot of traffic to this Maverik.

Younger said it is a major change, and is something that she alone cannot agree to today. She can add faux windows on the back to dress it up more. The whole fake door and window will take other approvals. The back side of the building is where all the coolers are, so fenestrations don't fit in well with the function of their buildings. It doesn't feel fair from a code perspective to enforce this on only this application. **Wall** said this is enforced on every application that comes in under Section 140. Across the street is a

different standard. **Hansell** said Chapter 18, Section 140 specifically requires entrances along the primary frontage. **Leeman** doesn't feel this is a complete switch from when it was voted on previously. Before, the Planning Commission strongly suggested items, but the plans that came forward afterward didn't incorporate those suggestions. The debate is to move things from a strong suggestion to conditions/expectations. **Petersen** said this goes to the City Council next. The Commission can recommend now, or give the option to the applicant to come back to the Planning Commission.

Younger asked for more specific recommendations for design standards, and where it would meet the code. She feels she is meeting the code better now than the Logan store would. **Leeman** answered the fake door/"dog house" on the back side, or something to break up the back wall with an entrance feel to it. He also loved the faux windows that broke up the wall and made it look more inviting. He would also like trellises to be considered. **Wall** suggested the sign on the south side would be prominent with a characteristic pitched element. It would have a lot of visibility on one of Farmington's busiest streets. **Younger** said the patio with the side door is on the intersection corner, or the pedestrian focus. If the Logan version was used, there would be no door on Farmington's intersection side. **Leeman** asked about putting the "dog house" on the south. **Wall** would want it on the southeast corner, or the rear aligned with the one on the front, which would allow for a bigger and higher sign on the steel trusses.

Hansell said the changes being requested by the Commission may affect parking. The colors used on the Logan Maverik are outdated, including the white trellises. **Younger** agreed, saying she was fine with the item being tabled. She would need a month to rework the plans with the company architects.

MOTION

Greg Wall made a motion to table this item, with the recommendation to the applicant that they consider adding at least three elements to the architecture of the building: 1) add a dog house on the south side or a corner of the south side; 2) windows or faux windows on the sides and rear of the building; and 3) trellis or element that adds depth to the east side of the building. North is the entrance and south is the rear.

Rulon Homer seconded the table, which was unanimously approved.

ZONE TEXT AMENDMENT

Item #6 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend/provide additional text to the Zoning Ordinance regarding alternative lot size and additional lot standards (ZT-19-21).

Petersen presented this agenda item. After receiving a recommendation from the Planning Commission, the City Council approved a major multi-page change to the text of the Zoning Ordinance on August 3, 2021, primarily related to moderate income housing. Staff is beginning to implement the ordinance, but in doing so, due to unforeseen circumstances, is now requesting minor text changes to certain sentences to better clarify the intent and/or improve upon the August 3, 2021, document.

The first change is the exemption. Subdivisions with two or fewer additional lots were going to be exempt from minimum moderate-income housing. However, some applicants do want to provide some affordable housing. Therefore, additional language is proposed: "At the option of the property owner," subdivisions resulting in two or fewer additional lots are exempt from the minimum moderate-income housing requirements. This will be left up to the property owner, in order to have an additional lot that would be a deed-restricted Accessory Dwelling Unit (ADU).

Another change is standards including lot width and setback standards. Language was tweaked to allow flexibility in tight situations, but also the provision that they can't exceed their yield plan. If they want more rooftops, they need to come in for a zone change or PUD overlay. These two changes would be in Chapter 10, then repeated in the next chapter, Chapter 11; while the exemption clause would be repeated in the following chapters including Chapter 13, 17, 18, 19, and 20.

Alex Leeman opened and closed the public hearing at 8:56 PM.

MOTION

Rulon Homer made a motion that the Planning Commission recommend that the City Council amend Sections 11-10-040, 11-11-050, 11-13-035, 11-17-035, 11-18-045, 11-19-035, and 11-20-035 of the Zoning Ordinance as set forth below:

Findings 1-2:

1. The amendments are consistent with the affordable housing ordinance adopted by the City on August 3, 2021, and findings related thereto.
2. The amendment provides clarity and improves the August 3rd decision.

Larry Steinhorst seconded the motion, which was unanimously approved.

Chapter 10
AGRICULTURE ZONES

11-10-040: **LOT AND SETBACK STANDARDS:**

A. Minimum Standards: The following shall be the conventional minimum lot areas, widths and main building setbacks in agricultural zones:

Zone	*Lot Area*	*Lot Width*		*Front*	*Side*	*Side Corner*	*Rear*
		Interior	*Corner*				
AA	10 acre	150'	160'	40'	15' minimum, total 30'	30'	40'
A	2 acre	100'	110'	30'	10' minimum, total 24'	25'	30'
AE	1 acre	100'	110'	30'	10' minimum, total 24'	25'	30'

B. Additional Lot Alternatives ~~and Standards~~:

~~1. Alternatives~~
1.~~i.~~ Open Space

As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

i.~~1)~~ Additional lots are those the City approves in exchange for a TDR as set forth in section 11-28-240 of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections 11-12-070A and B of this title.

ii.~~2)~~ Additional lots under this section may also be available for subdivisions consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone as set forth in Chapter 12 of the title--Conservation Subdivision (CS) Overlay Zone and Development Standards.

Or

2.~~ii.~~ Moderate Income Housing

The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
AA	5 acres
A	1 acre
AE	½ acre

i.~~1)~~ Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

1)~~a.~~ A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

2)~~b.~~ Some other public benefit; or

3)~~c.~~ A combination of a. and b. above.

ii.~~2)~~ Exemption: At the option of the property owner, s~~S~~ubdivisions resulting in two or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C.~~2.~~ Standards

Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

Chapter 11
SINGLE-FAMILY RESIDENTIAL ZONES

11-11-050: **MINIMUM LOT AREA, WIDTH AND SETBACK STANDARDS:**

A. Minimum Standards: The following shall be the conventional minimum lot areas, widths and main building setbacks for conventional layout subdivision development in single-family residential zones:

Zone	***Conventional Lot Area In Square Feet***	***Lot Width***		***Front***	***Side***	***Side Corner***	***Rear***
		Interior	***Corner***				
R	16,000	75'	85'	25'	8' minimum, total 18'	20'	30'
LR	20,000	85'	95'	25'	10' minimum, total 22'	20'	30'
S	30,000	95'	100'	25'	10' minimum, total 22'	20'	30'
LS	40,000	100'	110'	30'	10' minimum, total 24'	25'	30'

B. Additional Lot Alternatives~~ and Standards~~:

~~1. Alternatives~~

1.~~i.~~ Open Space

As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

i.~~1)~~ Additional lots are those the City approves in exchange for a TDR as set forth in section 11-28-240 of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as

parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections 11-12-070A and B of this title.

ii.~~2)~~ Additional lots under this section may also be available for subdivisions consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone as set forth in Chapter 12 of the title--Conservation Subdivision (CS) Overlay Zone and Development Standards.

Or

2.~~ii.~~ Moderate Income Housing

The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
R	8,000
LR	10,000
S	15,000
LS	20,000

i.~~1)~~ Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

1)~~a.~~ A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

2)~~b.~~ Some other public benefit; or

3)~~c.~~ A combination of a. and b. above.

ii.~~2)~~ Exemption: At the option of the property owner, s~~S~~ubdivisions resulting in two or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C.~~2.~~ Standards

Lot width, setback, and other dimensional requirements for conventional and additional lots may meet such standards set forth in Chapter 12 of this Title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.

Chapter 13
MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-035: **MODERATE INCOME HOUSING:**

A. Minimum Requirement: Developers must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:

1. Open space; or

2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

3. Some other public benefit; or

4. A combination of 1, 2, and 3 above.

B. Exemption: At the option of the property owner, d~~D~~evelopments resulting in two or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

Chapter 17
ORIGINAL TOWNSITE RESIDENTIAL

11-17-035: **MODERATE INCOME HOUSING:**

A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

1. Open space; or

2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

3. Some other public benefit; or

4. A combination of 1, 2, and 3 above.

B. Exemption: At the option of the property owner, s~~S~~ubdivisions resulting in two or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Lots: The City may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Chapter 18
MIXED USE DISTRICTS

11-18-045: **MODERATE INCOME HOUSING:**

A. Minimum Requirement: Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:

1. Open space; or

2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

3. Some other public benefit; or

4. A combination of 1, 2, and 3 above.

B. Exemption: At the option of the property owner, d~~D~~evelopments resulting in two or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

Chapter 19
COMMERCIAL MIXED USE

11-19-035: **MODERATE INCOME HOUSING:**

A. Minimum Requirement: Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:

1. Open space; or

2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

3. Some other public benefit; or

4. A combination of 1, 2, and 3 above.

B. Exemption: At the option of the property owner, ~~s~~Subdivisions resulting in two or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

Chapter 20
NEIGHBORHOOD MIXED USE

11-20-035: **MODERATE INCOME HOUSING:**

A. Minimum Requirement: Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:

1. Open space; or

2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or

3. Some other public benefit; or

4. A combination of 1, 2, and 3 above.

B. Exemption: At the option of the property owner, ~~s~~Subdivisions resulting in two or fewer additional dwelling are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

OTHER BUSINESS

Item #7 Miscellaneous, correspondence, etc.

a. Proposed Developments (Discussion only)

a. **David Brown** property proposal from **Jared Payne**: (attachment will be included)
Petersen presented this agenda item. Often times, developers come with proposals and Staff gives them pointers and tips. The City has two such situations right now, including this one near Farmington Crossing. A previous proposal was for 124 moderate-income housing units to be used as Olympic housing in 2002. The land was owned by four groups called an owners association, which paid dues to landscape the area. They defaulted on their taxes, and it went up for tax sale. They entered into an agreement with the City, giving them $30,000. The City Manager was given charge to buy the land, but another person got it. Developer **Jared Payne** is now ready to buy this, after

researching everything that has been recorded against this property. He has contacted all entities 16 years later. He is proposing a development here where there are just weeds now.

Jared Payne, who brought along his architect, had a rendering and conceptual site plan available for viewing. This would likely be a for-sale product, although they like to follow the market. They would be two- or three-story units. Drainage and a cross trail easements would be accommodated in the site plan. **Petersen** said the owners association would have to be released from their previous agreements. The Commission is being asked if it is worth it for **Payne** to move forward.

Leeman said the four homeowner's associations would have to release it, as would the City, as they all have veto power. Public hearings would be required in concert with that. **Petersen** said this would be fine in connection with the dead-end street ordinance. **Leeman** said it is mostly wetlands around the perimeter. The HOAs that surround and border it have the most invested interest in this land. Single-family homes are on the west.

Wall disclosed for the record that he has worked with **Payne** in the past on a digital solutions project in Draper. He noted there was a similar situation with Farmington Greens, which is a PUD that is west of the Maverik, at 1500 West and Clark Lane. They had open space, but it was zoned commercial. If the open space is in poor condition, it becomes a code enforcement issue instead of a planning action.

Payne said it took 1.5 years to get this under contract. The current owner feels he can wait the City out to avoid paying liens. Commissioner **Erin Christensen** said an option for maintained open space would be preferable, but surrounding residents should be considered as well. **Leeman** said there are mixed reactions from the Commission on this.

b. **Elliott Smith** on the south piece by Utah First Credit Union.

Petersen presented this agenda item. The potential applicant is a group who specializes in eating establishments with drive-up windows, especially with the labor shortage and dining area closures. It is zoned GMU, which doesn't allow for drive-up windows in restaurant situations. It is hard to meet Farmington's form-based code, but they tried by pushing buildings to the street almost to the corner. The people in the Avenues may have a lot of say, as they did with OrthoStar. The residents were previously concerned with a Denny's proposal because they would be open until 2 a.m.

Developer **Elliott Smith**, with TerraForm, addressed the Commission, noting the possible tenants along 1100 West including Chipotle and Dutch Bros. They may be on upcoming future agendas, if a text amendment change could be made in the GMU zone for it. **Leeman** said he is sitting this one out because he sits on a board with the landowner. **Smith** said many restaurants are having to adapt to fast food and drive-thru due to COVID and labor shortages. Many Quick Serve Restaurants (QSR), which are typically not considered fast food, have found the need to have a drive-thru window. Mod Pizza has also expressed interest in this Farmington location.

The access for the OrthoStar development to the west does not align, so the shared access may become parking stalls. **Smith** can be flexible on the west side to provide cross access where OrthoStar needs it. Access will be off Clark Lane and 1100 West. **Wall** said he is personally fine with a drive thru restaurant there. He noted that a pedestrian crosswalk may be needed across the drive-thru, and suggested making it elevated and colored. **Smith** said there would be no dine-in at Dutch Bros, so they are being careful to consider stacking and parking capacities there. He said he is under contract to purchase this land, but they have not closed yet. They don't yet have cross access or cross parking agreements with OrthoStar, but they would seek both after closing.

Wall said he would be open to a text amendment to a municipal code as a special exception rather than a permitted use or conditional use, that way each can be evaluated on an individual basis. **Petersen** said restaurants with a drive thru are allowed in the RMU Zone under special review. The RMU could be extended to this site, which would have less ramifications than changing the text of the GMU Zone. This may be hitting up against parking requirements, but no one will stop people from parking at OrthoStar, especially at night or on the weekends when they won't be using their parking. Commissioners are open to drive-thrus there.

b. Other

Petersen said the Commission has a great deal of discretion on the Maverik site, where 2/3 of the project is in the RMU zone. Gas stations are not allowed in that zone.

ADJOURNMENT

Rulon Homer made a motion to adjourn the meeting at 10:00 PM. **Greg Wall** seconded the motion, which was unanimously approved.

_____

Alex Leeman, Chairman

Google Maps 303 Main St



Image capture: Jun 2019 © 2021 Google

Logan, Utah

Google

Street View - Jun 2019



Item 5

Google Maps 299 Main St



Logan, Utah

Image capture: Jun 2019 © 2021 Google

Google

Street View - Jun 2019



Google Maps 24 E 300 S



Logan, Utah

Image capture: Jun 2019 © 2021 Google

Google

Street View - Jun 2019









SHEPARD CREEK PRESERVE DESIGN PACKAGE

A100 - SITE PLAN
D201 - TYPICAL DOWNHILL STREET VIEW
D202 - TYPICAL DOWNHILL REAR VIEW
D203 - TYPICAL UPHILL STREET VIEW
D301 - DOWNHILL ELEVATION VIEWS
D302 - UPHILL ELEVATIONS VIEW
A401 - DOWNHILL UNIT 1 FLOOR PLANS
A402 - DOWNHILL UNIT 1 FLOOR PLANS
A403 - UPHILL UNIT 1 FLOOR PLANS
A404 - UPHILL UNIT 1 FLOOR PLANS
A405 - UPHILL UNIT 2 FLOOR PLANS
A406 - UPHILL UNIT 3 FLOOR PLANS
A407 - DOWNHILL UNIT 2 FLOOR PLANS

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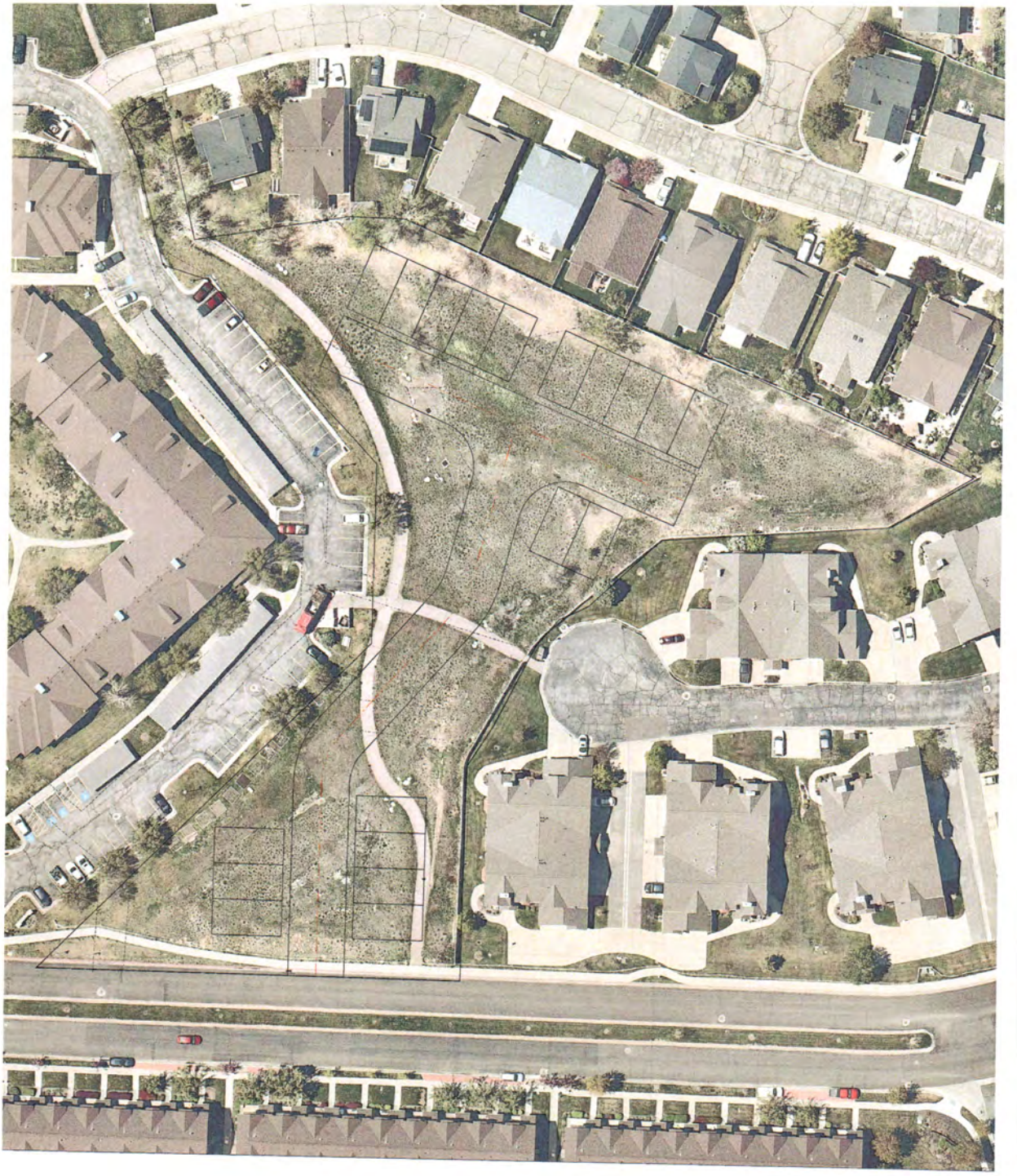
SHEPARD CREEK PRESERVE

FARMINGTON, UT

COVER PAGE

D000

7 OCT. 2021



Graphic Scale

Scale: 1" = 30'

SHEET NO. C1	15 Mar, 2019	**Sketch Plan** **Project Name** 9400 South State Street Sandy City, Salt Lake County, Utah A part of Section ??, T1N, R1W, SLB&M, U.S. Survey	GREAT BASIN ENGINEERING INC 5746 South 1475 East Ogden, Utah 84403 Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544 www.greatbasinengineering.com

REV	DATE	DESCRIPTION



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SHEPARD CREEK PRESERVE

FARMINGTON, UT

DOWNHILL STREET VIEW

D201

7 OCT. 2021



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SHEPARD CREEK PRESERVE

FARMINGTON, UT

DOWNHILL REAR VIEW

D202

7 OCT. 2021



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SHEPARD CREEK PRESERVE

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DOWNHILL REAR VIEW

D203

7 OCT. 2021



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SHEPARD CREEK PRESERVE

FARMINGTON, UT

UPHILL STREET VIEW

D204

7 OCT. 2021



Downhill Unit Dining to Kitchen 1



Downhill Unit Living to Kitchen 2



Downhill Unit Master Bedroom 4



Downhill Unit Basement 3

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SHEPARD CREEK PRESERVE

FARMINGTON, UT

DOWNHILL
INTERIOR VIEWS

D205

7 OCT. 2021



Uphill Unit Kitchen to Living
1



Uphill Unit Living to Dining
2



Uphill Unit Dining to Kitchen
3



Uphill Unit Master Bedroom
4

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SHEPARD CREEK PRESERVE

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UPHILL INTERIOR VIEWS

D206

7 OCT. 2021



STREET ELEVATION 1/D301



DOWNHILL ELEVATION 2/D301

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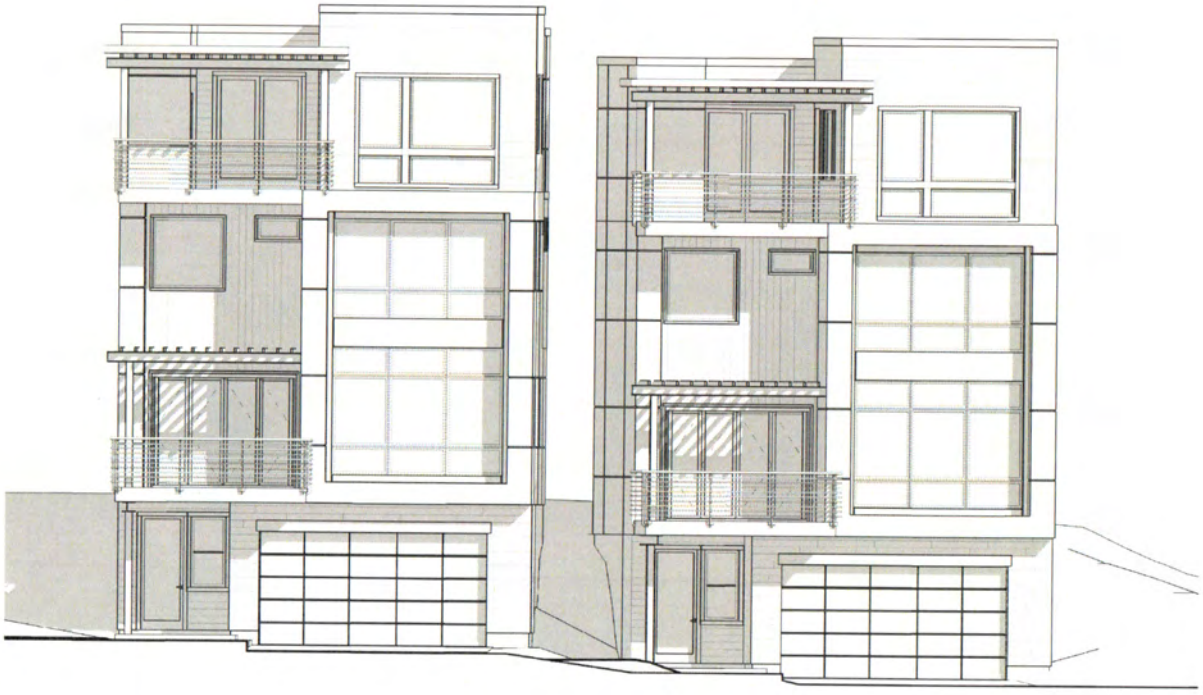
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FARMINGTON, UT

