



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

REVISED AGENDA PLANNING COMMISSION MEETING

March 19, 2020

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

**** To follow the guidance of the Governor and the Davis County Health Department, we are going to have multiple locations set up within City Hall to minimize the number gathering. The public is welcome to attend.**

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments, which cannot be made within these limits, should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:00
1. Minutes
 2. City Council Report

CONDITONAL USE PERMIT

- 7:05
3. Davis County (Public Hearing) – Applicant is requesting a conditional use to establish a pedestrian plaza between the Memorial Courthouse and Davis County Administrative Office, located at 28 E State Street, in the BR (Business Residential) zone. (C-1-20)

PUBLIC HEARING

Project Master Plan/Development Agreement

4. STACK Real Estate – Applicant is requesting a recommendation for approval of the North Farmington Station Project Master Plan (PMP), and accompanying development agreement, for the North Farmington Station Development, a mixed-use development, encompassing approximately 143 + acres north of the vicinity of Burke Lane, west of I-15, east of the Utah Transit Authority's (UTA's) D.& R.G.W. Trail, and south of Haight Creek. (PMP-2-20)

Zoning Map Amendments

5. STACK Real Estate – Applicant is requesting a recommendation for Zoning Map Amendment approval of approximately 36.44 Acres of property in the vicinity of Spring Creek between 1525 West and I-15 from A (Agriculture) to OMU (Office Mixed Use). (Z-2-20)
6. Farmington City – Applicant is requesting a recommendation for Zoning Map Amendment approval of 6.57 acres of property at the southwest corner of Burke Lane and 1525 West from A (Agriculture) to OMU (Office Mixed Use). (Z-3-20)

Zone Text Amendments

7. Farmington City – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance re-configuring the City’s Regulating Plan to match the proposed PMP referenced above. (ZT-6-20)
8. Farmington City – Applicant is requesting a recommendation to amend the building height table in Chapter 18 related to Local Primary streets, I-15 frontage, etc. (ZT-7-20)

OTHER BUSINESS

9. Miscellaneous, correspondence, etc.
 - a. Other

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

Posted March 13, 2020

Meagan Booth
City Planner



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

March 19, 2020



FARMINGTON CITY

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- 7:00 1. Minutes
2. City Council Report

Recommended action: Move the Planning Commission reorder the agenda as set forth in the attached revised agenda

PROJECT MASTER PLAN

- 7:05 3. STACK Real Estate (Public Hearing) – Applicant is requesting a recommendation for approval of the North Farmington Station Project Master Plan (PMP), and accompanying development agreement, for the North Farmington Station Development, a mixed-use development, encompassing approximately 125+ acres north of the vicinity of Burke Lane, west of I-15, east of the Utah Transit Authority's (UTA's) D.& R.G.W. Trail, and south of Haight Creek. (PMP-2-20)

ZONING MAP AMENDMENTS

- 7:35 4. STACK Real Estate (Public Hearing) – Applicant is requesting a recommendation for Zoning Map Amendment approval of 36.44 Acres of property in the vicinity of Spring Creek between 1525 West and I-15 from A (Agriculture) to OMU (Office Mixed Use). (Z-2-20)
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CONDITIONAL USE PERMIT

- 7:45 6. Davis County (Public Hearing) – Applicant is requesting a conditional use to establish a pedestrian plaza between the Memorial Courthouse and Davis County Administrative Office, located at 28 E State Street, in the BR (Business Residential) zone. (C-1-20)

ZONE TEXT AMENDMENTS

- 8:05 7. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance re-configuring the City's Regulating Plan to match the proposed PMP referenced above. (ZT-6-20)

- 8:10 8. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the building height table in Chapter 18 related to Local Primary streets, I-15 frontage, etc. (ZT-7-20)

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Posted March 13, 2020

Meagan Booth
City Planner

**FARMINGTON CITY
PLANNING COMMISSION**

March 5, 2020

STUDY SESSION

Present: Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Larry Steinhorst, and Greg Wall. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Russ Workman, Mike Plaizier and Inger Erickson were excused.

Representatives from STACK Real Estate presented the proposals for the North Farmington Station Project Master Plan (PMP) that will require rezoning of multiple properties. The application was submitted on March 2, 2020 for staff review and will be on the next Planning Commission meeting.

REGULAR SESSION

Present: Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Larry Steinhorst, and Greg Wall. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Russ Workman, Mike Plaizier and Inger Erickson were excused.

Roger Child opened the meeting at 7:09 PM.

Item #1 Minutes

Alex Leeman made a motion to approve the minutes from the February 20, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen said there was no major Planning Commission items on the agenda. During the City Council meeting, the Youth City Council was sworn in and there were several Historic Preservation Committee members appointed. Summary action items included the City entering into an inter-local agreement with Weber Basin Water District for the Bear River pipeline that is going to come down where the Haight Creek condominiums are located to 950 N and go west. It will be in alignment with the connector road.

SUBDIVISION

Item #3 Guy Haskell (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval of the proposed Sydney’s Corner Subdivision Phase 2 consisting of 4 lots on .94 acres of property located on the southwest corner of 650 West and Glover Lane in an AE (Agriculture Estates) zone. (S-1-20)

The applicant, Guy Haskell, is requesting schematic approval for 4 Lots on .94 acres of property located on the southwest corner of 650 west and Glovers Lane to create the Sydney’s Corner Phase 2 Subdivision. As shown in the attached schematic plan, the subdivision will mirror Sydney’s Corner Subdivision, across the street to the east. The applicant will need approval of 3 TDR lots to develop the proposed subdivision from the City Council and approval of a special exception by the Planning Commission.