DOWNHILL EXTERIOR ELEVATIONS

D301

7 OCT. 2021



UPHILL ELEVATION VIEW

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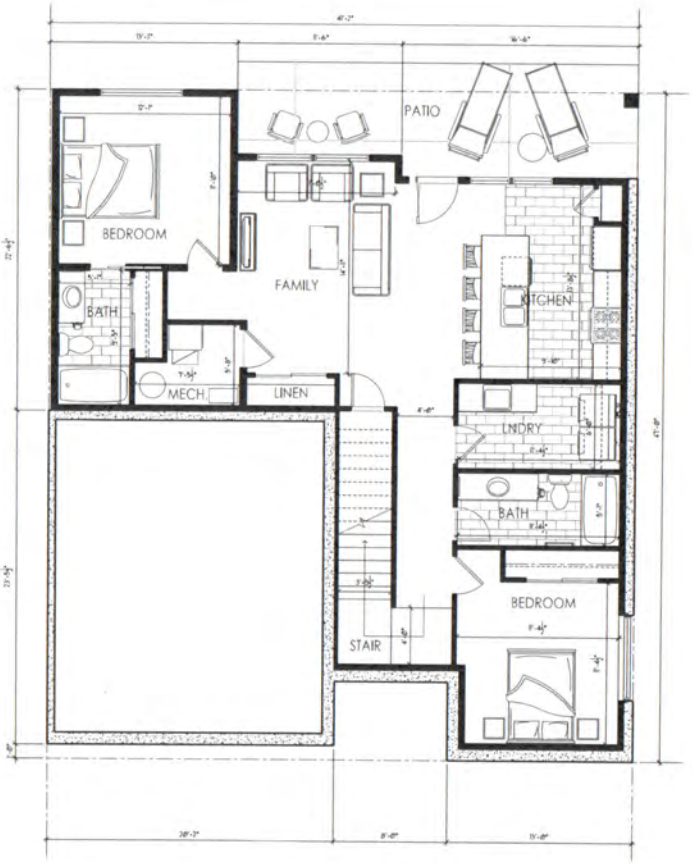
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UPHILL EXTERIOR ELEVATIONS

D302

7 OCT. 2021



DOWNHILL UNIT 1 - LEVEL 0

1
A401



DOWNHILL UNIT 1 SUMMARY

AREA	SQ. FT.
BASEMENT	1186
MAIN LEVEL	1261
UPPER LEVEL	734
TOTALS	3181
2 CAR GARAGE	452

DOWNHILL UNIT 1 - LEVEL 1

2
A401

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DATE: 7 OCT. 2021
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SHEET TITLE:
DOWNHILL UNIT 1
FLOOR PLANS

SHEET NUMBER:
A401



DOWNHILL UNIT 1 - LEVEL 1 opt. LAYOUTS

SCALE: 1/4" = 1'-0"

1
A402



DOWNHILL UNIT 1 - LEVEL 2

SCALE: 1/4" = 1'-0"

2
A402

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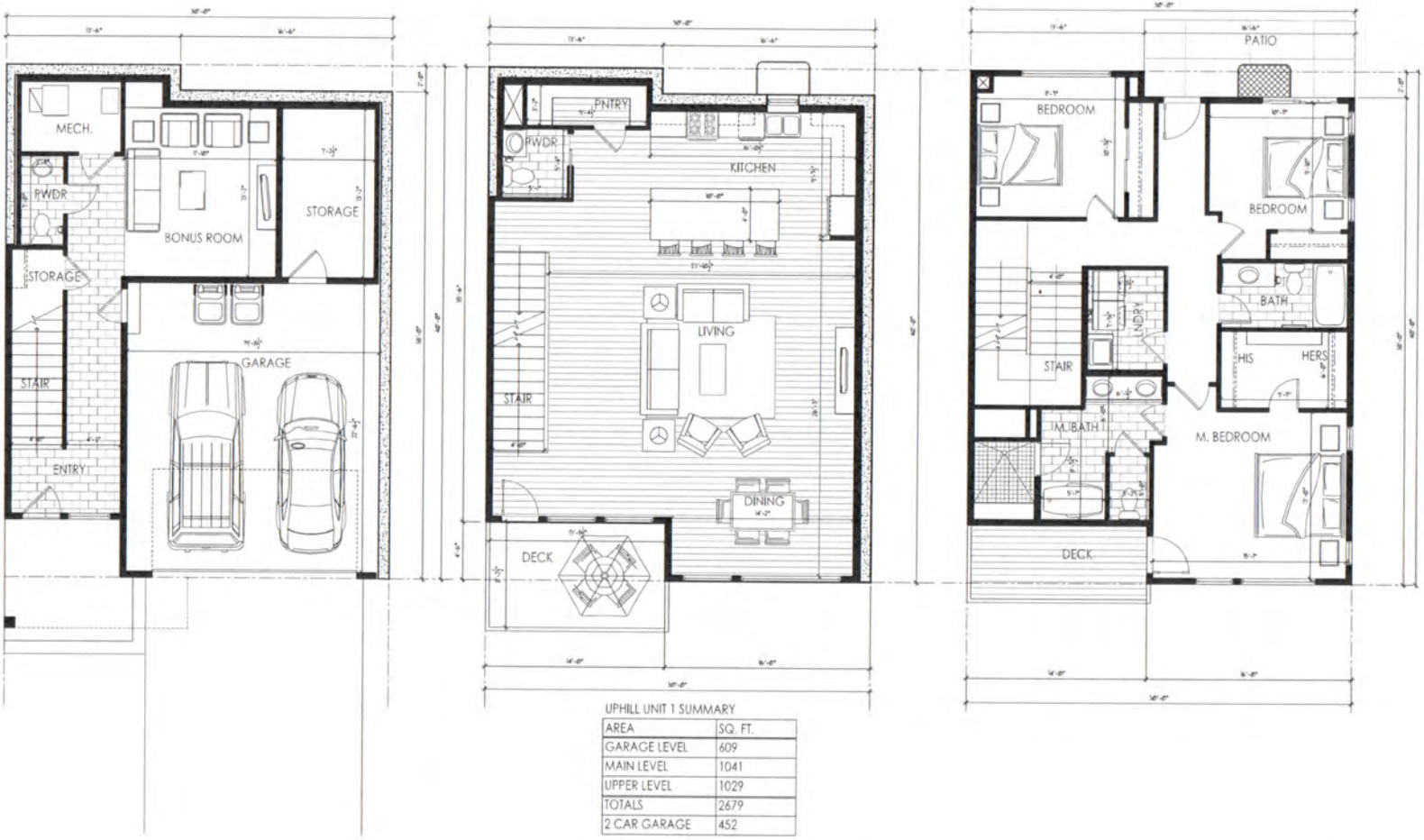
PROJECT NO. 15111

DATE: 7 OCT. 2021

REVISIONS:

SHEET TITLE:
DOWNHILL UNIT 1
FLOOR PLANS

SHEET NUMBER:
A 402



UPHILL UNIT 1 SUMMARY

AREA	SQ. FT.
GARAGE LEVEL	609
MAIN LEVEL	1041
UPPER LEVEL	1029
TOTALS	2679
2 CAR GARAGE	452

UPHILL UNIT 1 - LEVEL 1 — 1 / A403

UPHILL UNIT 1 - LEVEL 2 — 2 / A403

UPHILL UNIT 1 - LEVEL 3 — 3 / A403

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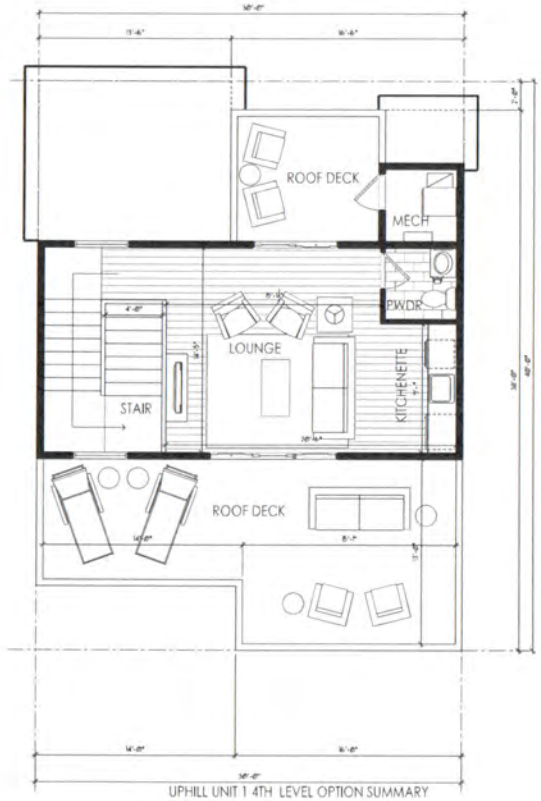
PROJECT NO. 15111
DATE: 7 OCT. 2021
REVISIONS:

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SHEET TITLE:
UPHILL UNIT 1
FLOOR PLANS

SHEET NUMBER:
A 403

LEVEL 1, 2 AND LEVEL 3
ARE THE SAME AS UPHILL
UNIT 1, SEE SHEET A403



UPHILL UNIT 1 4TH LEVEL OPTION SUMMARY

AREA	SQ. FT.
GARAGE LEVEL	609
MAIN LEVEL	1041
UPPER LEVEL	1029
4TH LEVEL	493
TOTALS	3172
2 CAR GARAGE	452

UPHILL UNIT 1 - OPTIONAL LEVEL 4 (4 / A404)

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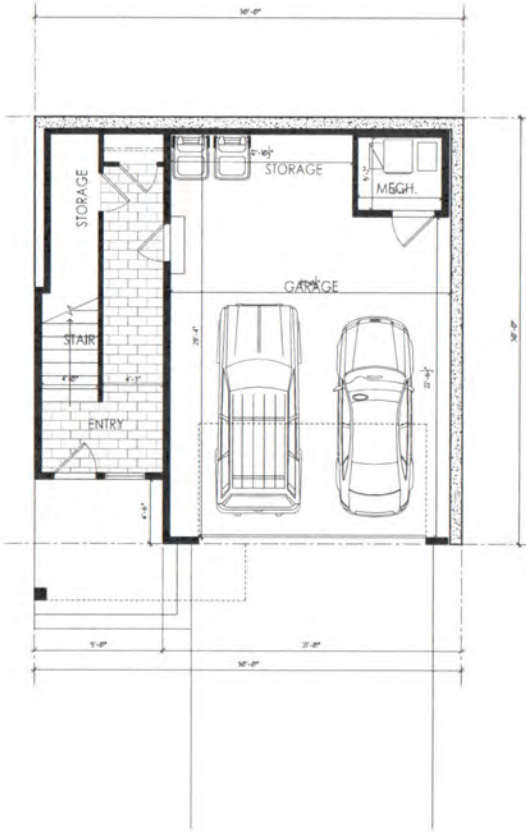
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SHEET TITLE:
UPHILL UNIT 1
FLOOR PLANS

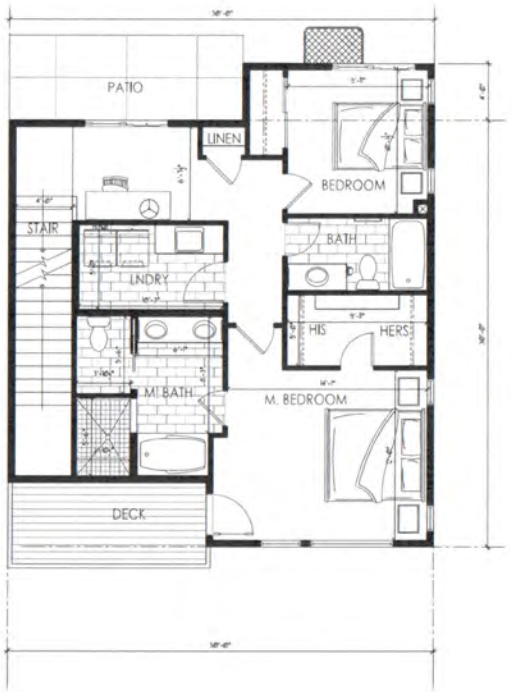
SHEET NUMBER:
A404



UPHILL UNIT 2 - LEVEL 1 — 1 / A405



UPHILL UNIT 2 - LEVEL 2 — 2 / A405



UPHILL UNIT 2 - LEVEL 3 — 3 / A405

UPHILL 2 UNIT SUMMARY

AREA	SQ. FT.
GARAGE LEVEL	277
MAIN LEVEL	799
UPPER LEVEL	801
TOTALS	1877
2 CAR GARAGE	526

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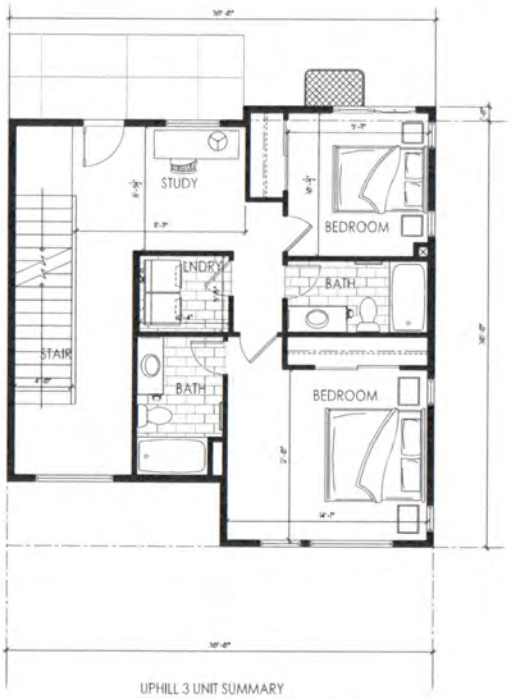
SHEET TITLE:
UPHILL 2 UNIT
FLOOR PLANS

SHEET NUMBER:
A 405

LEVEL 0 AND LEVEL 1 ARE
THE SAME AS UPHILL UNIT 2,
SEE SHEET A404



UPHILL UNIT 3 - LEVEL 3 OPTION A — 1 / A406



UPHILL UNIT 3 - LEVEL 3 OPTION B — 1 / A406

UPHILL 3 UNIT SUMMARY

AREA	SQ. FT.
GARAGE LEVEL	277
MAIN LEVEL	799
UPPER LEVEL	846
4TH LEVEL	603
TOTALS	2525
2 CAR GARAGE	526



UPHILL UNIT 3 - LEVEL 4 — 2 / A406

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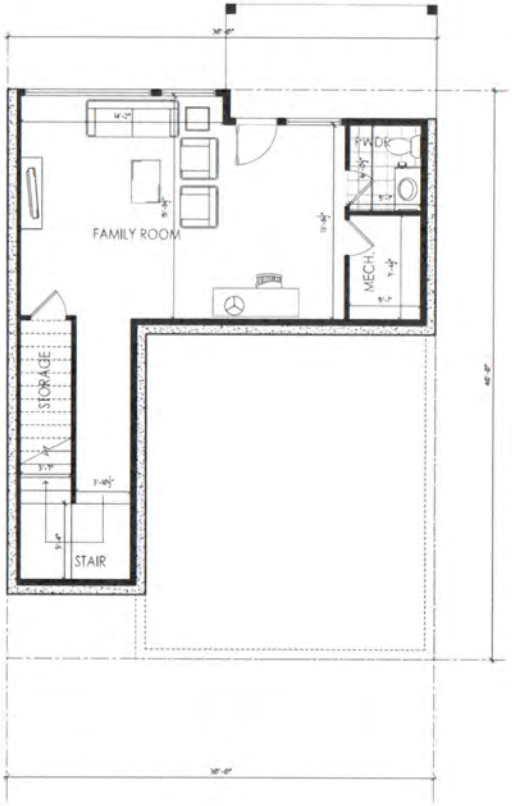
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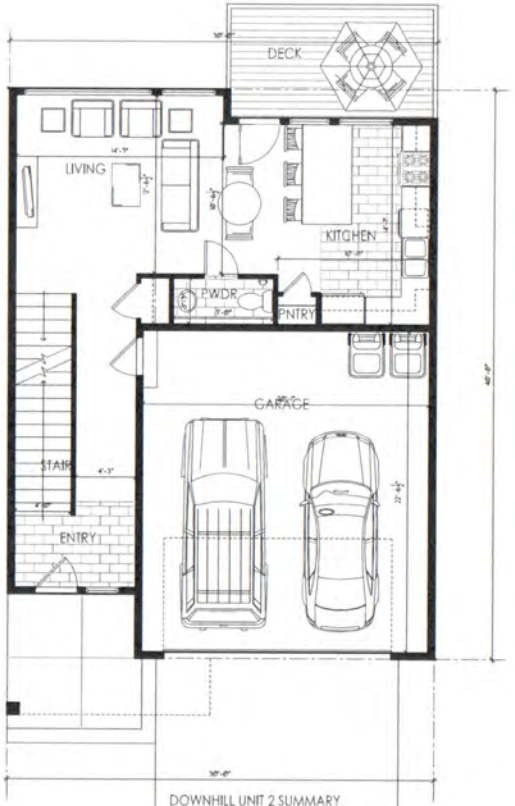
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SHEET TITLE:
UPHILL UNIT 3
FLOOR PLANS

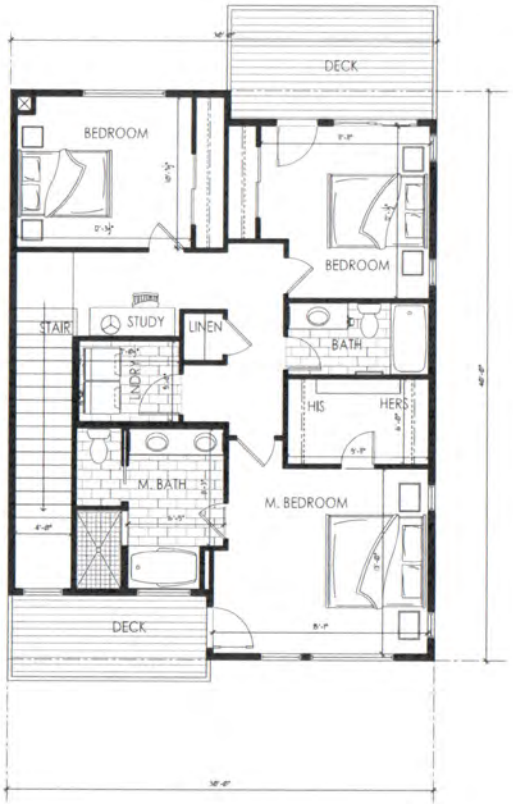
SHEET NUMBER:
A 406



DOWNHILL UNIT 2 - LEVEL 0 — 1 / A407



DOWNHILL UNIT 2 - LEVEL 1 — 2 / A407



DOWNHILL UNIT 2 - LEVEL 2 — 3 / A407

DOWNHILL UNIT 2 SUMMARY

AREA	SQ. FT.
LOWER LEVEL	591
MAIN LEVEL	656
UPPER LEVEL	1018
TOTALS	2265
2 CAR GARAGE	452

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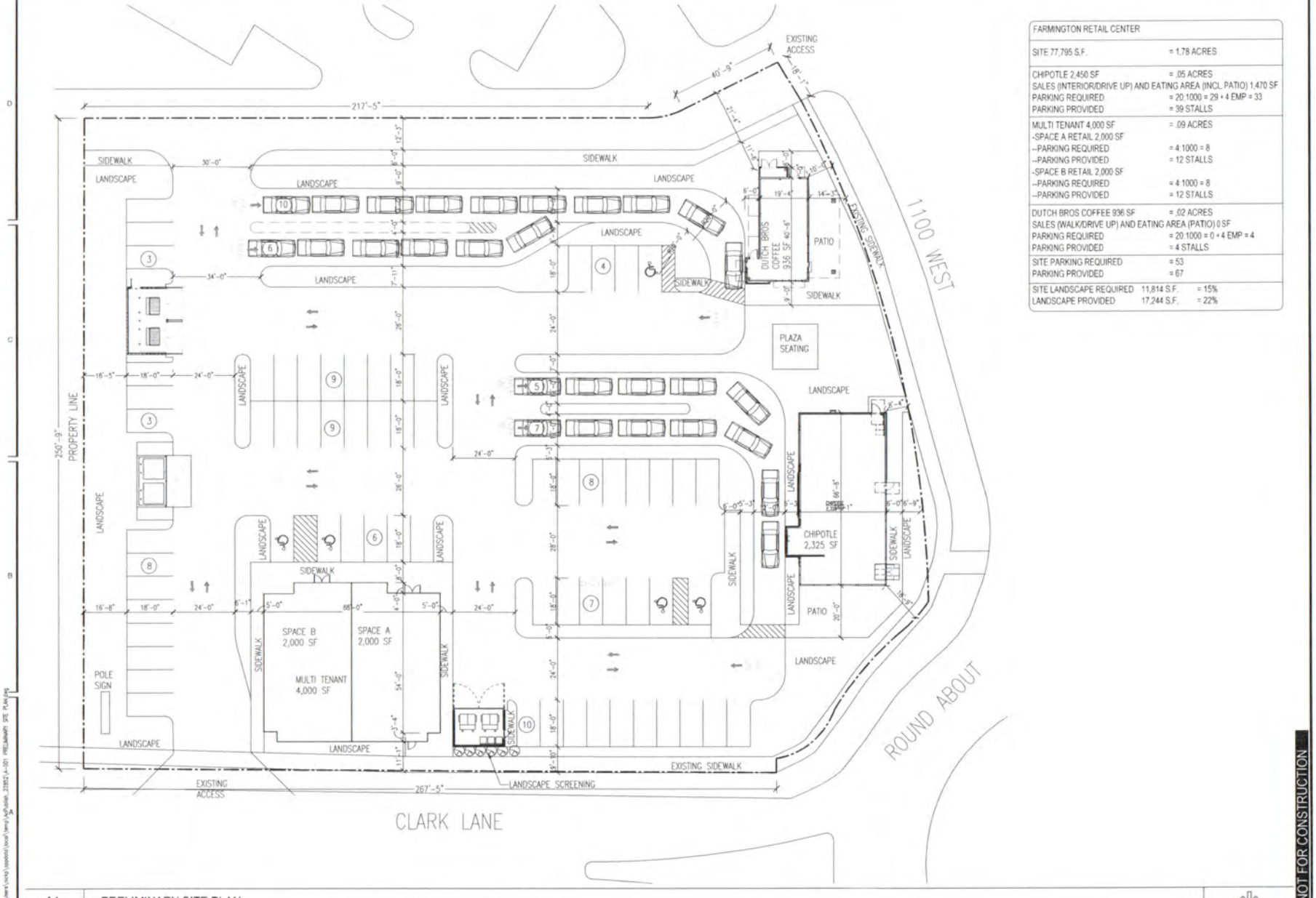
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PROJECT NO: 15111
DATE: 7 OCT. 2021
REVISIONS:

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SHEET TITLE:
DOWNHILL UNIT 2
FLOOR PLANS

SHEET NUMBER:
A 407



FARMINGTON RETAIL CENTER		
SITE 77,795 S.F.		= 1.78 ACRES
CHIPOTLE 2,450 SF		= .05 ACRES
SALES (INTERIOR/DRIVE UP) AND EATING AREA (INCL. PATIO) 1,470 SF		
PARKING REQUIRED		= 20:1000 = 29 + 4 EMP = 33
PARKING PROVIDED		= 39 STALLS
MULTI TENANT 4,000 SF		= .09 ACRES
-SPACE A RETAIL 2,000 SF		
--PARKING REQUIRED		= 4:1000 = 8
--PARKING PROVIDED		= 12 STALLS
-SPACE B RETAIL 2,000 SF		
--PARKING REQUIRED		= 4:1000 = 8
--PARKING PROVIDED		= 12 STALLS
DUTCH BROS COFFEE 936 SF		= .02 ACRES
SALES (WALK/DRIVE UP) AND EATING AREA (PATIO) 0 SF		
PARKING REQUIRED		= 20:1000 = 0 + 4 EMP = 4
PARKING PROVIDED		= 4 STALLS
SITE PARKING REQUIRED		= 53
PARKING PROVIDED		= 67
SITE LANDSCAPE REQUIRED	11,814 S.F.	= 15%
LANDSCAPE PROVIDED	17,244 S.F.	= 22%

NOT FOR CONSTRUCTION

A1 | PRELIMINARY SITE PLAN

1/16"=1'-0" | OPTION 7

design west | architects
LOGAN UT 84321
253 SOUTH 300 WEST
SALT LAKE CITY UT 84103
763 NORTH 400 WEST

FARMINGTON RETAIL CENTER
1100 W CLARK LANE, FARMINGTON, UT

TERRAFROM COMPANIES

MARK	DATE	DESCRIPTION

PROJECT # 421850
DRAWN BY NSP
CHECKED BY SO
ISSUED 09/14/2021

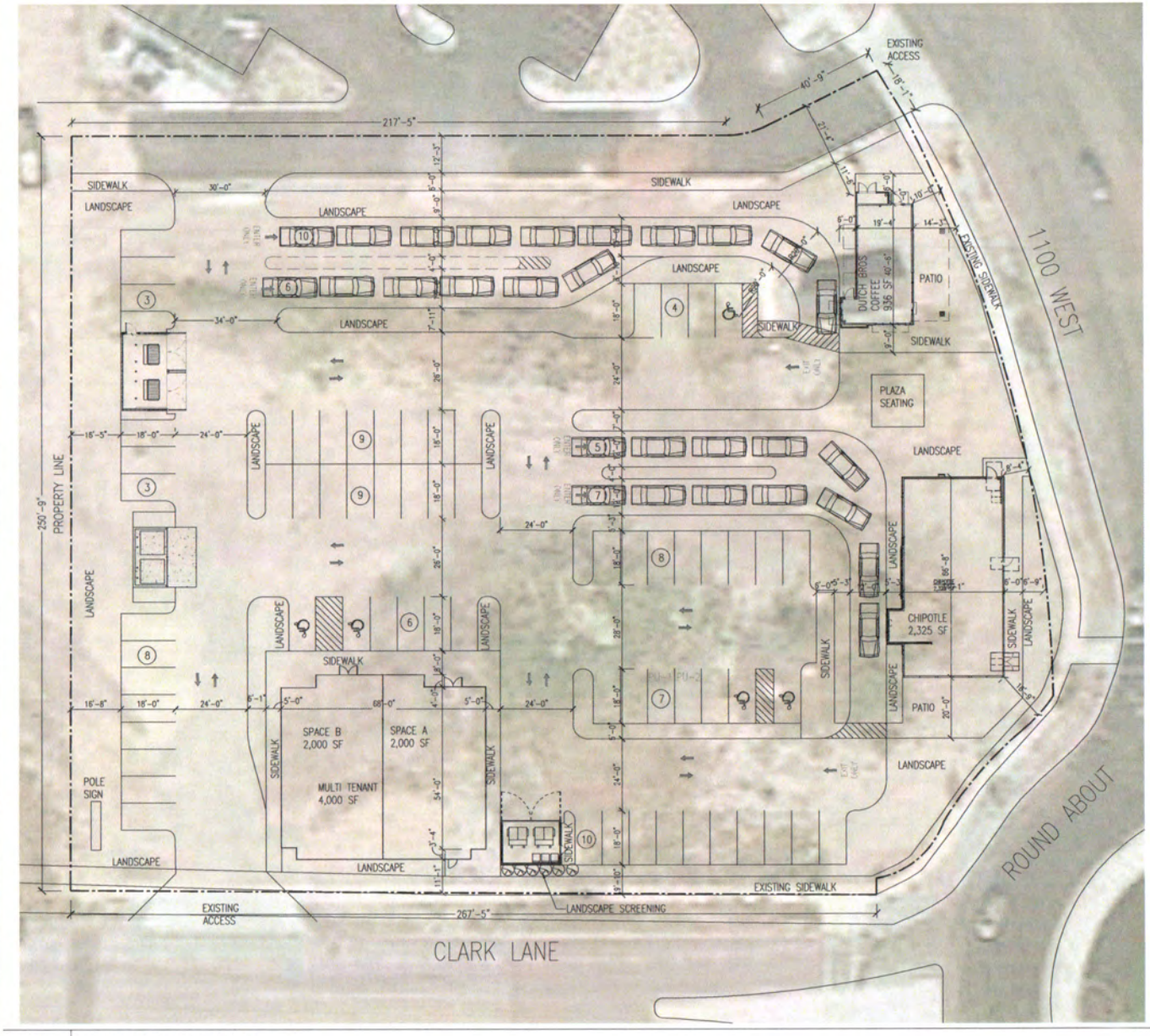
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PRELIMINARY SITE PLAN

A-001

© COPYRIGHT DESIGN WEST ARCHITECTS

#7 8



FARMINGTON RETAIL CENTER		
SITE 77,795 S.F.		= 1.78 ACRES
CHIPOTLE 2,450 SF		= .05 ACRES
SALES (INTERIOR/DRIVE UP) AND EATING AREA (INCL. PATIO) 1,470 SF		
PARKING REQUIRED		= 20:1000 = 29 + 4 EMP = 33
PARKING PROVIDED		= 39 STALLS
MULTI TENANT 4,000 SF		= .09 ACRES
-SPACE A RETAIL 2,000 SF		
--PARKING REQUIRED		= 4:1000 = 8
--PARKING PROVIDED		= 12 STALLS
-SPACE B RETAIL 2,000 SF		
--PARKING REQUIRED		= 4:1000 = 8
--PARKING PROVIDED		= 12 STALLS
DUTCH BROS COFFEE 936 SF		= .02 ACRES
SALES (WALK/DRIVE UP) AND EATING AREA (PATIO) 0 SF		
PARKING REQUIRED		= 20:1000 = 0 + 4 EMP = 4
PARKING PROVIDED		= 4 STALLS
SITE PARKING REQUIRED		= 53
PARKING PROVIDED		= 67
SITE LANDSCAPE REQUIRED	11,814 S.F.	= 15%
LANDSCAPE PROVIDED	17,244 S.F.	= 22%

NOT FOR CONSTRUCTION

A1 | PRELIMINARY SITE PLAN

1/16"=1'-0" | OPTION 7

design west | architects
253 SOUTH 300 WEST LOGAN, UT 84321
795 NORTH 400 WEST SALT LAKE CITY, UT 84103

FARMINGTON RETAIL CENTER

1100 W CLARK LANE, FARMINGTON, UT

TERRAFROM COMPANIES

MARK	DATE	DESCRIPTION

PROJECT # 421850
DRAWN BY NSP
CHECKED BY SO
ISSUED 09/14/2021

NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN

A-001

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10/7/21 C:\Users\nicsp\appdata\local\temp\AcPublish_23852\A-001 PRELIMINARY SITE PLAN.dwg

FARMINGTON CITY
PLANNING COMMISSION
October 21, 2021
ELECTRONIC MEETING

REGULAR SESSION

Present: *Chairman Alex Leeman; Vice Chair Rulon Homer; Commissioners Greg Wall, Erin Christensen (via Zoom), Larry Steinhorst and John David Mortensen.* ***Staff****: Community Development Director David Petersen and Planning Secretary Carly Rowe.* ***Excused****: Commissioner Mike Plaizier and City Planner/GIS Specialist Shannon Hansell.*

Chairman **Alex Leeman** opened the meeting at 7:05 PM.

Item #1 City Council Report

Community Development Director **Dave Petersen** reported on the City Council meeting held October 19, 2021. The Council approved the clean-up zone text for additional lot alternatives and standards. They approved the **Phil Holland** Hidden Farm Estates project by Shepard Creek Park, the one with the drainage ditch. The Council liked the idea of a babbling brook, but the City Engineer discouraged it due to the needs of Public Works. Therefore, the Council is in the same dilemma as the Planning Commission, who all seem to like the brook remaining unpiped. They would like a compromise to be worked out. It is now in the hands of the Development Review Committee (DRC). The City Engineer has some ideas to make it happen including piping it to the road and having a gate that can be open and shut to allow the brook to run through five properties unpiped at will.

The Council heard **Jared Payne**'s proposal for the Dave Brown property north of Rose Cove as a discussion item only. The Council echoed the Commission's stance that if four Homeowner's Associations (HOAs) can agree to anything, the bodies are willing to entertain future proposals. During a work session, the Council also heard **Elliott Smith**'s development proposal for the area south of Utah First Credit Union on the roundabout. The Council understood why the developer would propose drive-up windows on two restaurants. These reasons include the labor shortage and COVID. The Council also gave tips on how to lay out the buildings. **Petersen** expects to see applications soon for this development.

SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATION

Item #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 (approximately 20 acres) is located at approximately 1400 W. Burke Lane in the Office Mixed-Use (OMU) zone. (S-17-21, PMP-3-21, SP-6-21, ZT-21-21)

Commissioner **Greg Wall** disclosed that **Corey Johnson**, a signer on the letter, was his mentor in the Master of Real Estate Development program. He does not feel it is a conflict, as it bears no financial ties.

Petersen said there are four items here: PMP/DA; Schematic Site Plan; Schematic Subdivision Plan; and Zone Text Amendment to the City's Regulating Plan. Instead of having several public hearings, all have been lumped into one. This is 20 acres north of Burke Lane between 1525 West before it starts making the bend towards Station Park.

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

Petersen discussed the items on the short Development Agreement (DA). On page two are the alternative development standards, or where they would like to deviate from the standards of the underlying zone. For example, the proposed block sizes don't follow the City's standard. On certain instances, the entrances aren't viewable from the ROW. Guest parking must be addressed and will be left to the site plan. If side treatments and roadway widths change, **Petersen** said Staff does not want to schedule a public hearing because in the subdivision process, it normally would be an administrative review item. He addressed items under paragraph 2, sections A – I as well as the conditions on the motion numbers 1 – 7, and said there may be more added in the future. He said Conditions 1 and 4 could be combined.

According to ordinance, a PMP can be as small as 2.5 acres. Their wrapped affordable housing product is more than 2.5 acres. Staff has no problem with this part of their Site Plan, and would like this part to proceed even if it goes forward without the rest of the plan. The developer, however, wants everything approved at once. **Petersen** said some things should be tabled today because there are some housekeeping items to address first. The developer will further explain why they only have one commercial node (on the southeast), instead of one on both the southwest and southeast corners as proposed on an earlier North Farmington Station Master Plan. Block dimensions need to be included. **Petersen** does not see a conflict of this applicant needing sewer capacity and not having it. Even the first sequence planned, the wrapped housing, will take two years to build out. He noted that the Commerce Way and Maker ROWs are the largest public works projects in City history.

Applicant **Adam Lankford** (620 S. State St., Salt Lake City, Utah) addressed the Commission on behalf of Wasatch Residential Group. His landscape architect/designer attended the meeting with him. "Canopy Square" is the name of the overall project. "The Sycamore" is the name of the wrapped project, while the remainder market rate area is known as "The Haven." Wasatch Residential Group has been working on this since last fall, when they came on board with Stack and its larger 120-acre PMP. Wasatch Residential Group, a Utah company since the 1980s, owns and manages 16,000 units throughout the West. They develop, construct, and manage projects. There would be a community manager and professional full-time staff for this project. These would be 12-month rental contracts with professional background and financial checks. The parking, open space and pools would be monitored by the management team. Wasatch holds their projects long-term. They try to attract "renters by choice," those who want high-end management and low maintenance.

The wrap project is workforce housing, which requires high-level management compliance with the State. Wasatch has done many similar projects. The 233 units of workforce housing would be deed restricted and targeted at an average 60% Area Median Income (AMI). For a one-person household, that would be $38,000 annual income at the lowest, up to $60,000 to $70,000 for a family of six. **Petersen** said the project would mix levels of AMI, from 30% to 80% amongst each other. **Leeman** said he didn't want this to be the "poor person apartment building" in town with a stigma. He doesn't feel that is wise planning.

There are 542 units total in this project, including 233 units in the workforce housing wrap. All would be for-rent units. The workforce housing units wrap around a four-level parking garage with one entrance, making all parking enclosed. Access to the units are from parking garage corridors. Lead walks from balconies can also serve as separate entrances, especially off Wasatch Way where guests can park. For the wrapped product, there are 43% two-bed, two-bath units. One-bedroom, one-bath units are split between A1s at 19% and A2s at 28%. Two-bedrooms, two-bath units are 5%. Three-bedroom, two-bath units are 5%.

Lankford said design objects for the project include diverse housing options, passive and active open space, quality urban design including garages in the back, a connection to Spring Street for retail, and a tie into Farmington heritage. He wants Sycamore trees on the residential Wasatch Way in the park strips. He would like to leave enough room on the road to allow parking on both sides along with a vehicular travel lane in each direction. All parking will be provided on-site, without having to rely on on-street parking.

There is a 58-plex of mixed-use, stacked flat units, which are four stories with garages on the back. Elevators are included as well as some surface parking. It has outdoor courtyards at the entrance. There are 86 three-story townhomes with two-car garages in the back. Corner units will have an enclosed patio balcony off the master bedroom. Bedrooms are on the main floor, living space is upstairs from the bedrooms, and a private balcony/courtyard with views is on the top in an "upside down townhome" configuration.

The project includes a 5,000 to 6,000 square foot clubhouse/leasing center near the market-rent units. Open spaces include outdoor courtyards, kitchens, fire areas, pool, spa, cabana, pickleball courts, gathering spaces, and tot lots. All units can cross-use all amenities within Canopy Square. A pedestrian connection to Spring Street is planned. The developer is not opposed to bending the street. From a design perspective, small block sizes will be left over if the connection is curved. **Leeman** said the alignment could affect the property to north while connecting to Maker Way.

Lankford encouraged Commission members to look at other workforce housing projects they have done on the Wasatch Front including Arcadia in Sandy, Garden Lofts on 600 South in downtown Salt Lake City, and Veranda in Draper. **Leeman** asked how Wasatch Residential Group operates a full workforce project for profit without a mix of market-rate units in the same project to help subsidize management costs. **Lankford** answered that they don't run workforce housing projects like market-rate projects. They are able to sell tax credits to groups such as Goldman Sachs and American Express. In turn, rents are lowered and management has to comply with the State administering federal money. Subsidies besides rent income come into play. The incentive to the developer is being able to sell tax credits. The government would rather have developers build and manage affordable housing than the government doing so. Wasatch works with the Utah Housing Trust. **Lankford** said they have never mixed market-rate with affordable housing before. It is disadvantageous from a tax credit perspective to mix the two types. This is not low-income housing, where tenants can get a voucher to pay rent. He likes to call it "workforce housing" because tenants must qualify with their income, so they must have a job. He sees school teachers, young couples, city employees, and law enforcement officers as tenants in their other Wasatch Front projects.

Petersen clarified that after getting the tax credits, they have to guarantee their units will be rented to low- and moderate-income individuals for approximately 50 to 99 years through a deed restriction. They also are subject to annual inspection to make sure the property is properly maintained.

Lankford said the project employs contemporary architecture with plentiful glass, a pool, and a 2,000 square foot gym. They like to offer a resort-like experience, especially near the swimming pools. They did not feel commercial space on the corner of Commerce and Burke is viable. They want the retail along Spring Street instead. Retail is tough right now, even on 123rd in Draper, where they still have retail space that hasn't been filled for 10 years. This was The Park at Day Dairy. They went back to Draper City to propose townhomes and smaller retail pads in the back instead.

In Farmington, they are proposing two to three retail spaces for uses such as a coffee or sandwich shop on the node. However, they do not want to take retail tenants from Spring Street, which is the crown jewel of the whole 100 acres. The triangle to the north may be sold off for office use as the developer tries to square things off. Nearby Station Park has many retailers, which limits the viability for commercial uses in this project. Also, retailers like having parking up front instead of behind buildings so customers feel assured there is a parking space for them.

Lankford said this is a big project that will take a lot of time. As such, they have a sequencing in mind for the project. They would start with the wrap, then built Wasatch Way. They have to buy materials and have a place to store them, which takes much staging. **Petersen** said their number of units is based on a form-based code, but Staff is more focused on building heights and positions. The height in the OMU zone is pretty robust, and the developer is not proposing to go up in heights.

Alex Leeman opened and closed the Public Hearing at 8:43 PM.

Commissioner **Rulon Homer** said this facility represents the future of what people want: small housing, facilities, recreation, no yard to upkeep, and nearby shopping. While this is foreign to him, he has accepted that there is significant demand for this. This is a beautiful proposal.

Wall said he is impressed with the thought put into the architecture and design. The Commission was clear with a project across Burke Lane to the south, the Romney property, that they needed to meet the parking standards, and they would expect the same from this proposal. Parking and walkability is important, but the Commission doesn't want it to be "under-parked." The retail is a concern to him, as once it is in apartment it can never become retail in the future. He anticipated more of a comingled mixed use of residential and retail. He would like to see the L-shaped building mirrored from Commerce and Burke to Wasatch and Burke, which would allow for another two to three retail units as originally planned. He wants to see the roads aligned properly, intersecting Maker Way at a 90 degree angle.

Leeman said the block length issue as proposed didn't bother him. He doesn't necessarily want an additional road or two punched through this development. **Wall** is also fine with the block length as proposed. He would prefer a way to intersperse the 60% AMI throughout the project, as required with the Everly project. However, he realizes this could pose a problem with the tax credits.

Wall wants Farmington to be a family-friendly place, so he wants the percentage (47%) of one-bedroom units to come down. Everly was around 20%, which is about as high as the Commission wanted to go. He would rather have more two- and three-bedroom units. The proposal only has 5% three-bedroom units. He wants to see if the applicant had a market study done. He knows that

more rental income can come from one-bedroom units when looking at it from a square footage perspective. **Leeman** said he is aware of a problem in the Avenues, which has a lot of two- and three-bedroom units. An unintended consequence is that there are a lot of three-vehicle households, and there is not sufficient off-street parking available there, even though they meet the code. However, he agrees that 47% one-bedroom units seems too high.

In regards to for-rent townhomes, **Wall** said it is better to have an entity managing them than an HOA, especially when the landowner is using a buy-and-hold strategy. However, he does not want to encourage that on a widespread basis. **Leeman** said he was surprised that the townhomes were not for sale when he first heard it, because he usually thinks of townhomes as being owner-occupied. The townhomes in the McCandless property to the south are planned to be owner-occupied. **Petersen** said they asked Brighton Homes to build their 50 townhomes as if they were for sale, considering fire separation firewalls and the ability to be platted separately in the future. **Leeman** would like a condition for the firewalls and platting abilities to be added, which would allow the owner to be flexible for future uses.

The high-end, upside-down townhome product on the L-shaped buildings means the third floor are bedrooms, with a living room on the fourth floor with great views. **Lankford** does not feel the market would support a high-end, upside-down product all along Commerce Drive. **Wall** said the numbers that determine viability of one-bedroom units should not be based on locations such as Sandy and Salt Lake, as Farmington is different. **Lankford** said he will come back and report on the justification of those numbers, and noted the service-sector employees at Farmington Station.

MOTION

Greg Wall made a motion that the Planning Commission table Item 2 Canopy Square Schematic Site Plan, Schematic Subdivision Plan, PMP/DA, and Zone Text Amendment to the City's Regulating Plan to a future meeting, with a request that the applicant give more information on the unit mix in the wrap building.

Rulon Homer seconded the motion, which was unanimously approved.

Commissioner **Erin Christensen** is concerned about the stigma of the affordable housing building as well. She would like to hear about that stigma from people who have done affordable housing projects such as those proposed.

ADJOURNMENT

Greg Wall made a motion to adjourn at 9:10 PM. **Larry Steinhorst** seconded the motion, which was unanimously approved.