The minimum lot size for a conventional subdivision in the AE zone is 1 acre; therefore, the applicant could get a yield of 1 lot. The applicant is requesting 4 lots with an average lot size of .22 acres or 9,583.2 square feet. The alternative lot size is 12000 square feet, however the number of lots created using the alternative lot size cannot exceed the amount of lots obtained through a yield plan, and therefore the applicant still would need to use 3 TDR lots to develop the proposed subdivision.

Section 11-3-045 of the Zoning Ordinance states in part:

A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district; or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title; or a transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units.

Therefore, the applicant is wishing to use a special exception to develop the property and pursue the four lots as proposed.

Roger Child opened the Public Hearing at 7:23 PM.

No comments were received.

Roger Child closed the Public Hearing at 7:23 PM.

MOTION

Rulon Homer made a motion to move that the Planning Commission recommend that the City Council approve the schematic plan and special exception for the Sydney Corner Phase 2 Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant shall obtain approval of the 3-lot TDR by the City Council.
2. The applicant shall address all outstanding DRC Comments.
3. Transfer lots considered as a special exception may only occur because of blight, the applicant must complete a blight study, as defined and consistent with State Code, and the City must establish a finding of blight for the receiving area in order to approve such transfer.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The City will receive compensation in the form of a TDR transaction through cash payment.
2. All lots front an existing fully improved public ROW (650 West and Glover Lane).
3. The development mirrors the development across the street and is consistent with the General Plan.
4. The subdivision will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
5. The parcel size is comparable to the existing Sydney's Corner Subdivision is of sufficient size to accommodate the special exception.

Item #4 Andrew Hiller–Applicant is requesting final plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) PUD zone. (S-6-19)

Regarding this application referenced above, the Planning Commission passed a motion to recommend the City Council approve a schematic plan and rezone the property on July 18, 2019. On August 6, 2019, the City Council approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from Davis County Flood Control regarding Farmington Pond and Dam. The City Council approved the Rezone and Preliminary PUD Master Plan as of October 8, 2019.

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. The developer is proposing a new concrete bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access.

Existing access to the site is via 90 West across an old wooden bridge crossing Farmington Creek. The applicant will work with the City to dedicate the street prior to recordation, and must provide proof of adequate easements. The new road

attached to 90 West, will be called Hidden Hollow. As a private road, it will be maintained and owned privately, including storm drain lines.

MOTION

Greg Wall made a motion to move that the Planning Commission approve the Final Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the City for the common areas, internal private streets, the wood bridge etc.
3. Davis County must dedicate 90 West as a public right-of-way, proof must be provided by applicant.
4. This bridge must have stamped structural calculations and design.
5. The new street, Hidden Hollow, must be assigned a numerical coordinate.
6. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
7. The applicant must obtain a UDOT Encroachment Permit.
8. Any outstanding DRC issues shall be addressed prior to recordation.

Larry Steinhorst seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the environmentally sensitive area next to Farmington Creek, and provides pedestrian access to Farmington Creek via the wood bridge.
3. Access will be improved at this location, by means of Hidden Hollow and 90 West.
4. The proposed Final Plat submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.

Item #5 Taylor Spendlove/Brighton Homes - Applicant is requesting Schematic (Concept) Design plan approval for the townhome portion of the Farmington Station Parkway mixed-use development located at approximately 525 North Station Parkway. (SP-1-20)

The Planning Commission on August 12, 2019 recommended that the City Council rezone the subject property from A to GMU and on December 12, 2019, they recommended subdivision schematic plan approval. Nevertheless, at the same Dec. 12th meeting the Commission also tabled consideration of schematic site plan review to allow time for the applicant to resolve 10 issues related to said schematic site plan, and the City Council added an 11th issue at their December 17th meeting. The following is a response (*in italics*) as to what the developer has done to date after each of the 11 issues.

1. The proposed east to west road "dead-ends" at the west boundary line of the Cook property. The first sentence of Section 12-7-040 D3 of the Subdivision Ordinance, and subparagraph b. thereto, state: "Dead end streets shall serve as access for not more than twenty four (24) dwelling units and shall not exceed one thousand feet (1,000') in length" and "Exceptions to the requirement for a second point of independent access may be granted by the city council, after receiving a recommendation from the planning commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the city and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services".

The developer is proposing ~~60~~ 50 dwelling units on this potentially dead-end street.

Response: the developer is setting aside an easement across the two parcels to the north to ensure a direct second point of access to Station Parkway for the townhome portion of the project. At the same time the applicant is working to achieve access "via crash gates" through the assisted living site south of the development.

2. The proposed OS zone within the two townhome parcels, the one hotel parcel, and parcels A, B and C may not be wide enough as per the regulating plan and consistent with previous such designations by the City on other parcels in the past.

Response: the applicant widened the proposed OS area and staff walked the site to make sure the space is wide enough to accommodate the trail and accompanying recreation purposes.

3. The developer is proposing the OMU zone for the two hotels and GMU for the townhomes. As the parking needs increase on-site for the two hotels and the OMU area increases in size (and if the OS zone potentially increases in size as well) where will the City establish the final location of the GMU zone? Must the applicant reduce the number of townhomes on-site?

Response: the applicant reduced the number of townhomes from 60 to 50.

4. The SPARC (Site Plan and Architectural Review Committee) has not yet reviewed the latest schematic plans prepared by the applicant.

Response: the SPARC reviewed the proposal on January 29, 2020.

5. Shepard Creek traverses through the site. The existing FIRM (Flood Insurance Rate Map) designates the flood plain on the Cook Property as Flood Plain X (un-determined) because FEMA has not conducted a study on the property. An engineer, independent from FEMA, should model Shepard Creek to provide a more accurate flood plain determination. This will help identify buildable areas and/or ensure that the location of structures, including the elevation of buildings, are placed and set appropriately. In the event the study is not done, and the entire area is inundated by a flood event, FEMA will likely come in after the fact and to do a study for the entire greater area, which may place many properties unduly within the flood plain.