_____

Alex Leeman, Chairman

Planning Commission Staff Report
November 4, 2021

Item 3: Kirkham Orchard – Schematic Subdivision, Zone Change and Special Exception

Public Hearing:	Yes
Application No.:	S-11-21
Property Address:	Approximately 975 N Compton Rd (300 W)
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential – Foothill) and A (Agricultural – Foothill)
Area:	2.455 Acres
Number of Lots:	5
Property Owner:	Daniel Barton
Agent:	Daniel Barton

Request: *Applicant is requesting a recommendation schematic subdivision and a zone change, as well as an approval for a Special Exception, for Kirkham Orchards subdivision.*

Background Information

Kirkham Orchard is a proposed subdivision located at approximately 1000 N Compton Rd. The 2.45 acre property consists of 13,700 sf portion of A-F zoning, with the majority of the property being zoned LR-F. The applicant is requesting that 5 lots be created via subdivision, which requires a zone change for the small A-F portion to LR-F. A special exception is also being requested, as the access to proposed Lot 4 crosses proposed Lot 5.

Suggested Motion

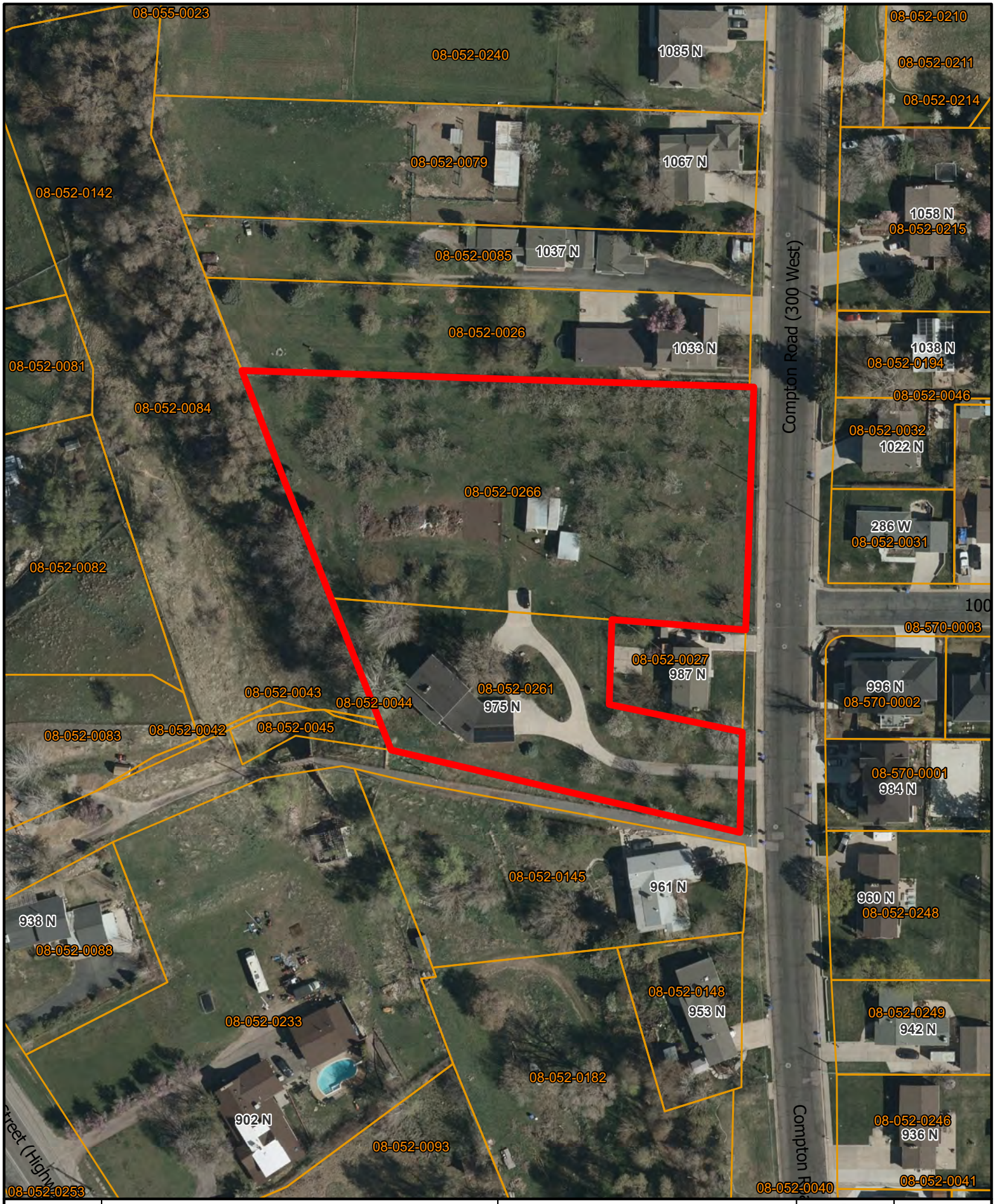
Move that that Planning Commission recommend approval for the Kirkham Orchard schematic subdivision plan and rezone; and a special exception granting access across one building lot, all subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The rezone and schematic subdivision plan are consistent with the City's General Land Use Plan and Zoning Ordinance.
2. The lot sizes proposed are similar to those of surrounding subdivisions and properties.

Supplemental Information

1. Vicinity Map
2. Schematic Subdivision Plan
3. Zoning Plan (Existing)



FARMINGTON

VICINITY MAP

Kirkham Orchard

Date: 11/1/2021

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

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.

KIRKHAM ORCHARD SUBDIVISION

SCHEMATIC PLAN

CURTIS KIRKHAM
TAX ID NO. 08-052-0026

S88°40'25"E 426.48'

POINT OF BEGINNING

LOT 1
14,126 SQ. FT.
0.32 Acres

LOT 2
12,856 SQ. FT.
0.30 Acres

LOT 3
21,333 SQ. FT.
0.49 Acres

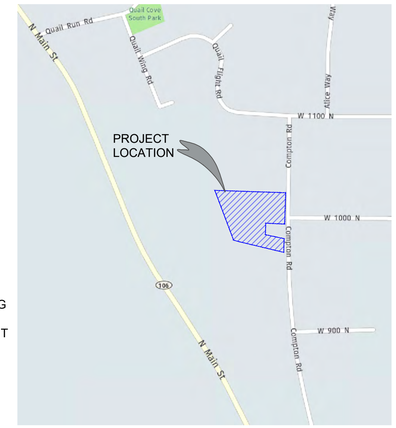
LOT 4
53,643 SQ. FT.
1.23 Acres

LOT 5
10,087 SQ. FT.
0.23 Acres

135.59'
120.65'
170.24'
187.55'
167.09'
158.77'
80.24'
85.00'
98.22'
S00°43'03"W 188.59'
74.93'
148.52'
28' ACCESS AND UTILITY EASEMENT
20' ASPHALT
KIRKHAM CIRCLE
LOW PRESSURE SEWER LATERAL
14.56'
29.87'
120.31'
5'
N85°55'43"W 120.31'
REMOVE POWER POLE, SEE POWER PLANS (BY OTHERS)
REPAIR/REPLACE EXISTING SIDEWALK AND DRIVEWAY AS REQUIRED. WARP IN DRIVE APPROACH FOR EXISTING DRIVE
70.00'
S1°32'50"W 70.00'
DAVID J. & LUCY C. NOORDA
TAX ID NO. 08-052-0027
EXISTING HOME (TO REMAIN)
S78°45'59"E 124.24'
124.24'
79.25'
EXISTING DRIVE (TO BE REMOVED)
182.22'
N77°02'05"W 311.02'
128.81'
FARMINGTON CITY RIGHT OF WAY
EXISTING HOME (TO REMAIN)
N21°27'56"W 334.09'
FLORENCE S. HESS TRUST
TAX ID NO. 08-052-0084
EXISTING FIRE HYDRANT
CONNECT TO EXISTING UTILITIES, LOCATIONS NOT EXACT, CONTRACTOR TO FIELD LOCATE. TRENCHING AND ASPHALT REPLACEMENT PER FARMINGTON CITY STANDARDS.
COMPTON ROAD
(60' RIGHT OF WAY)

N

20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft.



VICINITY MAP

DEVELOPER:
DANIEL BARTON
(801) 809-7753
BARTON@ADOBE.COM

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMPTON ROAD, SAID POINT BEING SOUTH 00°17'00" WEST (RECORD=SOUTH 00°11'50" WEST) ALONG THE SECTION LINE 1747.08 FEET AND NORTH 88°40'25" WEST 609.28 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°43'03" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 188.59 FEET TO THE POINT ON A 4579.59 FOOT RADIUS CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 12.69 FEET AND THROUGH A CENTRAL ANGLE OF 00°09'32" (WHICH LONG CHORD BEARS SOUTH 00°38'17" WEST 12.69 FEET); THENCE ALONG THE NORTH, WEST AND SOUTH SIDES OF THE NOORDA PROPERTY THE FOLLOWING THREE (3) COURSES: NORTH 85°55'43" WEST 120.31 FEET; THENCE SOUTH 01°32'50" WEST 70.00 FEET; THENCE SOUTH 78°45'59" EAST 124.24 FEET TO SAID WEST RIGHT-OF-WAY LINE AND A POINT ON SAID 4579.59 FOOT RADIUS CURVE; THENCE SOUTHERLY 83.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°03'00" (WHICH LONG CHORD BEARS SOUTH 01°02'16" EAST 83.93 FEET); THENCE NORTH 77°02'05" WEST 311.02 FEET; THENCE NORTH 21°27'56" WEST 334.09 FEET; THENCE SOUTH 88°40'25" EAST 426.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 112,045.06 SQ/FT OR 2.57 ACRES.

LEGEND

	OVERALL PROPERTY BOUNDARY
	CENTERLINE
W	1" PVC C900 WATER LATERAL AND METER
Ex W	EXISTING 8" WATER LINE
SS	4" PVC SDR 35 SEWER LATERAL
Ex SS	EXISTING 8"-24" SEWER LINE
SD	18" RCP STORM DRAIN LINE
Ex SD	EXISTING STORM DRAIN LINE
SW	SECONDARY WATER LATERAL
Ex IRR	EXISTING 8" SECONDARY WATER LINE
	4' SEWER MANHOLE
	EXISTING FIRE HYDRANT

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH
0 1/2 1

KIRKHAM ORCHARD SUBDIVISION
SCHEMATIC PLAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1375 South
Hyrum, Utah 84337
801.245.6797 (M)
spmcf@yahoo.com

MEA
MCFARLAND ENGINEERING & ASSOCIATES, INC

REGISTERED PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No.504870
STATE OF UTAH

DESIGN:	SPM
DRAWN:	SPM
CHECKED:	SRM
DATE:	10-5-21

SHEET:
C1



FARMINGTON

VICINITY MAP

Kirkham Orchard Existing Zoning

Date: 11/1/2021

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

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Planning Commission Staff Report
November 4, 2021

Item 4: Maverik – Project Master Plan (PMP)/Development Agreement (DA), Schematic Subdivision and Site Plan

Public Hearing:	No
Application No.:	PMP-1-21
Property Address:	Park Lane and 1100 West
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	GMU (General Mixed Use)
Area:	2.5 acres
Number of Lots:	1
Property Owner:	E&H Land
Agent:	Cassie Younger - Maverik

Request: *Applicant is requesting a recommendation for schematic site plan, PMP/DA and Schematic Subdivision approval.*

Background Information

Maverik has been in process with the City, determining how to best place the gas station they've proposed for Park Lane and 1100 West. Many of the traditional aspects of gas station design do not align with Chapter 18 Mixed Use Development standards. As a PMP, part of the larger Evan's PMP, the Maverik is asking to use section 11-28-140, to compromise with the City on the design development of the site. The Planning Commission tabled the item on February 18, 2021. The City Council approved the initial layout and concept on March 2, 2021, and tabled the PMP/DA, schematic subdivision and schematic site plan. On October 7, 2021, the Planning Commission tabled the item citing improvements to the elevations. The suggestions added to the motion:

1. Add a "dog house" on the south side or a corner of the south side;
2. Windows or faux windows on the sides and rear of the building; and
3. Trellis or element that adds depth to the east side of the building. North is the entrance and south is the rear.

Suggested Motion

Move that that Planning Commission recommend approval for the Schematic Subdivision plan, PMP/DA, and Schematic Site Plan, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The initial layout was approved by the Planning Commission and City Council.
2. The developer has worked with the City to provide the requested updates to the elevations, and staff are satisfied with these updates.

3. The applicant has provided essential mixed use elements to their plan, including bringing the building to the frontage, a complete landscape plan, and a plaza for pedestrians and customers alike.
4. The gas station provides a relatively interconnected travel system for multiple modes of transportation, including bicycles and pedestrians.
5. The patio defines a public space, creating high quality public realm.
6. The public comment received by the City has been favorable to the Maverik.

Supplemental Information

1. Vicinity Map
2. Updated elevations
3. PMP/DA
4. Schematic Plan
5. Site Plan



FARMINGTON

VICINITY MAP

Maverik

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S



2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:



1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



2 REAR LEFT BUILDING PERSPECTIVE
SCALE:



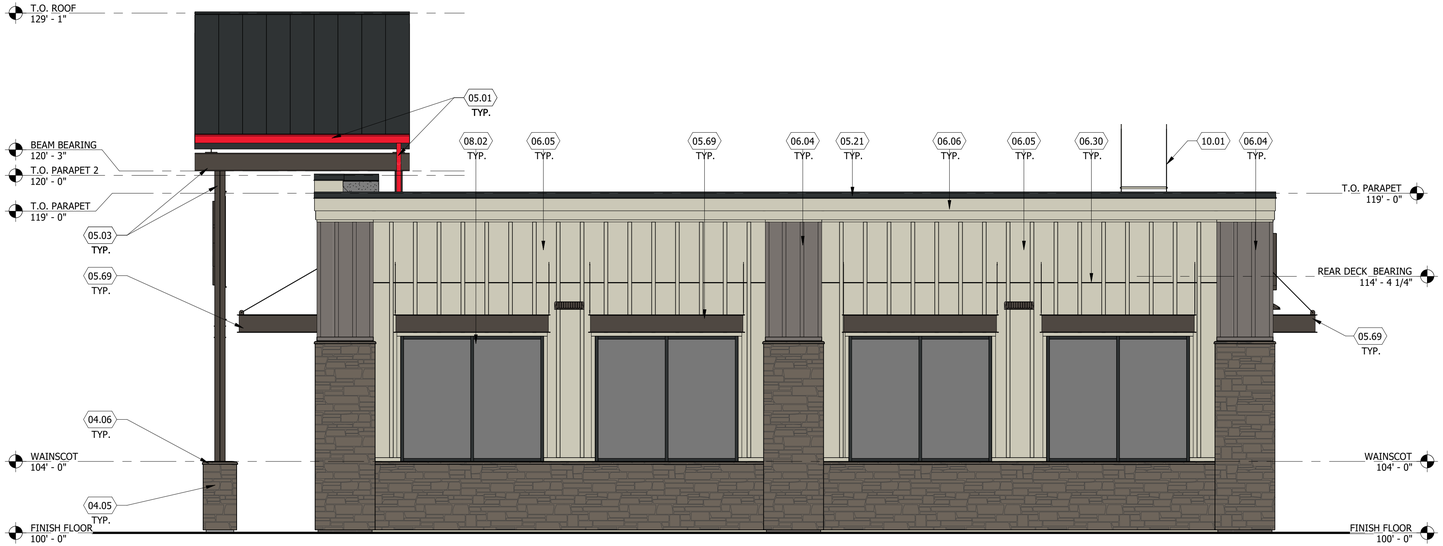
1 REAR RIGHT BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-4 | PERSPECTIVE VIEWS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

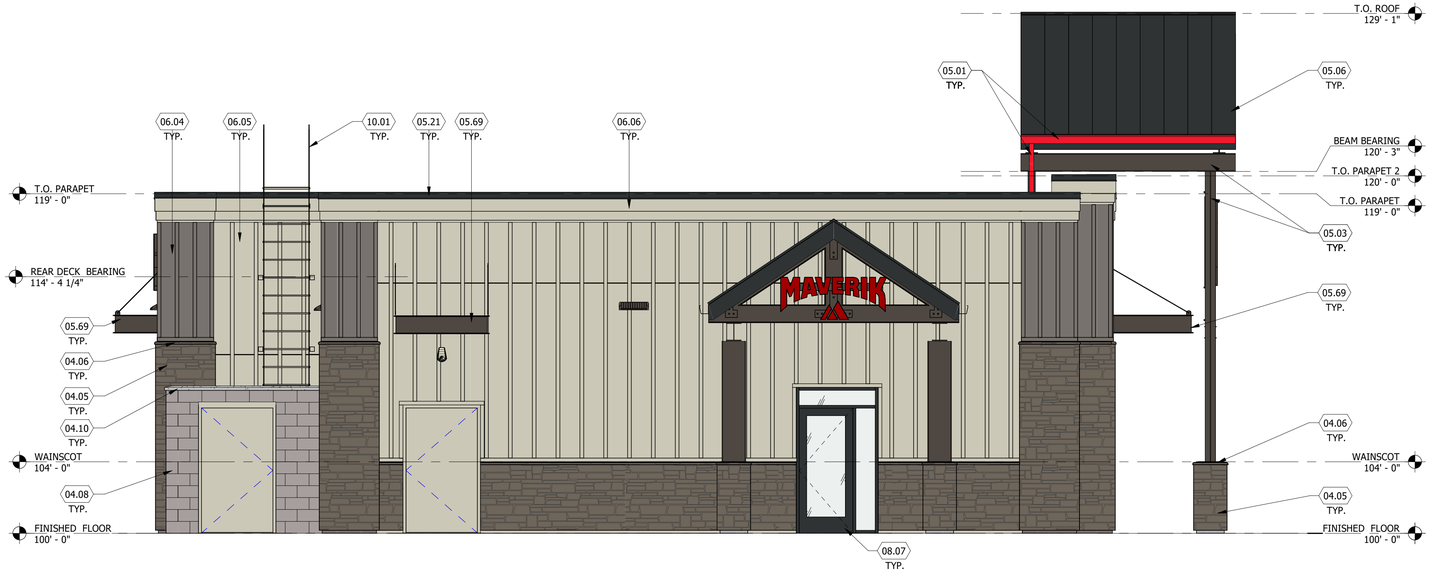
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

185 S. State Street
Salt Lake City, Utah 84111



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 10'-0" HIGH
04.10	SPLIT FACE CAP
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | EXTERIOR ELEVATIONS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

A SUPPLEMENTAL
DEVELOPMENT AGREEMENT
FOR
MAVERIK, INC.

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 **MAVERIK, INC.,** a Utah corporation, hereinafter referred to, collectively with its assignees, as "Developer."

RECITALS:

A. On June 9, 2020, the City and E & H Land LTD entered into a Development Agreement which provided a general outline for the development of approximately 62 acres, 1.5 acres of which is controlled by Maverik, Inc.

B. The Developer, is the leaseholder of approximately 1.5 acres of land, (the "Property"), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

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 ___*date*_____ 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 a use and standards applicable to the respective 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. **Alternative Development Standards/Uses.** The use of the Property shall be as set forth in the PMP. Specific development standards shall be as follows:

a. Notwithstanding provisions of the City's Zoning Ordinance, and as specifically permitted pursuant to Section 11-18-140 of the Farmington City Municipal Code, a vehicle service/convenience store (including gasoline sales but no auto repair) is allowed on the Property strictly as shown on the PMP.

b. The buildings may be located on the Property as shown on the PMP.

c. 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.

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: Maverik, Inc.
185 S. State Street, Suite 800
Salt Lake City, Utah 84111
Attn: Real Estate Department

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"

MAVERIK, INC.

By:_____
Name:_____
Its:_____

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)

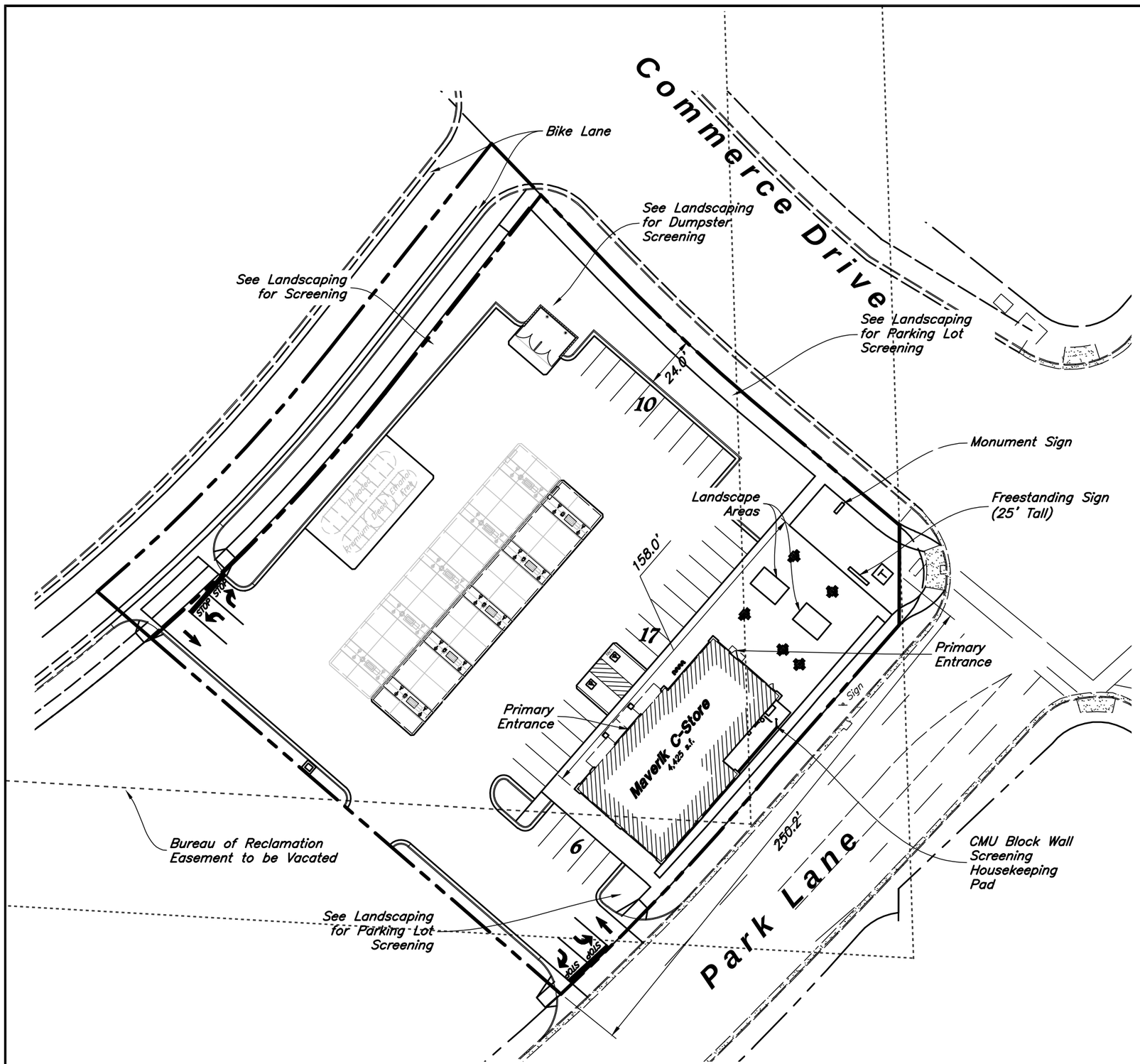
On the _____ day of _____, 2021, personally appeared before me _____, who being by me duly sworn did say that he is a manager of **MAVERIK, INC.**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating 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)

1	DATE	DESCRIPTION



Scale: 1" = 50'

50' 0 50' 100'

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Conceptual Site Plan

Maverik - Farmington

1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
1

Not to Scale

1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.

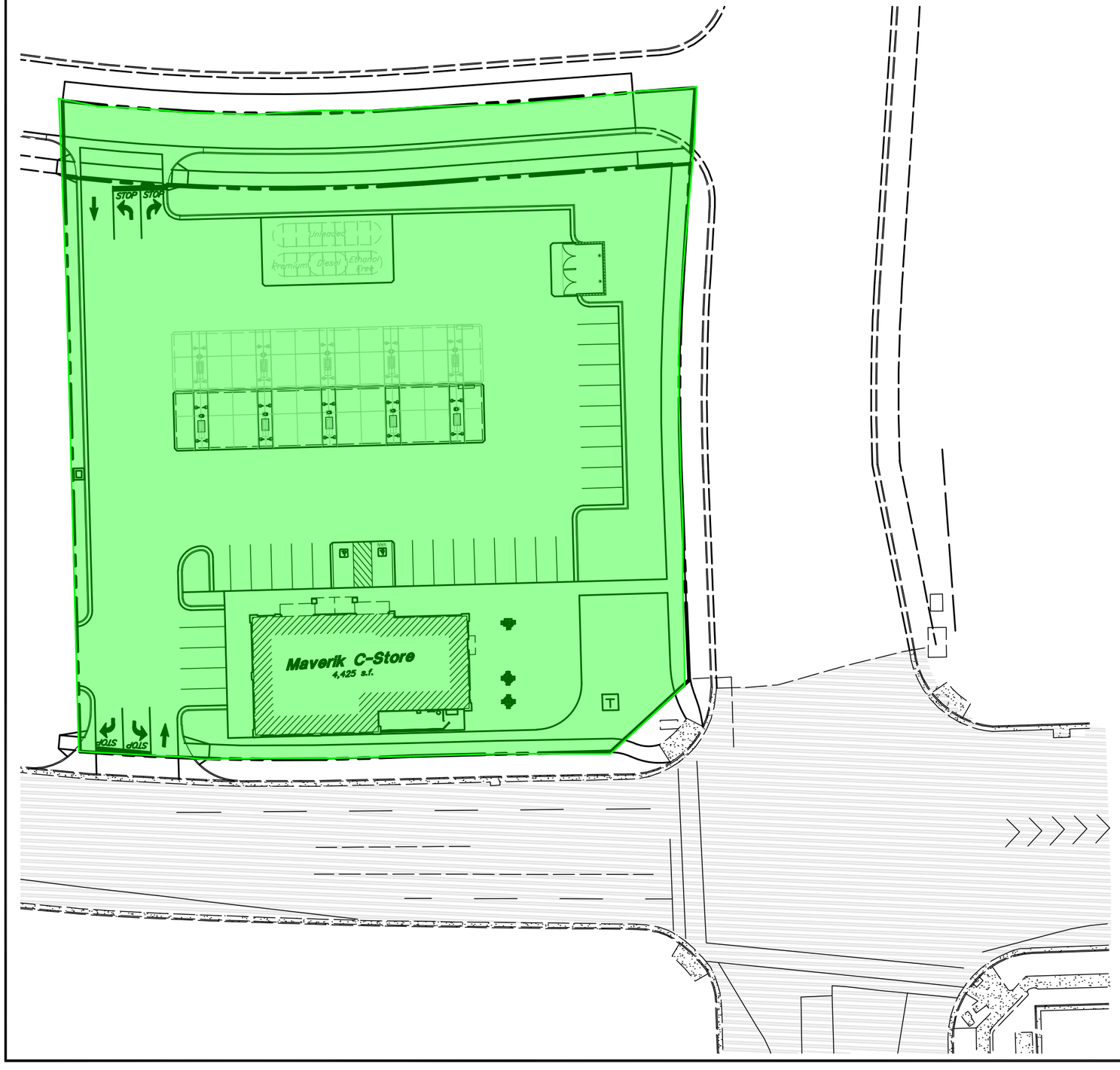
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Existing Conditions

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
A



1	DATE	DESCRIPTION

Scale: 1" = 50'

50' 0 50' 100'

Conceptual Land Use

The entire site is Gasoline/Service Station with Convenience Retail Market

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-191-1278-FBx17x17

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Conceptual Land Use

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
B



Scale: 1" = 50'

50' 0 50' 100'

Legend

- Major Arterial
- Private Road
- Pedestrian Route

1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-131-12TB-TB=17"x17"

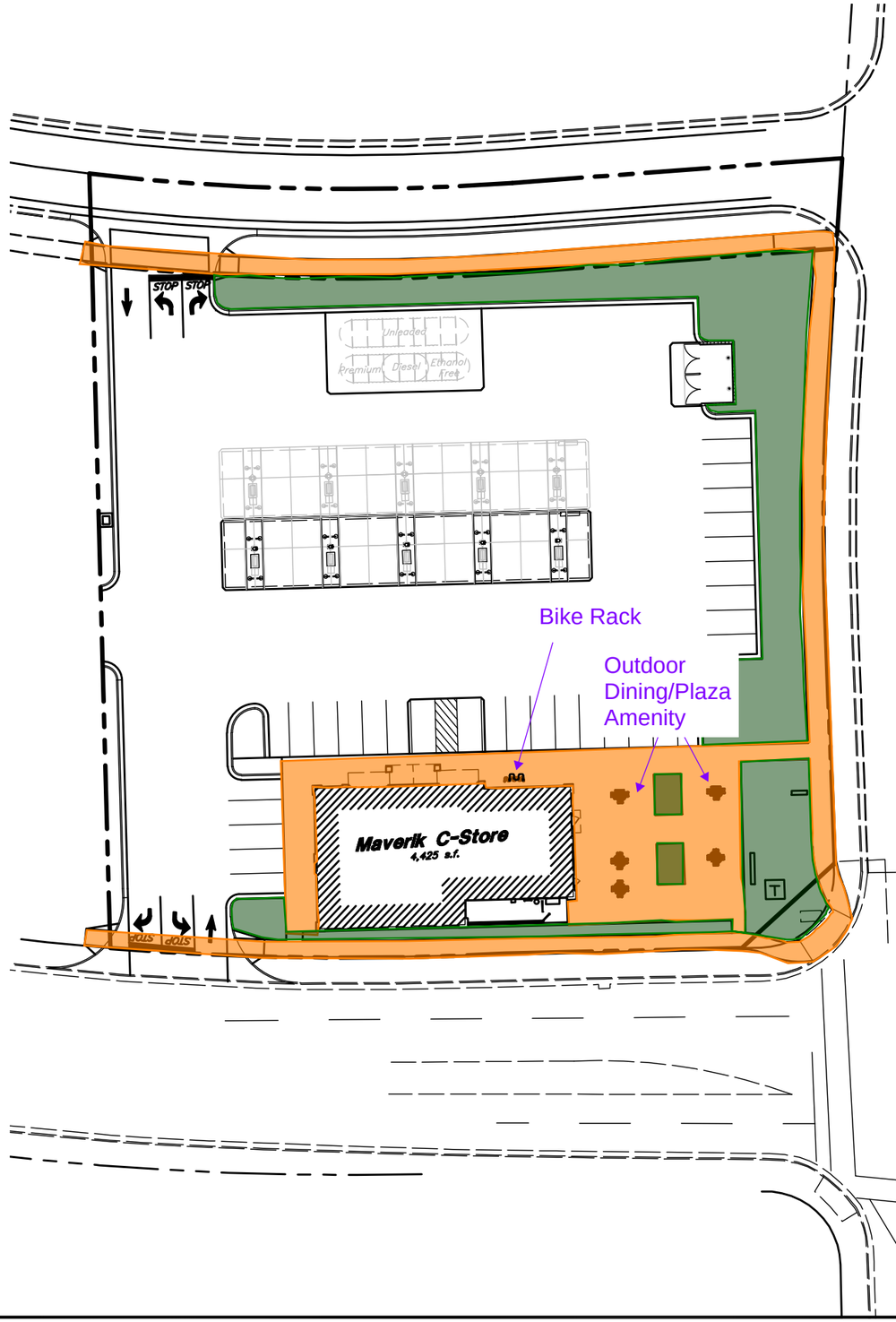
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Circulation & Ingress/Egress Plan

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
C



Scale: 1" = 50'

50' 0 50' 100'

Legend

Landscaping/ Open Space

Pedestrian Route

1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-131-12TB-TB-171.x17

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Open Space Concept Plan

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
D

Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 24" concrete collar around all storm drain inlets located within asphalt. Contrator shall install a 12" concrete collar around all other manholes, valves, cleanouts, & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are 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.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik Inc.
19-121 UT

MAVERIK

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 – AWengineering.net

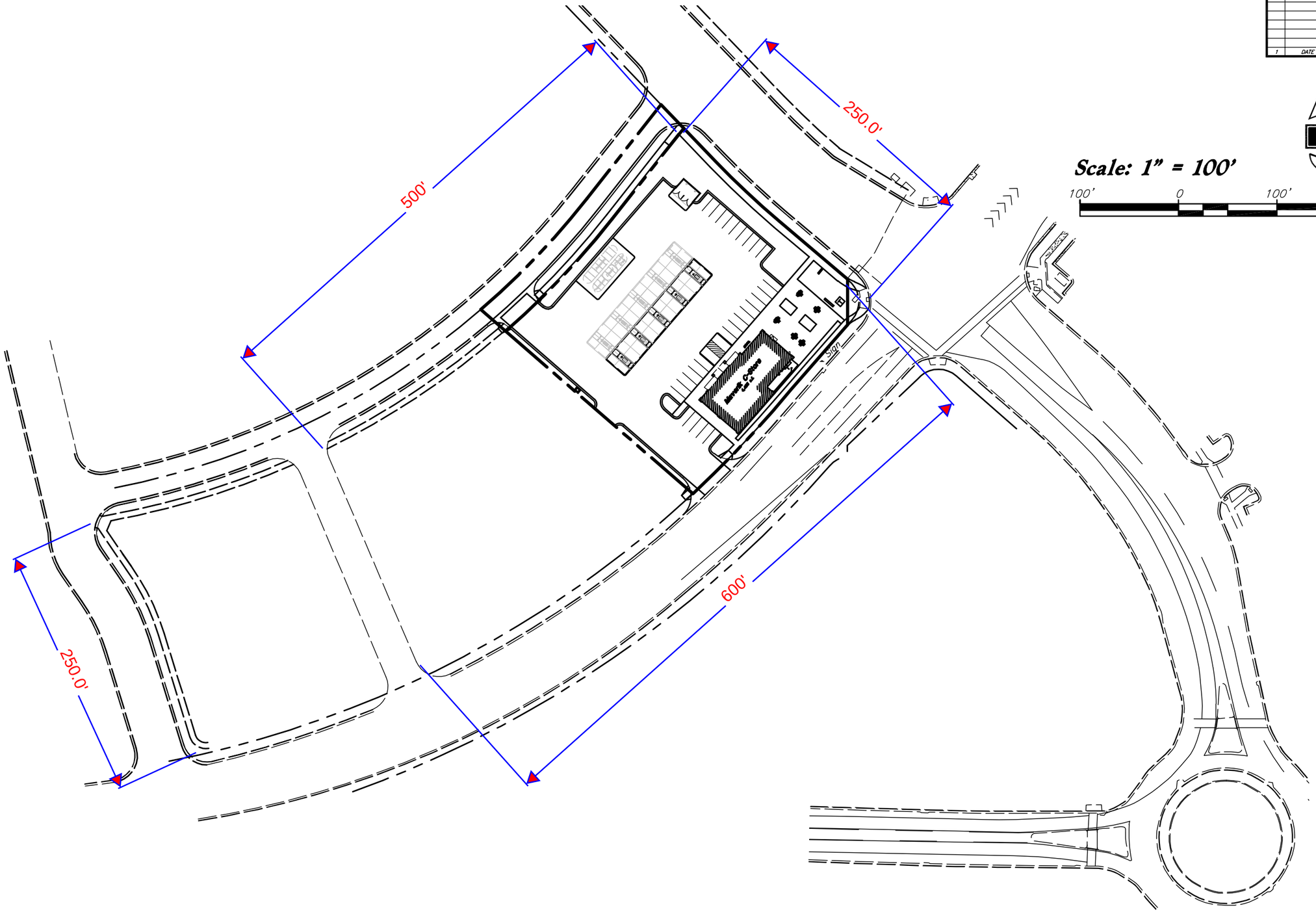
Utility Plan

Maverik, Inc. Store
1100 West Park Lane
Farmington City, Utah

Preliminary

07 Jun, 2021

SHEET NO.
EX. E



1	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-191-12789-TB-171x17

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-191-12789-TB-171x17

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Block Layout

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
F

1	DATE	DESCRIPTION

Not to Scale



Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-191-1218-TB-11"x17"

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Trip Distribution

Maverik - Farmington
1100 West Park Lane
Farmington, Utah

07 Jul, 2021

Sheet No.
G

Scale: 1" = 20'

20' 0 20' 40'

Maverik C-Store
4,425 s.f.

STOP

STOP

Designed by: JC
Drafted by: GS
Client Name:
Maverik Inc.
19-121 SP

MAVERIK

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWAengineering.net

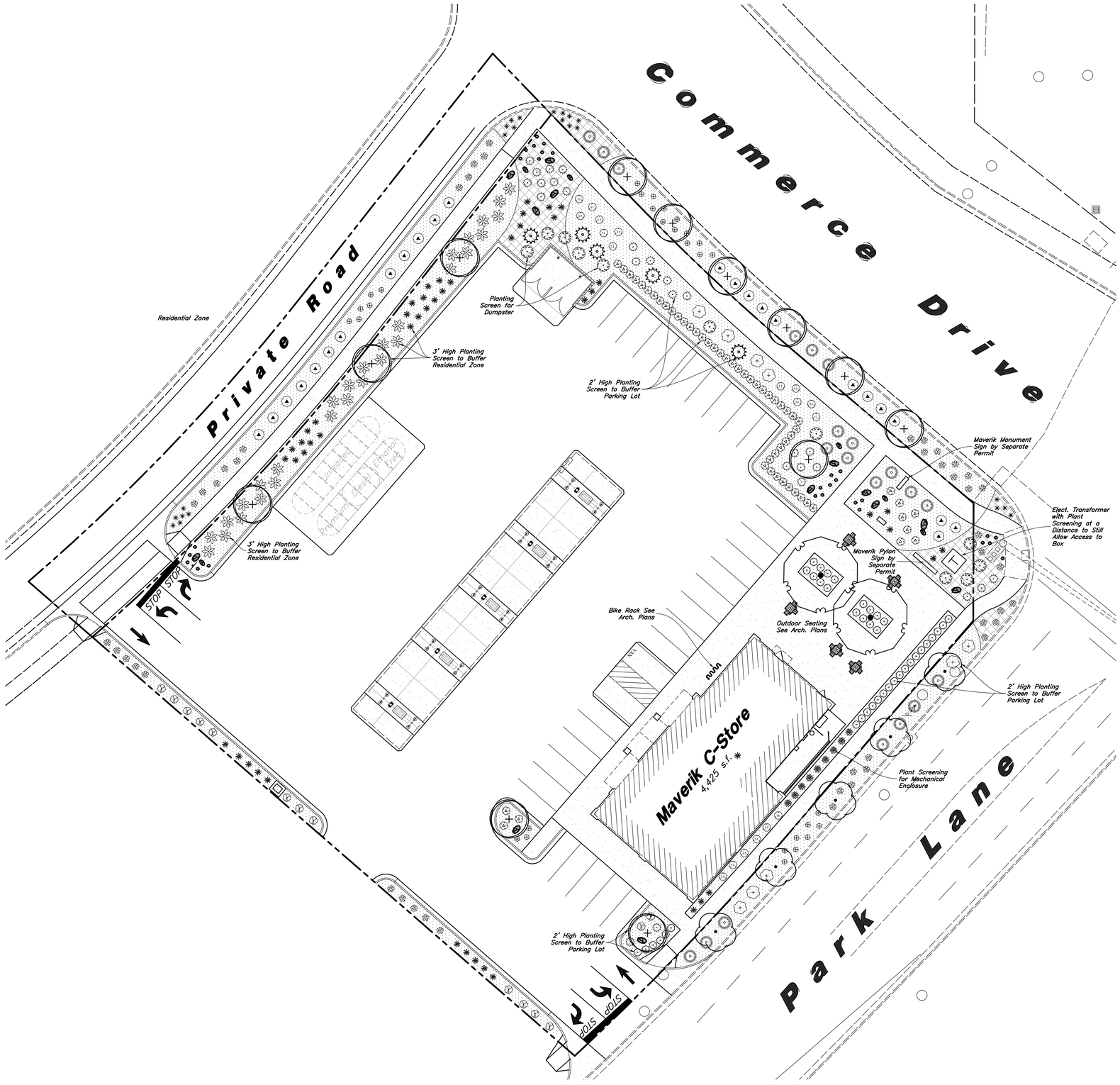
Truck Turn Exhibit

Maverik, Inc. Store

1100 West Park Lane
Farmington City, Utah

07 Jun, 2021

SHEET NO.
EX



Landscape Data

Zone: General Mixed Use (GMU)
Site Area = 66,969 s.f. (1.54 ac.)
Landscape Area Required = 10,045 s.f. (15%)
Landscape Area Provided = 10,985 s.f. (16.4%)
Street Trees: 1 Tree per 40 l.f. *
Commerce Drive = 6 Trees Required & Provided
Park Lane = 5 Trees Required & Provided

**** Street Frontage Calculation Doesn't Include Driveways; No Trees Added in Park Strip Along Private Road***

Scale: 1" = 20'
20' 0 20' 40'

Landscape Notes:

1. *All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip for Shurb Areas. See Sheet L2.1 for Layout and L2.2 for Irrigation Details and Notes.*
2. *See Sheet L1.2 for Landscape Details and Notes.*
3. *Adjust Plant Material as Needed to Provide Easy Access to Existing/New Utilities and Irrigation Boxes.*
4. *All New Landscape Shall be Maintained by Owner.*
4. *Decorative Stone (Gray Color Stone) Shall be Used to Satisfy the "Farmington Rock" Requirement.*

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Caliper
	5	Picea pungens glauca 'Blue Totem' / Blue Totem Spruce	6' Min. Ht.
	5	Pyrus calleryana 'Jack' / Jack Flowering Pear	2" Caliper
	2	Ulmus parvifolia / Lacebark Elm	2" Caliper

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	29	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	24	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	21	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	26	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	18	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal
	11	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	9	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	56	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	45	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	40	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
	14	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	49	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
	30	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	28	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	22	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

Material Schedule

	Decorative Stone #1 – Install Stone Over Dewitt Pro5 Weed Barrier at a Four (4) Inch Depth; Stone Shall be Installed in Specified Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Diameter From Copper Canyon Staker Parson Pit (385-239-0804)	*Detail: 3/L1.2*
	Decorative Stone #2 – Install Stone Over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth; Stone Shall be Installed in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Wasatch Gray Stone From Staker Parson Lehi Pit (385-239-0804); Rock Shall be Used to Satisfy the "Farmington Rock" Requirement	*Detail: 3/L1.2*
	3-4' Dia. Min. Landscape Boulder – Boulders Shall be Angular, Earth Tone/Tan Color and Shall Match Decorative Stone #1; All Boulders Shall be Recessed 3 Inches into Ground and Washed Upon Completion	*Detail: 4/L1.2*

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name:
Maverik Inc.
19-121 LS

MAVERIK

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-3529 – AWengineering.net

Landscape Plan

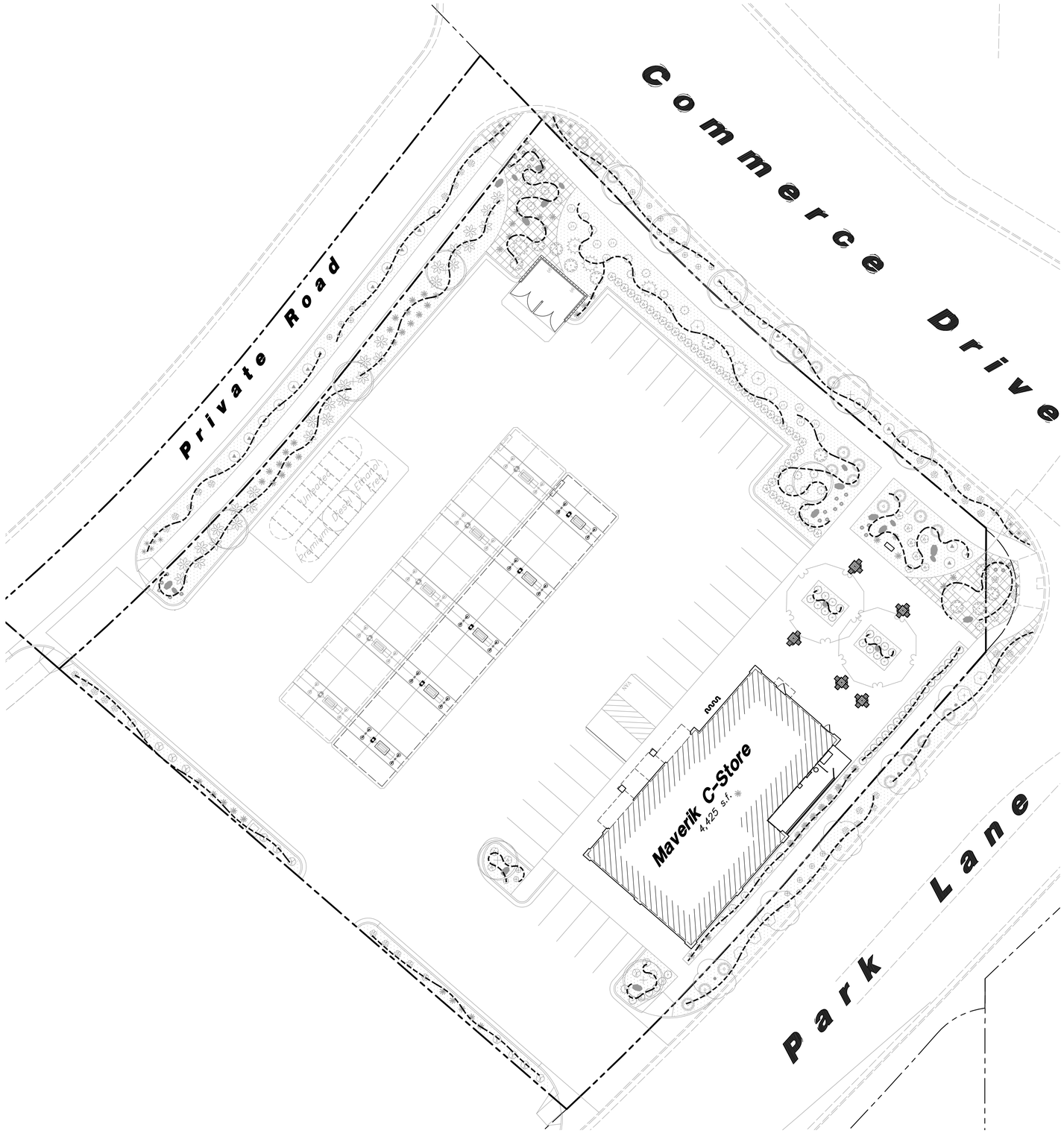
Maverik, Inc. Store
1100 West Park Lane
Farmington City, Utah

Preliminary

13 Apr, 2021

SHEET NO.
L1.1

C:\Users\gsmith\Documents\19-121 maverik farmington\Dwgs\L19-121 LS.dwg, 6/11/2021 9:47:39 AM, 1:1



Scale: 1" = 20'

20' 0 20' 40'

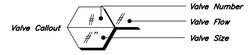
Irrigation Notes:

1. See Sheet L1.1 for Plant Layout and Sheet L1.2 for Planting Details.
2. See Sheet L2.2 for Irrigation Details.
3. The Irrigation System has been Designed for a Minimum of psi. Verify Static Pressure.