AND

6. Because of the proximity of Shepard Creek, as per an interlocal agreement between the City and County, a flood control permit is required as part of the process. The creek at this location has little or no banks. Preliminary input from the County may prove invaluable at this stage of site plan review.

Response: The City Engineer commented that the applicant must satisfy flood plain and flood control permit issues, but during the final plat/site plan part of the process.

7. A dead-end exists within the townhome portion of the plan. How will snow plows, garbage trucks, etc. serve these private streets?

Response: Interior dead-end streets greater than one lot in length have been removed from the site plan.

8. The developer proposes to construct the buildings in such a way that they may be platted later as buildings lots. If so, will each building receive individual service laterals/meters now to avoid utility payment and maintenance conflicts later?

Response: The project is designed to accommodate individual meters or one master meter at the discretion of the City.

9. How will the residents of the town homes deal with garbage pick-up? If individual containers are proposed for each resident, is there space to place them "at the curb" and store them on-site, and can the trucks maneuver the site to pick up garbage? Or will the developer provide dumpsters for groups of town homes? —if so, the site plan should be updated accordingly.

Response: The development is designed for "at the curb" pick-up.

10. Angled parking often presents site-distance issues as motorists attempt to back their vehicles from their spaces. Can the developer, or should he, re-design the street for parallel parking?

Response: The applicant removed angled on-street parking from the project and replaced it with parallel parking.

11. The proposed east to West Street ("River Rock Road") must be realigned to the north to better ensure more developable property (on the south side of the road) on property to the west of the Cook property.

Response: The existing proposed site plan set forth in this staff report incorporates this realignment.

MOTION

Alex Leeman motioned to move that the Planning Commission approve the schematic (concept) site plan for the townhome portion of the Farmington Station Parkway mixed-use development subject to all applicable Farmington City Development standards and ordinances and the following:

1. The applicant must obtain preliminary plat and final plat approval for the Farmington Station Parkway subdivision.
2. The preliminary plat and final plat (and improvement drawings) must show and accommodate future storm water detention needs for the entire project area.
3. The developer must loop water lines through the entire project, including the OMU areas, acceptable to the City.
4. Access easements acceptable to the City shall be shown on the preliminary and final plats for the project.
5. The applicant shall provide flood plain and flood control (permit from County) acceptable to the City Engineer prior to final plat approval.
6. Zone designations must change as per the approval of the City Council.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The motion is consistent with the previous recommendation/approvals (including findings) regarding the proposed rezone of the property and the subdivision schematic plan recommendations by the Planning Commission.
2. Section 12-7-040 D of the City's Subdivision Ordinance states in part, "Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district". The development now accomplishes this.

OTHER BUSINESS

Item #6 Miscellaneous, correspondence, etc.

- a. **March 17th Field Trip Details to Thanksgiving Point**
 - Staff, Planning Commission, and City Council who are able to attend will meet at the Frontrunner station at 2 PM to ride to Thanksgiving Point, where they will take a tour around the developments that STACK Real Estate has done in that area.
- b. **Adam Nash** (1500 E Vine St. Holladay, UT) presented a proposal of townhomes on the triangle parcel of land located at approximately Clark Lane and 1525 West. Mr. Nash will bring in site plans regarding the townhomes. The commissioners thought it would be a great idea for this parcel of land to stay residential to benefit the surrounding neighborhoods.

ADJOURNMENT

Alex Leeman motioned to adjourn at 8:29 PM. **Greg Wall** seconded the motion, which was unanimously approved.

Roger Child, Planning Commission Chair



Planning Commission Staff Report March 19, 2020

Item 3: Davis County Memorial Courthouse

Public Hearing: Yes
Application No.: C-1-20
Property Address: 28 E State St, Farmington, UT 84025
General Plan Designation: MU/B (Mixed Use-Business, Medium Density Residential, Light Commercial)
Zoning Designation: BR (Business Residential)
Property Owner: Davis County
Applicant: Davis County

Request: *Applicant is requesting a conditional use for an addition/modification on a developed site.*

Background Information

The 1930's northern portion of the Memorial Courthouse is a designated landmark on the Farmington Historic Landmarks Register. Davis County is requesting a conditional use permit to establish a pedestrian plaza between the Memorial Courthouse and the Davis County Administrative Building. As part of the project, the County proposes to demolish the 1958 and 1979 portions of the courthouse. The landmark section will be preserved and brought up to current accessibility and seismic standards. (See attached Architectural Narrative and Schematic Design Narrative)

Suggested Motion:

Move that the Planning Commission approve the conditional use for Davis County Memorial Courthouse subject to all applicable codes, development standards and ordinances and the county must meet all recommendations and requirements established by the City's Development Review Committee (DRC).

Findings:

1. The renovated building and plaza will enrich the community, as the County will preserve an important historical landmark within the City. The approval of the conditional use permit will contribute to the well-being of the community.
2. The renovation must meet the requirements of any applicable building codes subject to review by the Farmington City Building Official.
3. The proposed use conforms to the goals, policies and governing principles of the comprehensive plan for Farmington City.
4. The use is compatible with the Davis County Administration Building, Davis County Library, Farmington City Hall, Forbush Park, Farmington Elementary School and other properties adjacent to the site.

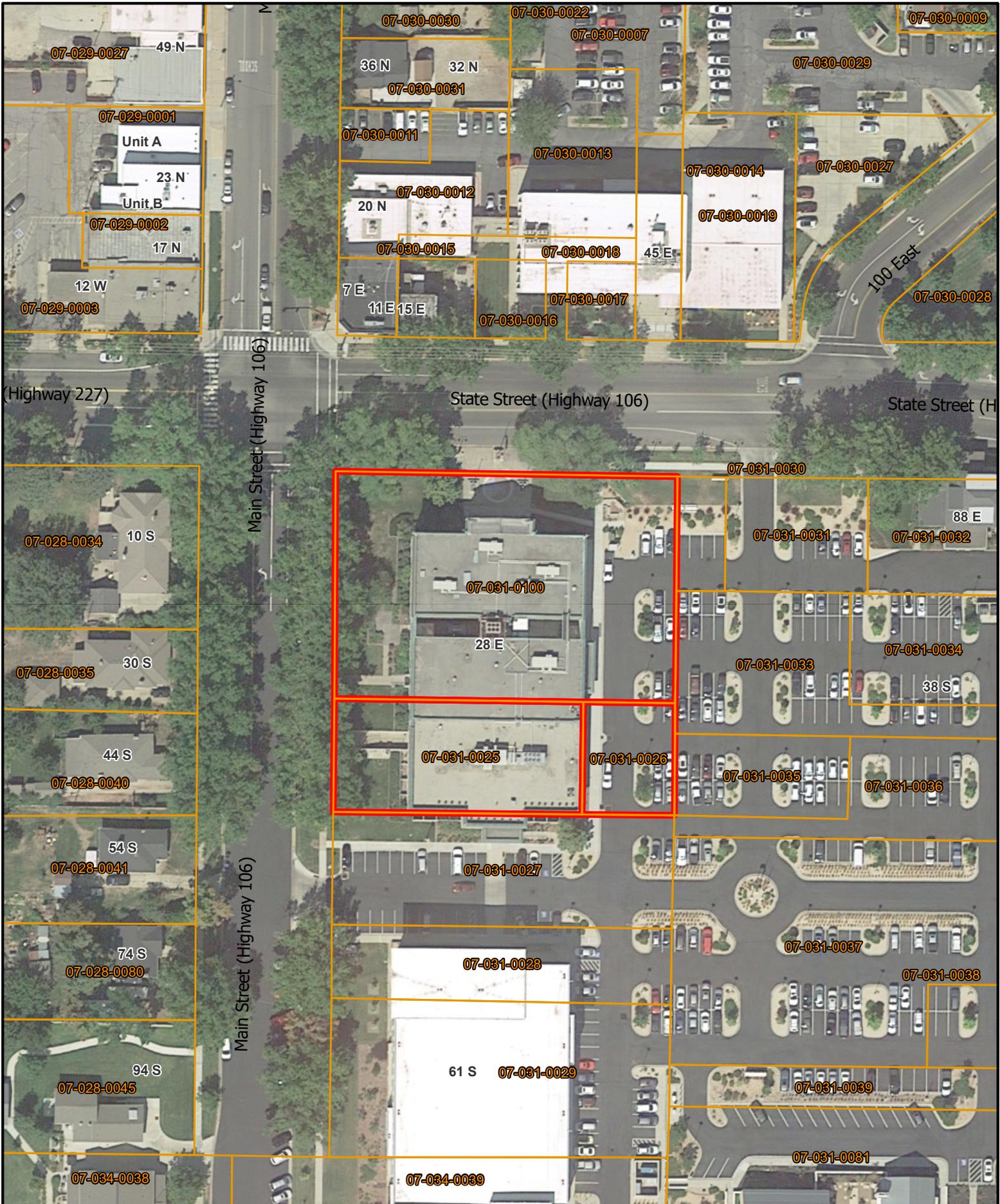
5. The plaza enhances the pedestrian experience of downtown Farmington. The county has provided plans displaying adequate utilities, transportation access, drainage, and parking and loading space, lighting, screening, landscaping and open space, fire protection, with safe and convenient pedestrian and vehicular circulation.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Davis County Memorial Courthouse- Architectural Narrative
4. Schematic Design Narrative

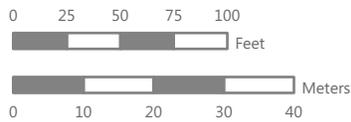
Applicable Ordinances

1. Title 11 Chapter 15 Business/Residential Zone (BR)
2. Section 11-08-050 Conditional Use Standards
3. Section 11-07-060 Standards for Building Additions, Site Modifications or Change of Use on a Developed Site
4. Title 11 Chapter 39 Historic Buildings and Sites



VICINITY MAP

Memorial Courthouse



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.





DAVIS COUNTY MEMORIAL COURTHOUSE

1890

1890

1890



Davis County Memorial Courthouse – Architectural Narrative

Project Description

The Davis County Memorial Courthouse is located on the southeast corner of the intersection of Main St. and State St. in Farmington, UT. It is a two story neoclassical building designed by Pope and Burton Architects. The design completely encapsulated the old courthouse built in 1890. Construction on the Memorial Courthouse was completed in 1932, and dedicated in 1936 after the completion of the war memorial, a stained glass window depicting St. Michael the Archangel with World War I soldiers, along with a stone tablet inscribed with the names of Davis County's veterans through World War I. The courthouse was added onto in 1956 and again in 1979. This narrative sets forth the plans to restore the courthouse to the original 1936 appearance, and bring it up to modern code.

Exterior

The exterior will be restored to the original 1936 appearance. This will be achieved by removing the 1956 and 1979 additions that were added onto the back of the original courthouse. Cast stone panels from the additions will be removed and used to patch the rear façade of the original courthouse, where the corridor connecting the 1936 building with the 1956 addition required substantial façade demolition. The exterior cast stone will be patched and repaired in place where possible, following Cast Stone Institute guidelines. The west and south entrances to the building will be rebuilt, including new doors to match the original appearance. The steps to the west and south entrance will also be reconstructed.