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	1/L2.2
Q	Rain Bird 44RC	Quick Coupler Valve with Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	2/L2.2
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	5/L2.2
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	6/L2.2
	Rain Bird XBS-700 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	1/2" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1 Perennial, 2 Shrub, 2 Ornamental Grass, 4 Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		4&11/L2.2
P.O.C. Components				
	Matco-Norca 759	Brass Globe Shut Off Valve	1 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	9/L2.2
BF	Wilkins 975XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow shall be Properly Installed and Tested to Meet County Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-1) on Poured Concrete Pad with Frost Guard (FG-1) & 2 Locks (GS-AWPKA); Enclosure Color to be Woodsland Tan	10/L2.2
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	3/L2.2
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	3/L2.2
Controller				
C	Rain Bird ESP4MEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	7/L2.2
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	8/L2.2



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

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: GS
Client Name: Maverik Inc.
19-121 IR

MAVERIK

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 - AWEngineering.net

Irrigation Plan

Maverik, Inc. Store
1100 West Park Lane
Farmington City, Utah

Preliminary

13 Apr, 2021

SHEET NO.
L2.1

W:\19-121 Maverik Farmington\dwgs\19-121 IR.dwg, 6/11/2021 9:50:11 AM, 1:1

Planning Commission Staff Report
November 4, 2021

Item 5: Canopy Square (Farmington 20) – Schematic Site Plan, Schematic Subdivision Plan, Project Master Plan/Development Agreement, and Zone Text Amendment to the City's Regulating Plan

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

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

Background Information

Canopy Square is a 20-acre residential development on Burke Lane and between the future Maker Way and "Commerce Drive" right-of-ways. The residential use of the area, despite the OMU zoning, is permitted under the North Farmington Station Project Master Plan and Development 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. The Planning Commission tabled this item on October 21, 2021, requesting more information regarding the following:

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

Suggested Motion

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

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

Additional conditions from the previous Planning Commission Meeting on October 21, 2021:

7. Detail the unit mix in the wrap building – including reduction of percentage of one-bedroom units and integrating some market rate units to the workforce housing apartments.
8. Provide more information regarding stigma faced by those "who have done affordable housing projects" (Erin Christensen, Minutes 10.21.21)
9. Options to be added regarding firewalls and platting abilities allowing flexible future uses.

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
4. Updated plans showing re-alignment of Wasatch Way

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:

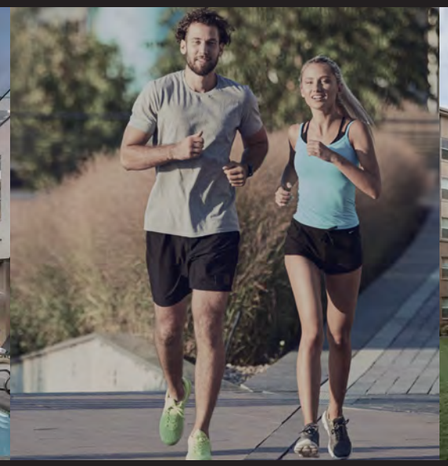
EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)

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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05 | Sequence and Timing

06 | Section 140 Petition

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



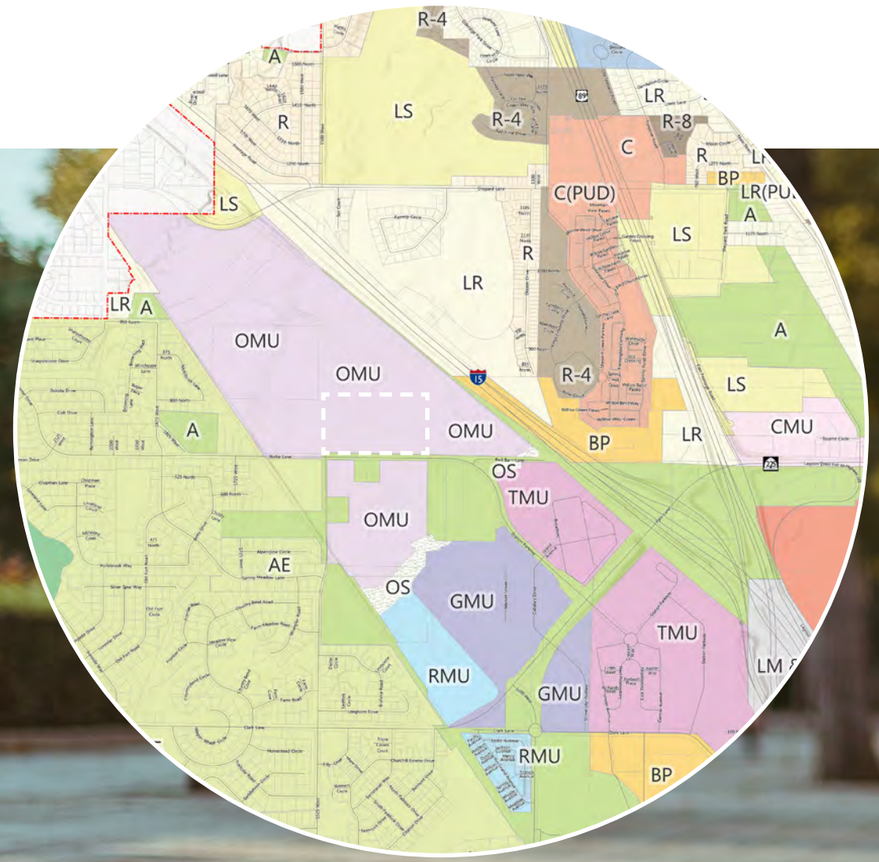
FARMINGTON CITY
CURRENT ZONING MAP

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.

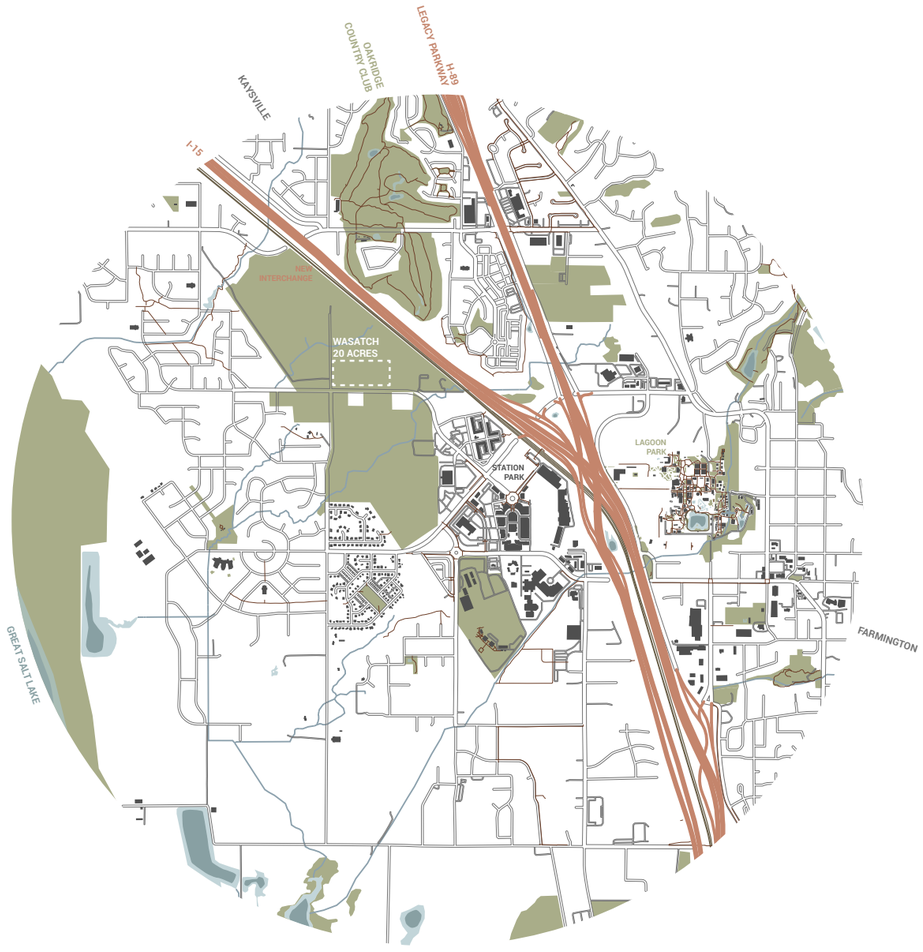
EAST EDGE The east boundary of the PMP is defined by Maker Way with Office directly east of that and the Red Barn Development.

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

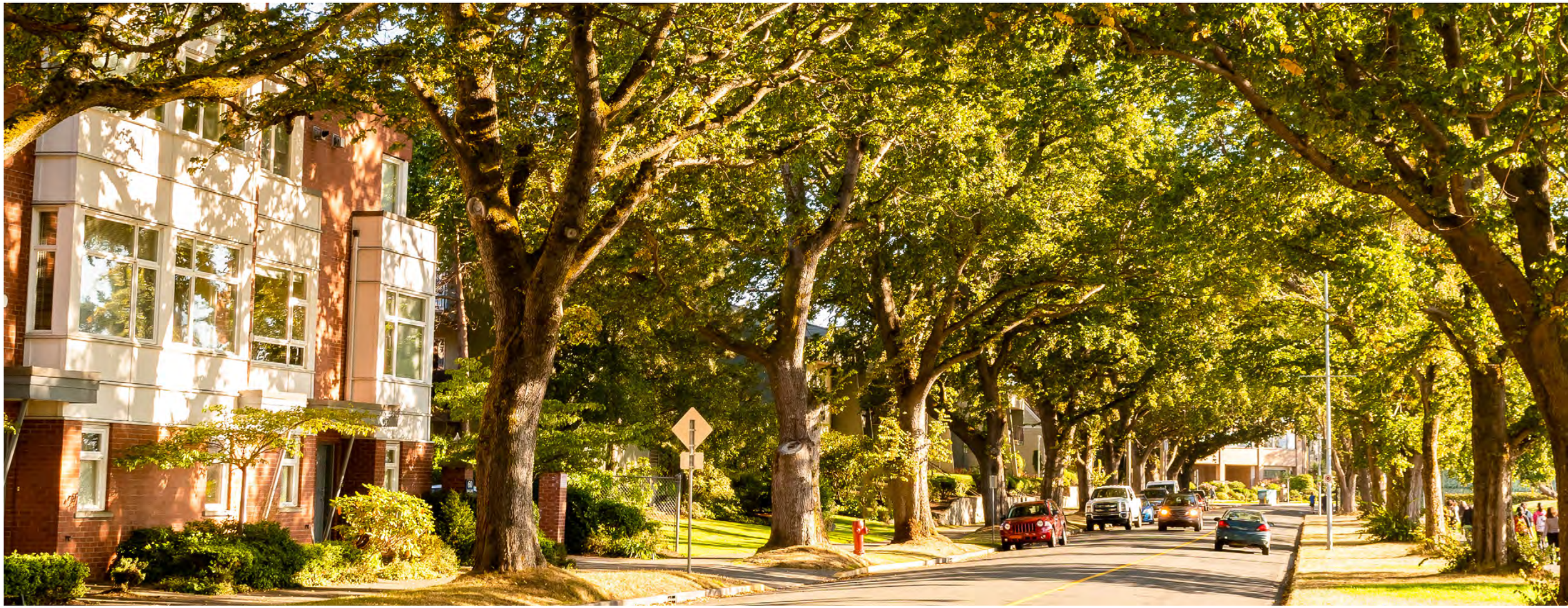
- Quality primary materials
- Strategic use of glazing
- Emphasize pedestrian entrances
- Use colors and materials that create a sense of place
- Enhance sides of buildings facing roads
- Flat buildings planes will not be allowed

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.

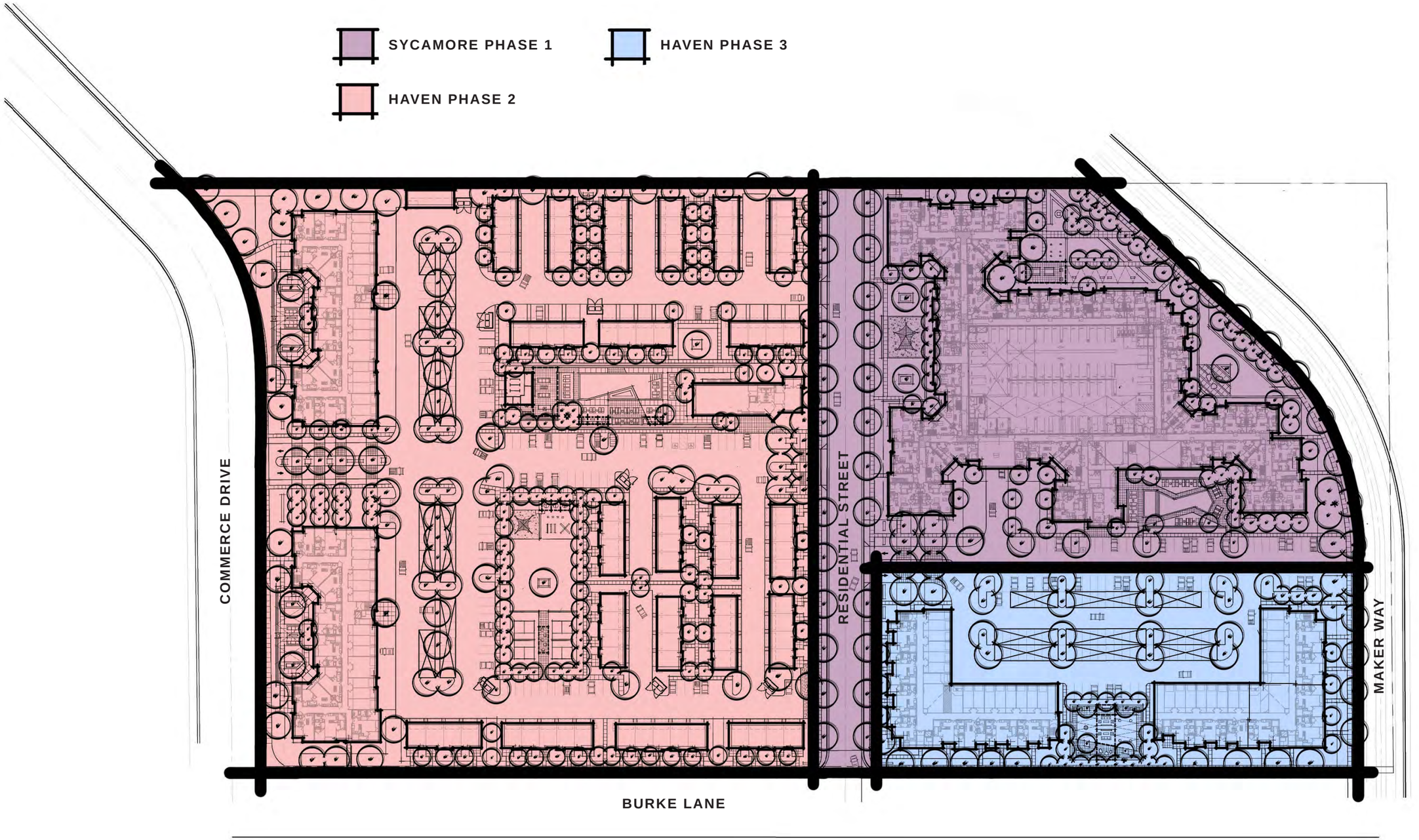
Parking within the 20-acres will include structured parking, surface parking, driveway parking, garage parking and on street (off site) parking. It is important to have the right amount of parking for the uses within this PMP. Proper planning should preclude both not enough parking as well as too much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



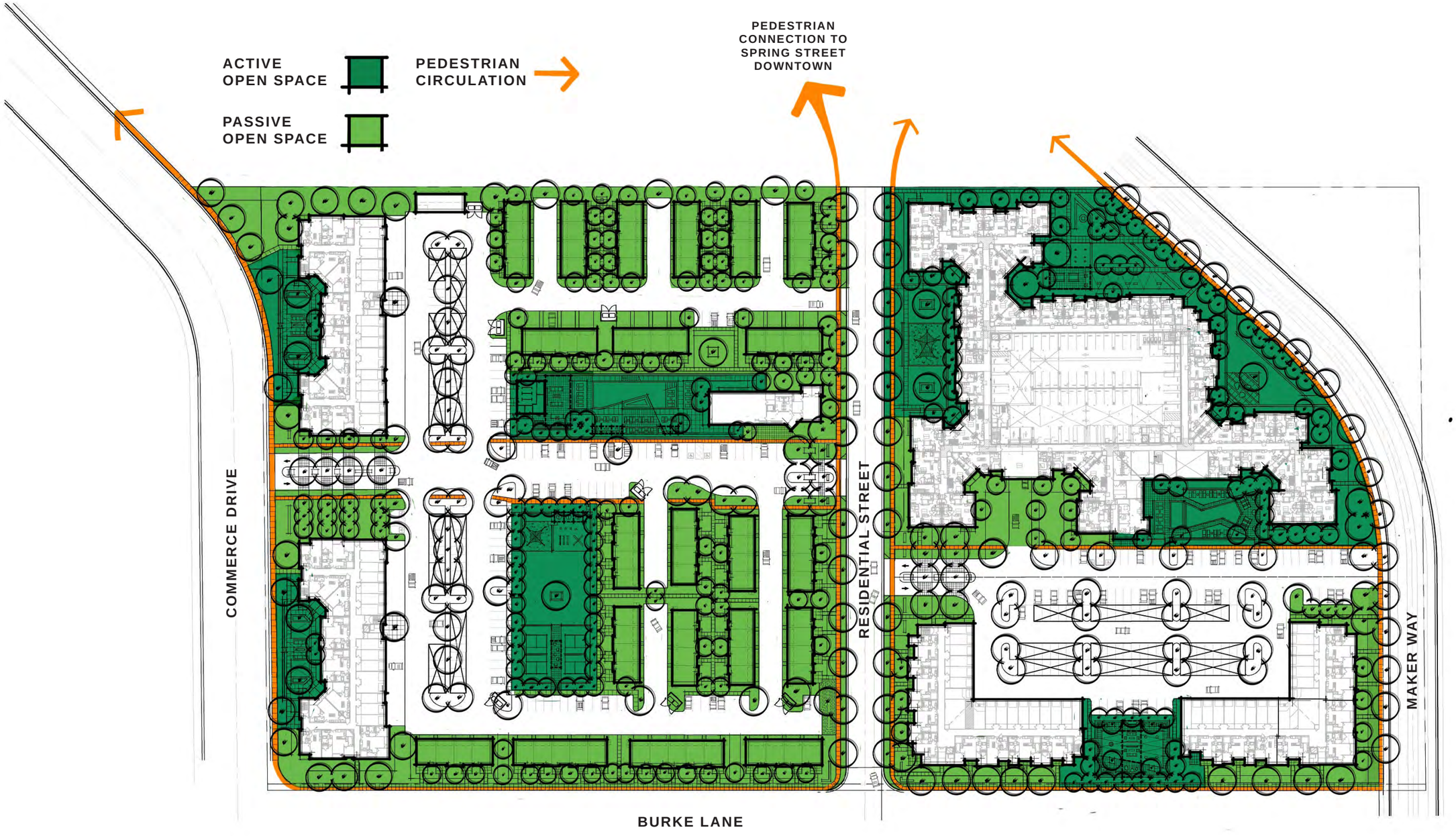
CONCEPT PLAN



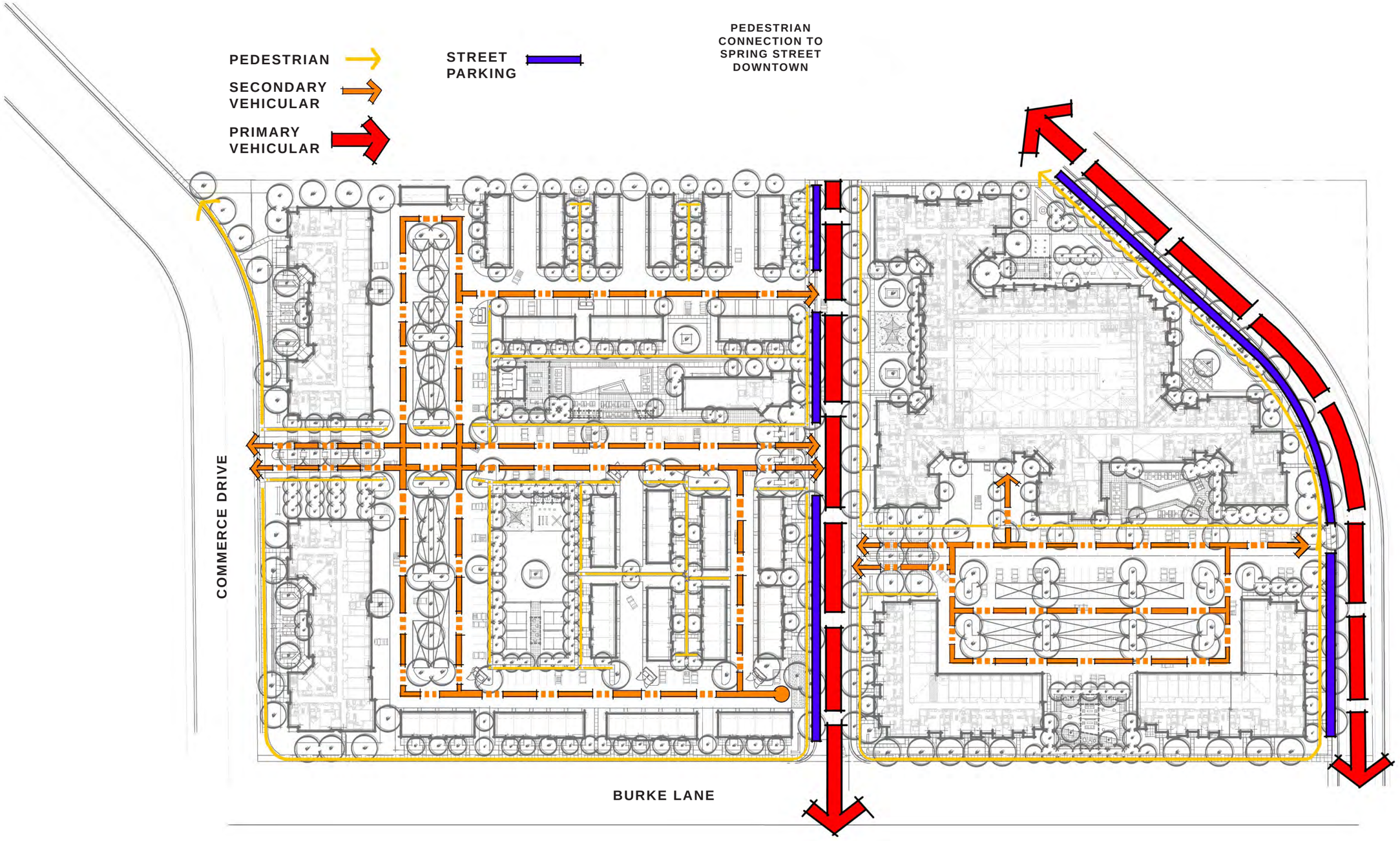
CONSTRUCTION PHASING PLAN EXHIBIT



CONCEPTUAL LAND USES

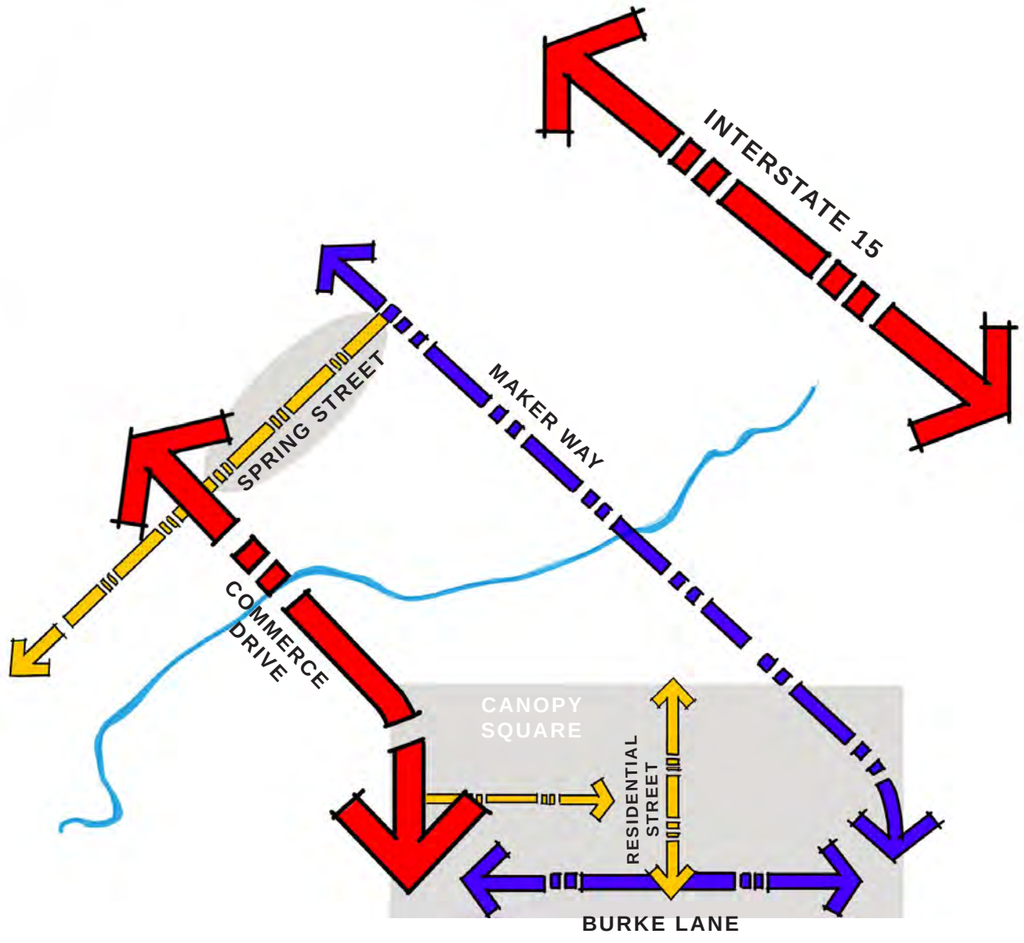


ACTIVE / PASSIVE OPEN SPACE

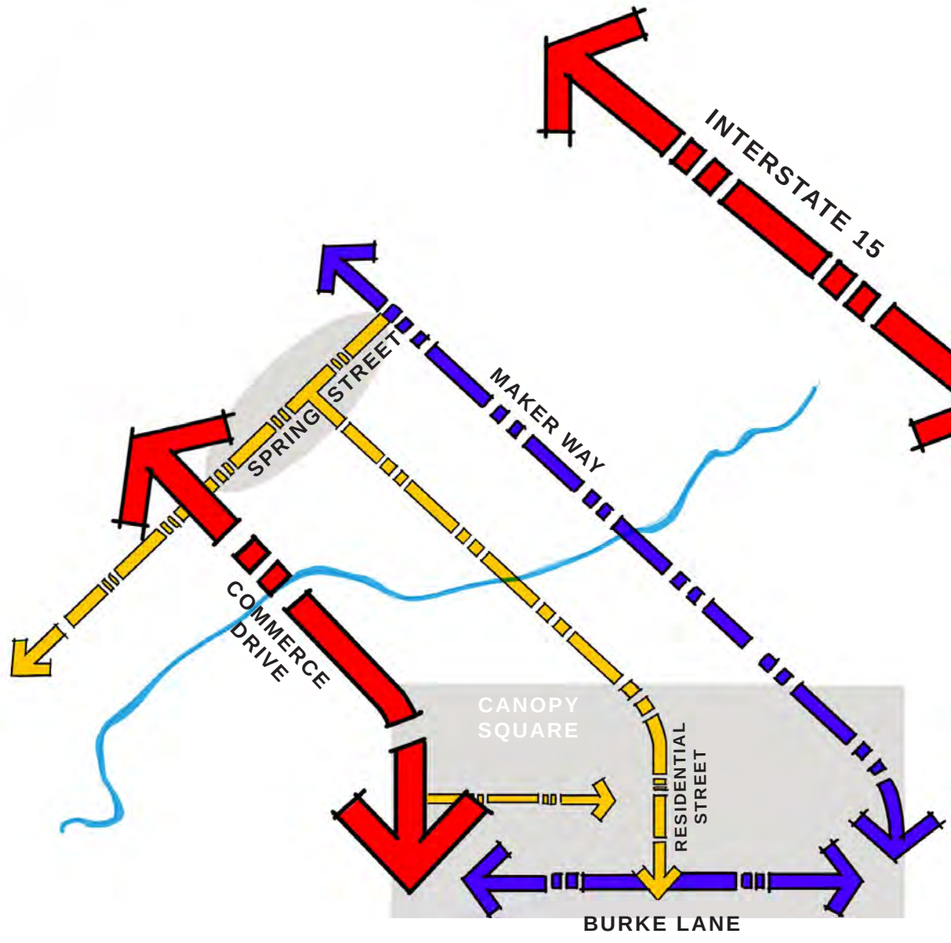


CIRCULATION

PRELIMINARY TRANSPORTATION ANALYSIS



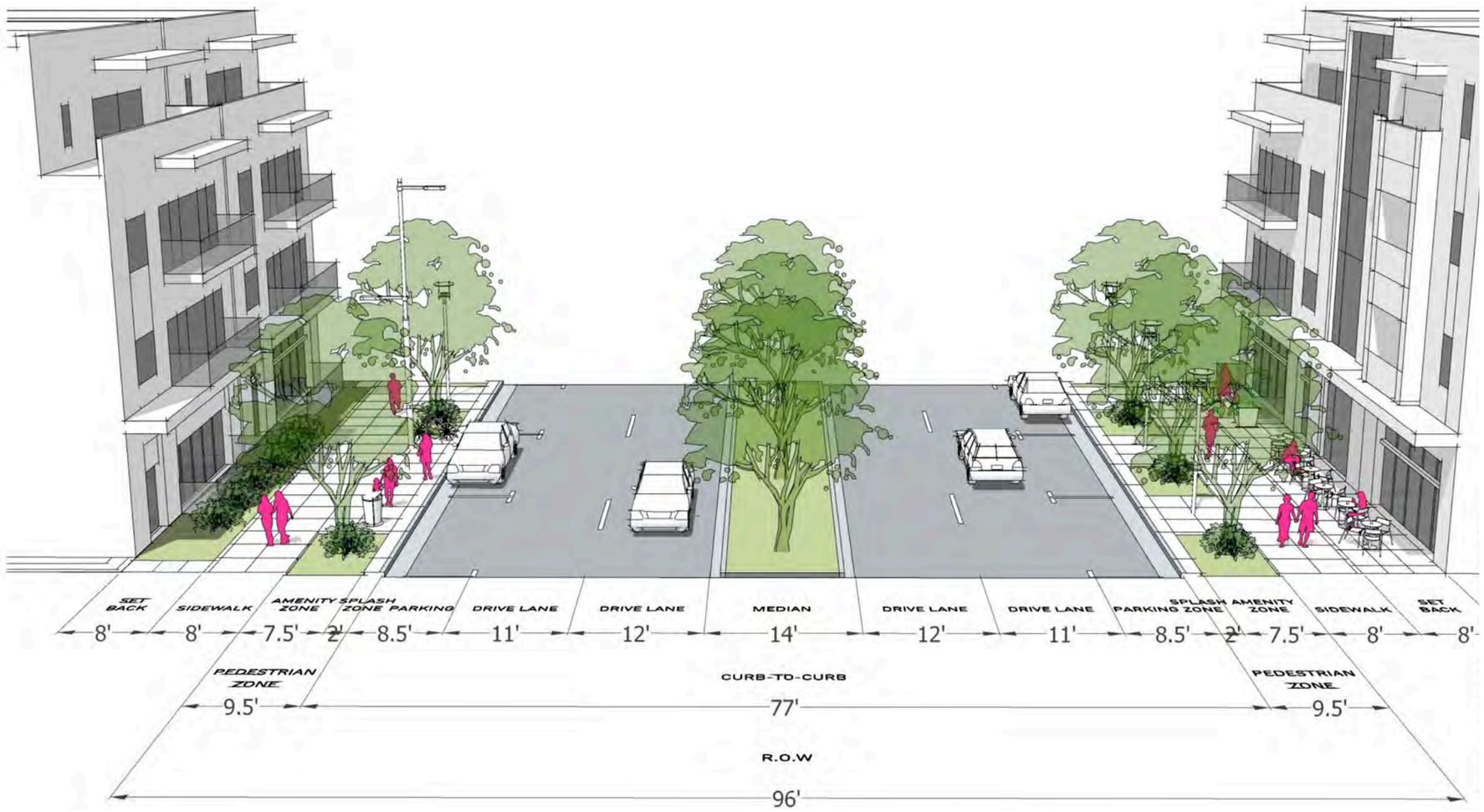
ALTERNATIVE 1



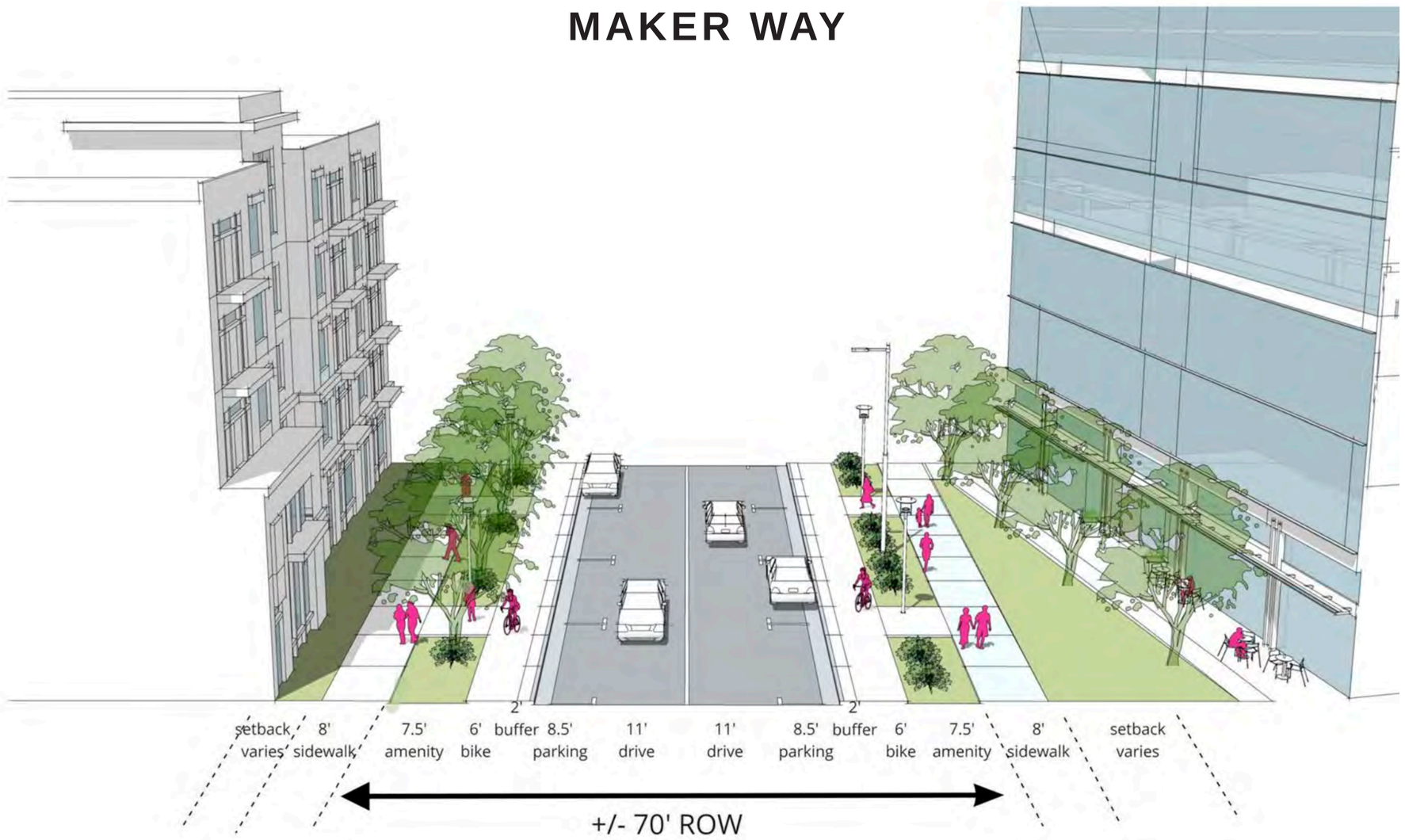
ALTERNATIVE 2

ROADWAY NETWORK

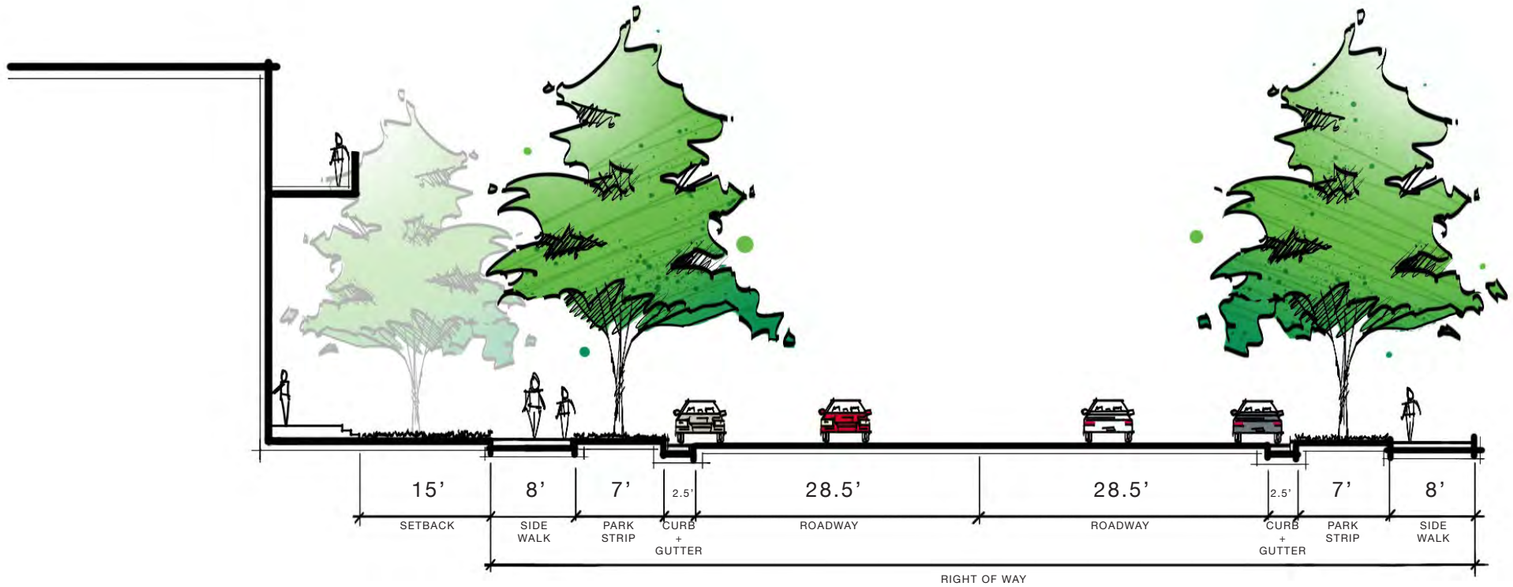
COMMERCE DRIVE



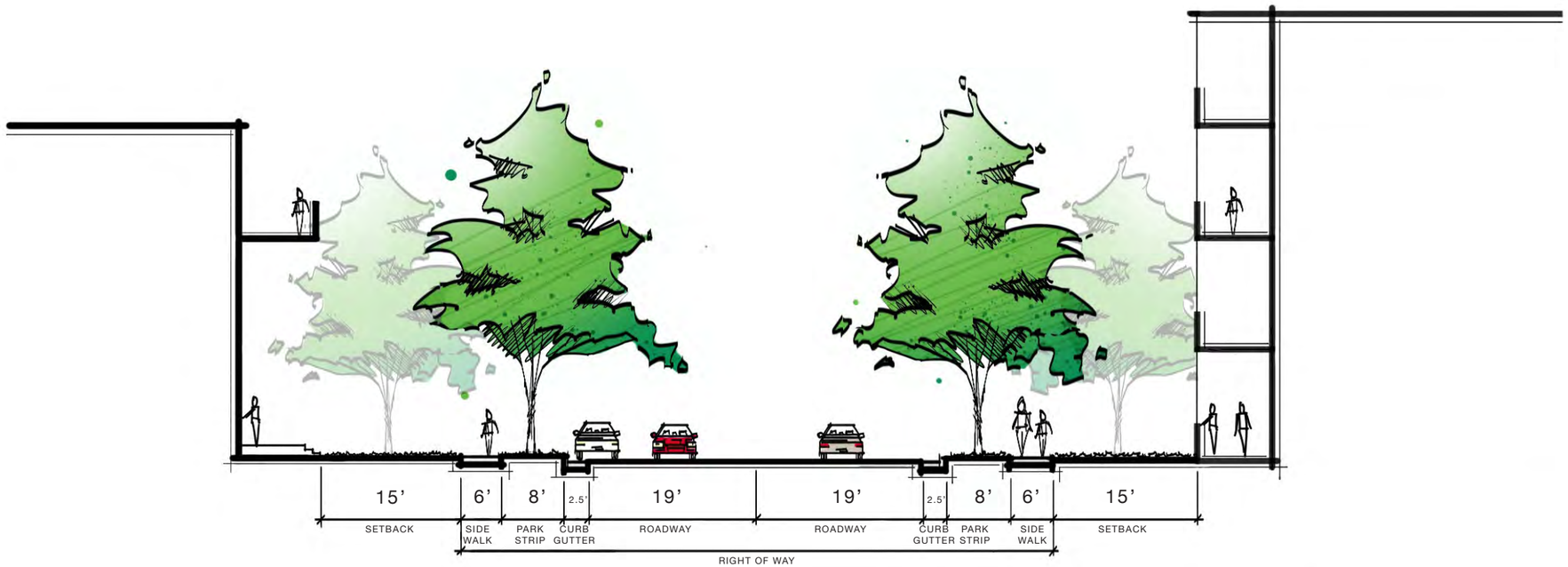
MAKER WAY


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



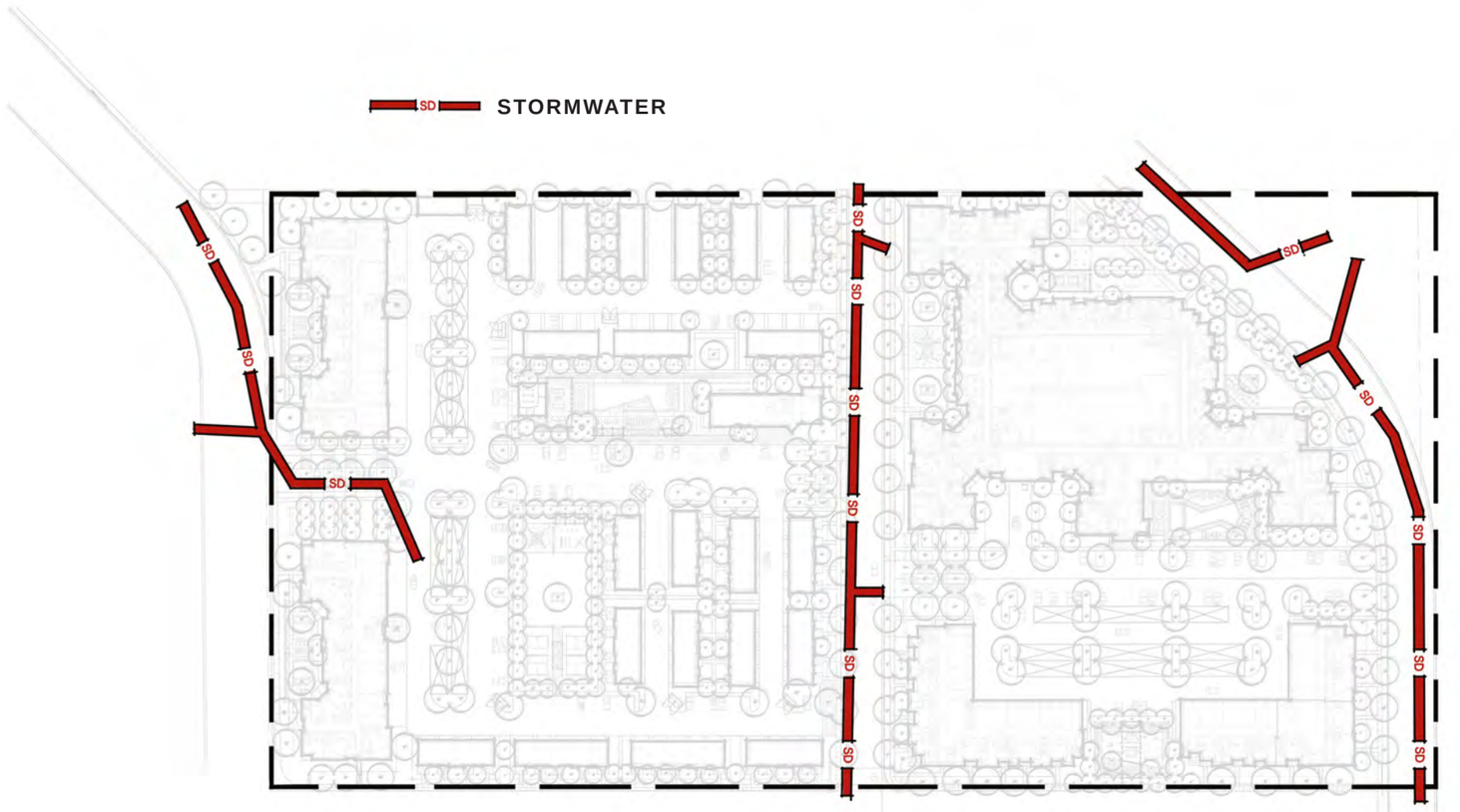
UTILITIES AND INFRASTRUCTURE

UTILITIES AND INFRASTRUCTURE:

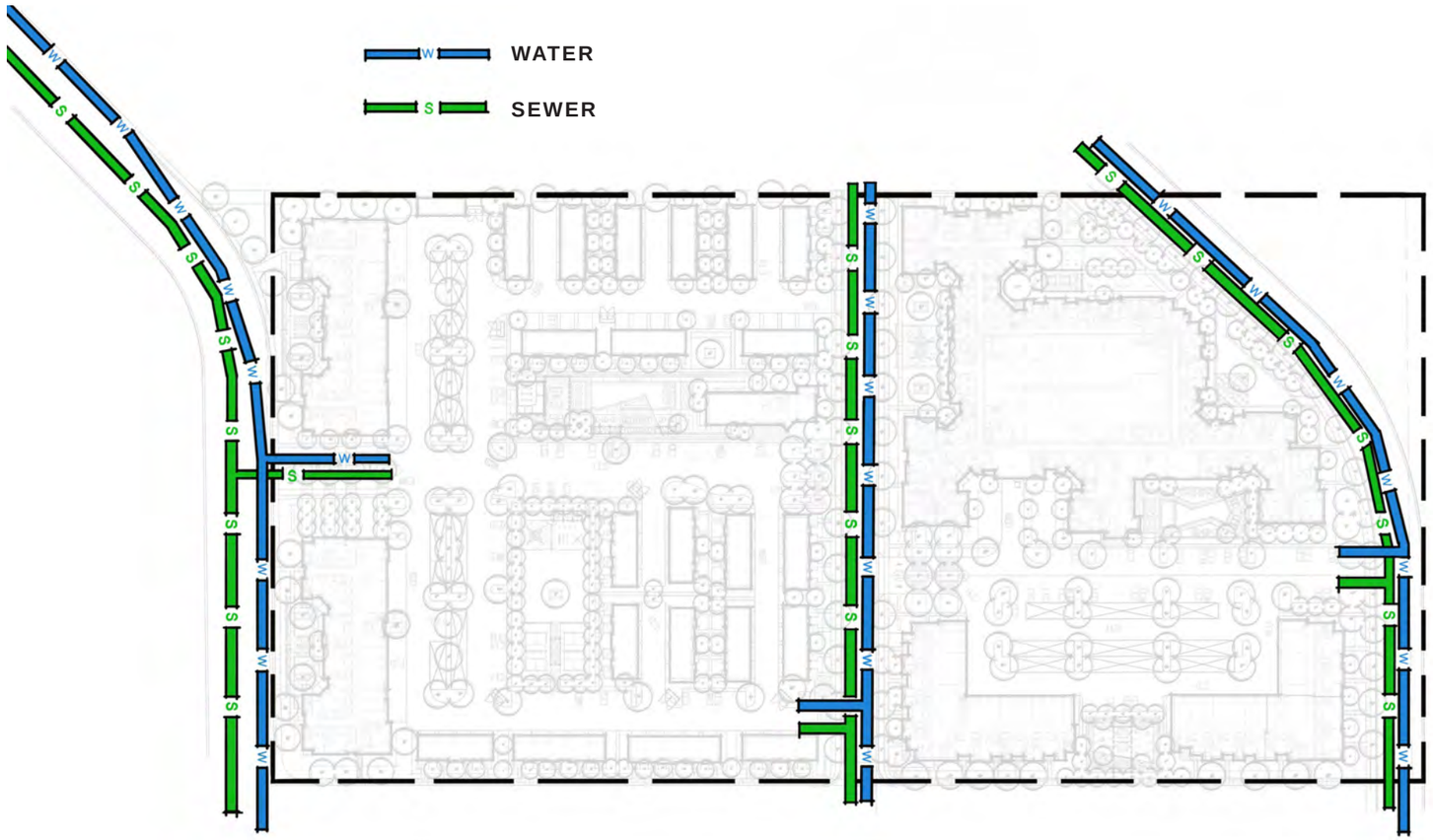
The following is a brief description of the existing and proposed infrastructure that will serve the Canopy Square development. Infrastructure will include: culinary water, secondary water, sanitary sewer, storm drain and utilities.

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

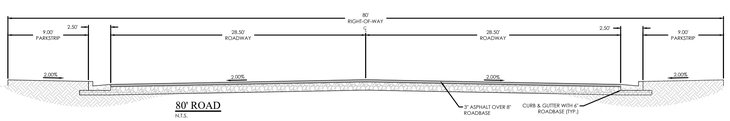
Alternative Approval Process; Development Agreements (Section 11-18-140) Petition

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:

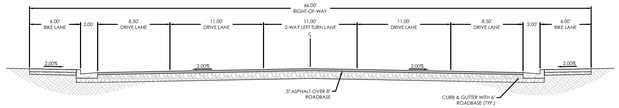
1. Consistency with the Farmington City General Plan;
2. Compliance with applicable City codes, rules, regulations and standards applicable to the proposed PMP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington 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.”

CROSS SECTION BURKE LANE (A-A)**



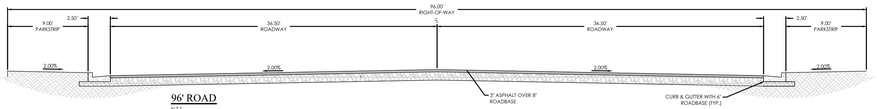
80' ROAD
N.T.S.

CROSS SECTION MAKER WAY (B-B)**



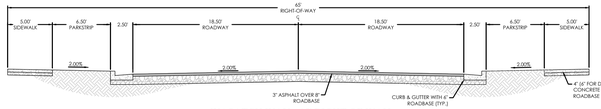
MAKER WAY - 66' RIGHT OF WAY
N.T.S.

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)

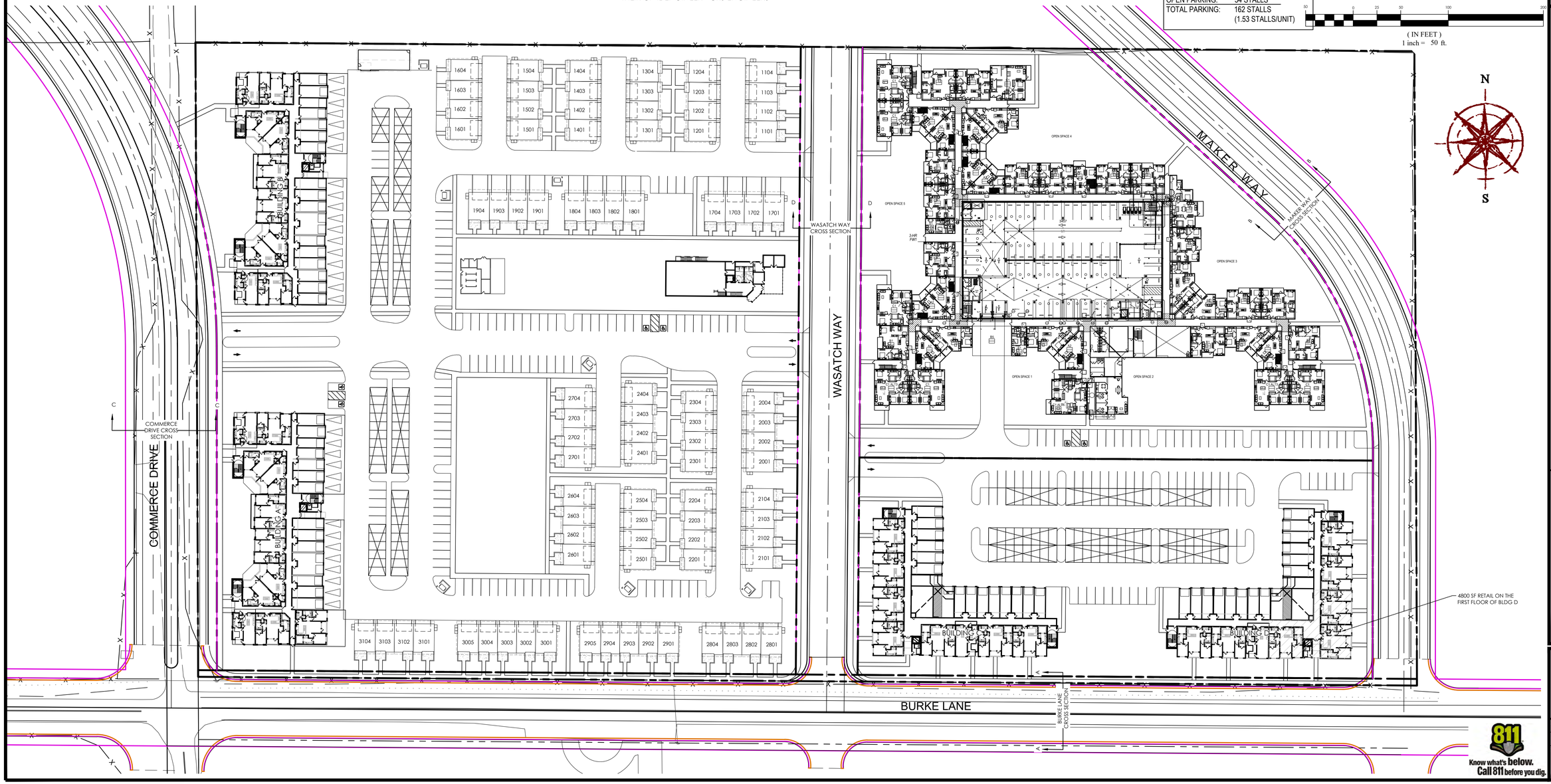
LEGEND

- 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.



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FARMINGTON APTS
FARMINGTON CITY, UTAH
SITE PLAN

REVISION BLOCK

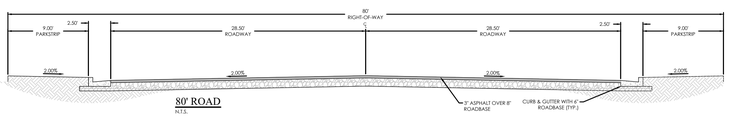
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SITE PLAN

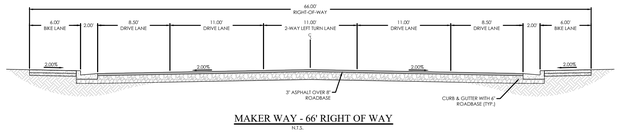