Interior

The interior will be restored to its 1936 appearance. This will be done by preserving the existing corridor and grand staircase. Portions of the corridor will be reconstructed where it has been altered in the past renovations to reflect the historic side of the corridor that remains intact. The office space of the building will occupy the spaces that were historically offices, but will be layout to meet the modern office needs of the county.

Landscape

A landscaped plaza will be placed in the space formerly occupied by the 1956 and 1979 additions. The landscaping will also be used to incorporate an ADA access ramp from the parking lot to the west entrance. The landscape will also screen the top of a new mechanical vault that will be located mostly below grade.

Code & Life Safety

The exterior walls are made up of three wythes of unreinforced masonry. The building will be seismically reinforced with shotcrete walls that will be applied to the interior side of the exterior walls from top of foundation to roof height. An ADA entrance will be added on the west side of

the building. An ADA accessible ramp from the parking lot to the entrance will be provided, and will tie into the staircase leading up to the west entrance. Spray foam insulation will be added to exterior walls, and roof insulation will be added to meet modern energy codes and provide a more energy efficient facility.

SCHEMATIC DESIGN NARRATIVE



Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

Date: February 14, 2020

To: John Ewanowski, AIA
CRSA
649 East South Temple
Salt Lake City, UT 84102
Transmitted Via Email: jewanowski@crsa-us.com

From: Brandon Page, PE

RE: Davis County Courthouse
28 East State Street
Farmington, UT 84025
Ensign Engineering Project No.: 9318

The following is the Civil Design Schematic Design Narrative. The narrative can be copied into the project's schematic design document.

Site Grading and Storm Drain System

The existing site is relatively flat with slopes directed away from the existing building. The site will be graded to provide positive drainage away from buildings and doorways, and storm water runoff will be collected in yard drains as needed. The collected runoff will be directed through underground pipe to the existing storm drain system in the parking lot. It is not anticipated that any underground storage will be required for this project. Accessible routes will be shown and designed to meet ADA requirements. Accessible routes will include access from the public way and the parking lot to one of the building's entrances.

Utility Layout and Design

All utilities to the existing building including sanitary sewer, potable water, fire protection, electrical and gas will remain. All existing connections should be identified and field verified by the contractor to insure their preservation. It is anticipated that the existing utilities will meet the demands of the existing preserved building.

SALT LAKE CITY
45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

LAYTON
1485 W Hill Field Rd, Ste 204
Layton, UT 84041
P 801.547.1100

CEDAR CITY
1870 North Main Street, Ste 104
Cedar City, UT 84721
P 435.865.1453

TOOELE
169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD
225 North 100 East
Richfield, UT 84701
P 435.896.2983



Planning Commission Staff Report March 19, 2020

Items 4) North Farmington Station Project Master Plan and Development Agreement; 5) Zoning Map Amendments 36.44 Acres and 6) 6.57 Acres; and Zone Text Amendments: 7) Regulating Plan and 8) Building Height Table—Chapter 18

Public Hearing:	Yes
Application No's.:	PMP-2-20; Z-2-20; Z-3-20; ZT-6-20; and ZT-2-20
Property Address:	Area North of the vicinity of Burke Lane, west of I-15, east of the D.& R.G.W. UTA trail, and south of Haight Creek
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	Approximately 143 + Acres
Number of Lots:	n/a
Property Owner:	Multiple Property Owners
Applicants:	STACK Real Estate Farmington City

Request: Recommendation for approval of a project master plan and development agreement; two zone map amendments; and zone text amendments

As mentioned previously on the Agenda, Items 4, 5, 6, 7, and 8 are so inter-related it is proposed that staff present these items together and the Planning Commission account for the same in one public hearing. Moreover, the background information in this staff report, the findings, and the supplementary information are all relevant to each item; therefore, it is further proposed that the Commission consider all requests in one motion, or separately as the circumstances dictate, but that the same findings are established for each of the five items.

Background Information

In November of 2016, Chartwell Capital and the City contracted with Urban Design Associates (UDA) to conduct a planning charrette which produced a conceptual master plan for the 220+ acres of property north of Shepard Creek, west of the UP tracks, east of the D&RGW trail, and south of Shepard Lane. The charrette process involved receiving input from a number of stakeholders, including 13 property owners within and adjacent to the project area, city staff, local elected officials, and representatives from

Chartwell Capital. The end result was a master plan document, or sub-area master plan to the City's General Plan, intended to guide and inform the development of a future mixed-use office park.

The above referenced applicant, STACK Real Estate, is now proposing a more specific Project Master Plan (PMP) encompassing some 143 + acres of the UDA master plan area for the reasons set forth in the findings below.

Suggested Motion(s)

Project Master Plan/Development Agreement

4. *STACK Real Estate – Applicant is requesting a recommendation for approval of the North Farmington Station Project Master Plan (PMP), and accompanying development agreement, for the North Farmington Station Development, a mixed-use development, encompassing approximately 143 + acres north of the vicinity of Burke Lane, west of I-15, east of the Utah Transit Authority's (UTA's) D&RGW Trail, and south of Haight Creek. (PMP-2-20)*

Move that the Planning Commission recommend that the City Council approve the enclosed PMP, and accompanying development agreement subject to all applicable Farmington City development standards and ordinances and that the applicant shall incorporate any comments from the City's Development Review Committee (DRC) and Site Plan and Architectural Review Committee (SPARC).

Zoning Map Amendments

5. *STACK Real Estate – Applicant is requesting a recommendation for Zoning Map Amendment approval of approximately 36.44 Acres of property in the vicinity of Spring Creek between 1525 West and I-15 from A (Agriculture) to OMU (Office Mixed Use). (Z-2-20)*

Move that the Planning Commission recommend that the City Council approve the zone change for the 36.44 acres of property as requested with the following condition: The applicant must stake the proposed location of the trail(s) adjacent to Spring Creek from the UP tracks to the D&RGW Trail and thereafter upon a favorable site visit and inspection by staff, the City Council shall rezone an acceptable amount of property abutting the center line of Spring Creek to OS (Open Space).

6. *Farmington City – Applicant is requesting a recommendation for Zoning Map Amendment approval of 6.57 acres of property at the southwest corner of Burke Lane and 1525 West from A (Agriculture) to OMU (Office Mixed Use). (Z-3-20)*

Move that the Planning Commission recommend that the City Council approve the zone change for the 6.57 acres of property as requested.

Zone Text Amendments

7. *Farmington City – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance re-configuring the City's Regulating Plan to match the proposed PMP referenced above. (ZT-6-20)*

Move that the Planning Commission recommend that the City Council approve amendments to the City's regulating plan to match the PMP road alignment and functional classification requested by STACK Real Estate.

8. *Farmington City – Applicant is requesting a recommendation to amend the building height table in Chapter 18 related to Local Primary streets, I-15 frontage, etc. (ZT-7-20)*

Move that the Planning Commission recommend that the City Council approve amendments to the Building Height Table in Chapter 18 as set forth in the staff report.

Findings for approval

1. The developer desires to leverage proximity to I-15 by proposing office buildings visible from the freeway. This may also significantly increase the viability of the office park thereby enhancing the community's likelihood of providing a daytime population for its retail areas and at the same time shoring up Farmington's property tax base creating a more stable and diversified local economy for the future.

Moreover, the project will provide more employment opportunities here in Davis County which may result in less congested modes of transportation and cleaner air for its residents.

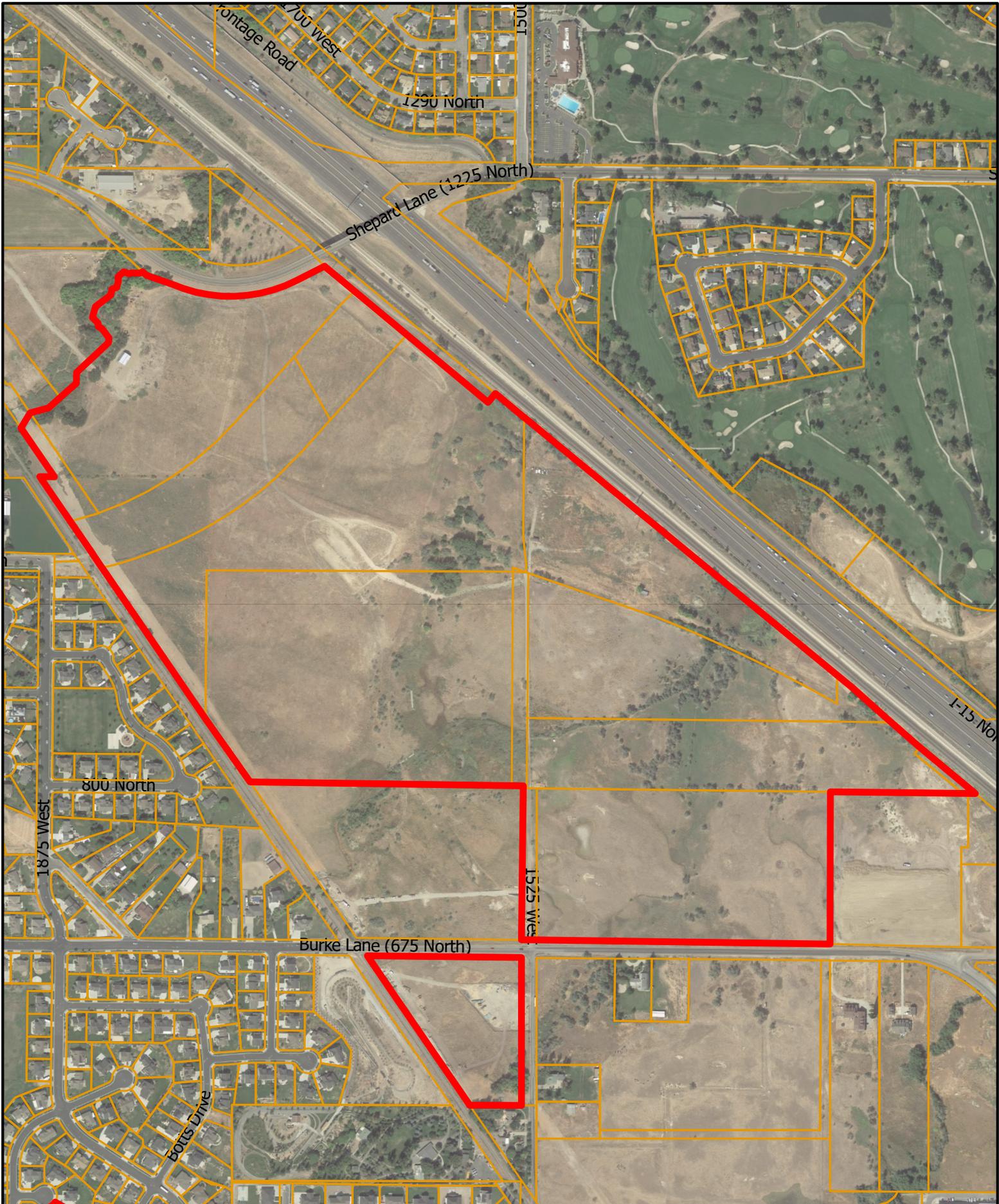
2. The Union Pacific and Frontrunner embankments significantly block the ability to see the project area by the freeway passerby on I-15. The developer is asking that the City allow the possibility of taller buildings next to the interstate, and the City concurs that such buildings should be substantial enough to accommodate a good employment population.
3. Transit is a key element to ensure the mixed-use office park's success. The North Farmington Station concept mirrors similar and existing successful projects across the country by providing a "front door/fixed transit stop" for its employees working and living in the area. The recommended PMP contemplates a one stop shuttle directly linking the Front Runner station to a remote transit hub in the heart of the proposed mixed-use development.
4. To implement the vision in Findings 1, 2, and 3 above, the location of the principal five lane north to south street ("Commerce Drive") illustrated in the UDA plan, which street provides the necessary connectivity between the Park Lane Interchange area and the future Shepard Lane Interchange to ensure that the Park Lane interchange does not fail, must move further to the west to allow space for said office buildings. The shift causes a realignment, or ripple effect, to all streets in the area and provides causation for the City to consider an amendment to the regulating plan consistent with the PMP.
5. The UDA plan recommends that the City locate Commerce Drive to the east or west of the mixed-use area (one side or the other), so as not to limit the walkability, human scale and vibrant, interactive, central magnet part of the mixed-use district. A western shift in Commerce Drive just enough to allow space for the office building next to the freeway places it too close to the center of the district compromising the mixed-use/pedestrian core. Therefore, the proposed PMP places Commerce Drive further to the west away from the middle.