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Sheet:	C3		

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

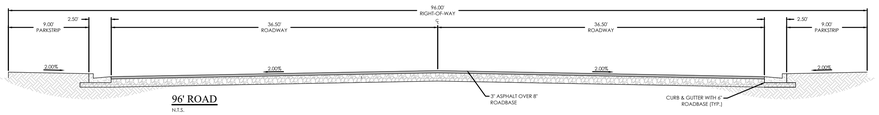
CROSS SECTION BURKE LANE (A-A)**



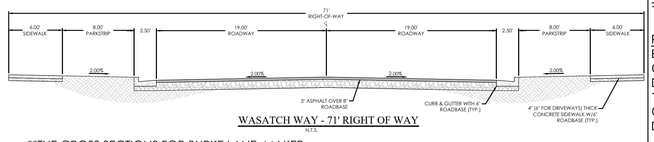
CROSS SECTION MAKER WAY (B-B)**



CROSS SECTION COMMERCE DRIVE (C-C)**



CROSS SECTION WASATCH WAY (D-D)



**THE CROSS SECTIONS FOR BURKE LANE, MAKER WAY AND COMMERCE DRIVE ARE SUBJECT TO CHANGE.
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SITE TABULATION
MARKET RATE APARTMENTS

WEST PROP. AREA:	409,836 SF (9.41 ACRES)
EAST PROP. AREA:	109,450 SF (2.51 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
BUILDING C:	55 UNITS
BUILDING D:	51 UNITS
TOWNHOMES:	82 UNITS
TOTAL COUNT:	305 UNITS

PARKING PROVIDED:

BUILDINGS A, B, C & D -	
GARAGE PARKING:	65 STALLS
DRIVEWAY PARKING:	33 STALLS
TOWNHOMES -	
GARAGE PARKING:	164 STALLS
DRIVEWAY PARKING:	32 STALLS
OPEN PARKING:	136 STALLS
COVERED PARKING:	150 STALLS
TOTAL PARKING:	580 STALLS
(1.90 STALLS/UNIT)	

SITE TABULATION
AFFORDABLE APARTMENTS

PROPERTY AREA:	208,112 SF (4.78 ACRES)

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

UNIT COUNTS:

WRAP BUILDING:	239 UNITS

PARKING PROVIDED:

PARKING STRUCT:	384 STALLS
OPEN PARKING:	68 STALLS
TOTAL PARKING:	452 STALLS (1.89 STALLS/UNIT)

ON STREET PARKING TABULATION

MAKER WAY:	29 STALLS
WASATCH WAY:	50 STALLS
BURKE LANE:	43 STALLS
TOTAL ON STREET:	122 STALLS

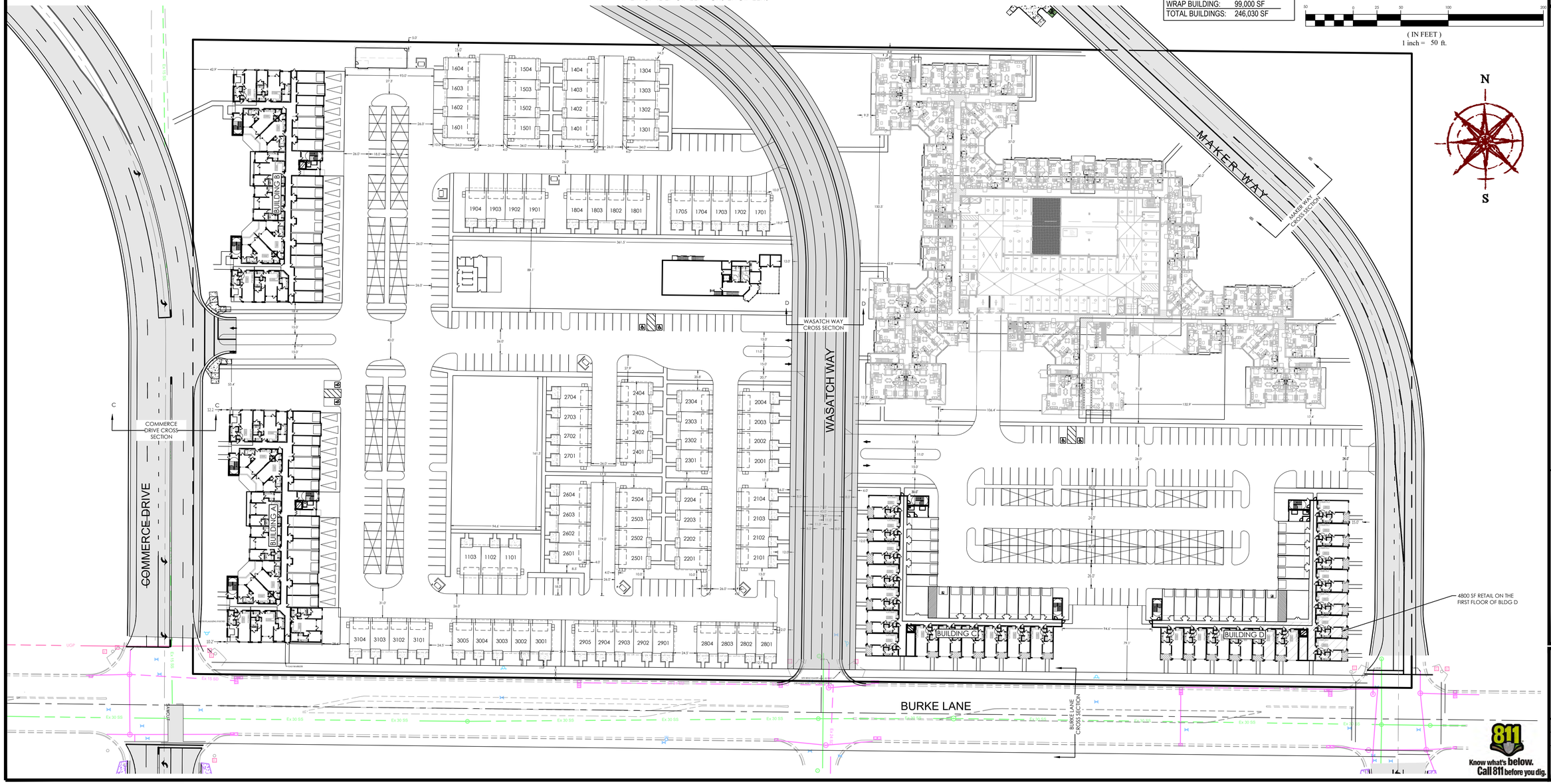
BUILDING FOOTPRINT AREAS

BUILDINGS A & B:	21,050 SF (EACH)
TOWNHOME BLDGS:	2,240 SF (3-PLEX) 3,010 SF (4-PLEX) 3,710 SF (5-PLEX)
BUILDING C:	21,700 SF
BUILDING D:	16,700 SF
RETAIL PAD:	5,000 SF
WRAP BUILDING:	99,000 SF
TOTAL BUILDINGS:	246,030 SF

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
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)
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EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



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FARMINGTON APTS
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SITE PLAN

REVISION BLOCK

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SITE PLAN

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