6. The mixed-use development begins with taller buildings next to I-15, then the height of the buildings steps down to lower density development near the D&RGW Trail---creating a lesser impact on single-family residential areas to the west.
7. The more successful office parks now nationwide provide a considerable/major residential component for their employees; furthermore, such workers list housing and commercial uses integrated with, or in close proximity to office uses as a significant reason to work for any given employer. The applicant's plan offers strong residential alternatives in the very core of their development within walking distance of work, transit, restaurant and recreation opportunities. [Note: STACK proposes to expand the Legacy Trail, a regional facility, north to the Haight Creek Trail, and a cross-project trail adjacent to Spring Creek (which east to west system includes a village green/gathering area) connecting the two north to south regional trails---the Legacy Trail and the existing D&RGW Trail.
8. The PMP/Development Agreement caps the amount of possible residential acreage within the project to ensure that residential uses will only mix with part of the site thereby not limiting the potential for office uses poised to occur in this prime real estate area between two freeway interchanges.
9. If the remaining areas of the PMP are rezoned to OMU as requested, the entire PMP will be governed by Chapter 18 of the City's Zoning Ordinance. As per this Chapter, the functional class of the streets identified on the regulating plan dictate the form and height of the buildings constructed on adjacent property. The last amendment to the City's regulating plan a few years ago introduced a "Local Primary Road" on the east side of the D&RGW Trail which prescribes a lower building height to ensure a better transition from development to the east to the built neighborhood environment to the west. The proposed Commerce Drive/950 North intersection is as close to the future Shepard Lane Interchange as UDOT will allow. From a traffic circulation standpoint there is not sufficient distance to the west of this intersection for the Local Primary Road connection now shown on the Regulating Plan (and UDA plan). Therefore, it is proposed that the City identify the D&RGW Trail as a "street"/block face on the regulating plan and insert it in place of the Local Primary Street on the Building Height Table in Section 11-18-060 of the Zoning Ordinance. This will preserve the integrity of the transition area concept depicted on the existing regulating plan.
10. The proposed North Farmington Station Project Master Plan and Development Agreement is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district: including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity and providing a live/work/play environment, etc.
11. The proposed North Farmington Station Project Master Plan balances residential and retail, supporting the primary office use, which is the overarching intent of the OMU zone.
12. The fine-grained mixture of uses proposed in the North Farmington Station Project Master Plan creates an office park that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment.

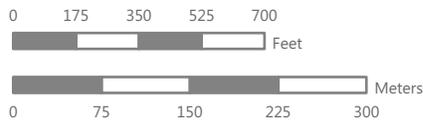
13. The proposed North Farmington Station Project Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax.
14. The proposed PMP and development agreement, the two zone changes, and the regulating plan amendments and other zone text changes herein are 1) reasonably necessary, 2) in the public interest, and 3) consistent with the city general plan and in harmony with the objectives and purpose of the zoning ordinance.

Supplemental Information

1. Vicinity Map
2. UDA Master Plan
3. Existing Regulating Plan
4. North Farmington Station Development Agreement
5. North Farmington Station Project Master Plan (PMP)
6. Building Height Table



VICINITY MAP
North Station Park Project Master Plan

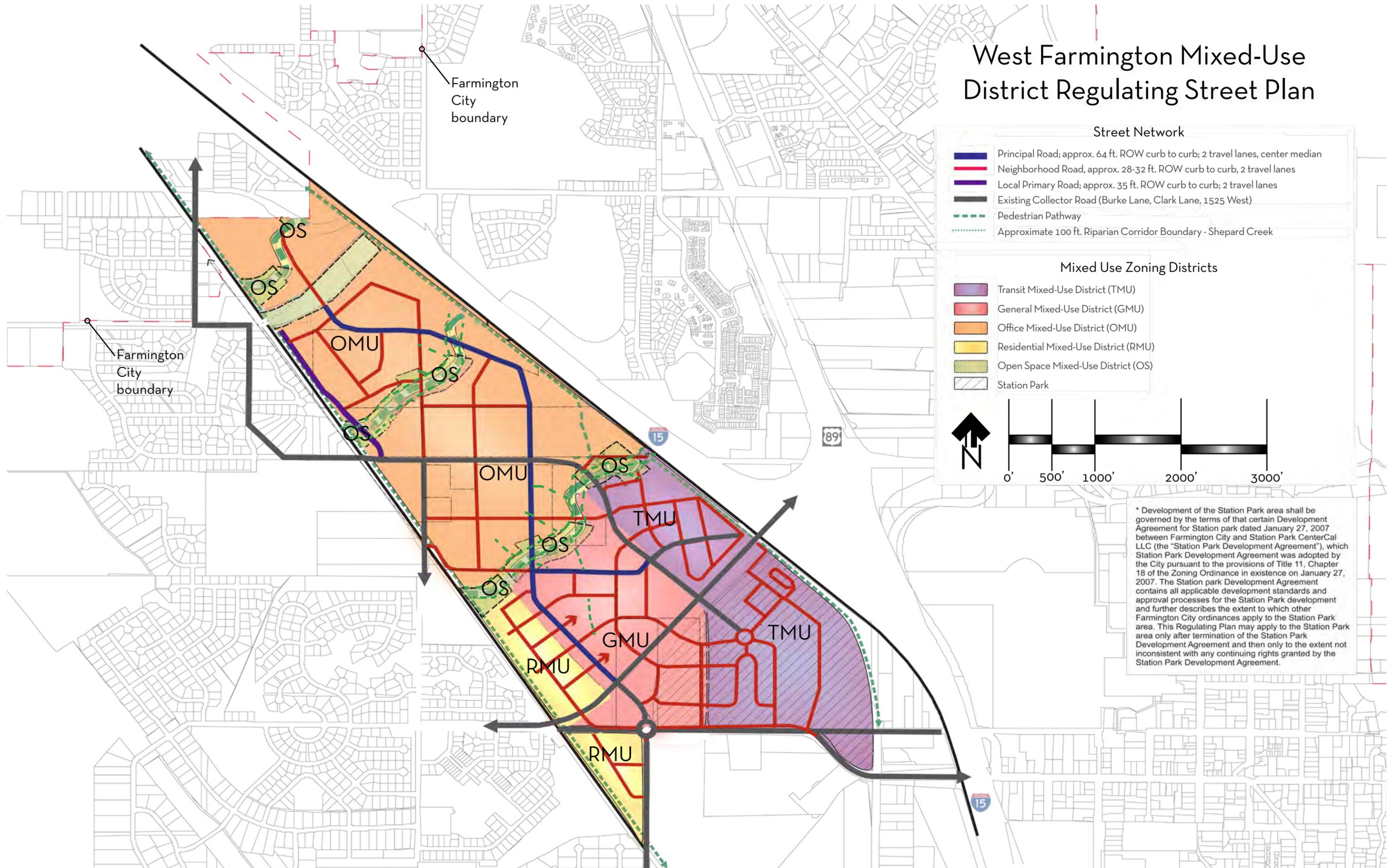


Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



ILLUSTRATIVE PLAN

West Farmington Mixed-Use District Regulating Street Plan

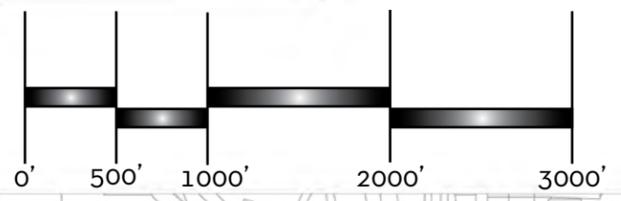


Street Network

- █ Principal Road; approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- █ Neighborhood Road, approx. 28-32 ft. ROW curb to curb, 2 travel lanes
- █ Local Primary Road; approx. 35 ft. ROW curb to curb; 2 travel lanes
- █ Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
- █ Pedestrian Pathway
- █ Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed Use Zoning Districts

- █ Transit Mixed-Use District (TMU)
- █ General Mixed-Use District (GMU)
- █ Office Mixed-Use District (OMU)
- █ Residential Mixed-Use District (RMU)
- █ Open Space Mixed-Use District (OS)
- █ Station Park



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station park dated January 27, 2007 between Farmington City and Station Park CenterCal LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station park Development Agreement contains all applicable development standards and approval processes for the Station Park development and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.

DEVELOPMENT AGREEMENT
FOR
NORTH FARMINGTON STATION

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____ 2020 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **STACK REAL ESTATE, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as “Developer.”

RECITALS:

A. Developer has the right to acquire approximately 131 acres of land, and the City owns the remaining land, within the boundary set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”), Developer desires to develop the Property under the OMU zone, to be known as “North Farmington Station”.

B. On _____, 2020, the City approved a project master plan (the “PMP”) for the Property in accordance with Chapter 18 of the City’s zoning ordinance. The approved PMP is attached hereto as **Exhibit “B”** and incorporated herein by reference. The purposes of the PMP includes, among other things, the realignment of the City’s regulating plan, the establishment of uses, and maximum or minimum building heights applicable to the respective areas of the Property, as set forth in the PMP, although the PMP is not intended to enable future development of the Property without final subdivision and site plan approval with respect to each phase.

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 shall supersede the City’s Laws with respect to the matters set forth herein.

D. Persons and entities hereafter developing the Property or any portions of the Property shall accomplish such development in accordance with the City’s Laws and the provisions set forth in this Agreement.

E. The City also recognizes that the development of North Farmington Station, and any future phase thereof, may result in tangible benefits to the City through the stimulation of development in the area, including a possible increase of the City’s tax base and the development of amenities that may enhance further economic development efforts in the vicinity of the Property, and is therefore willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

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

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

2. **Definitions.** In addition to the other capitalized terms defined elsewhere in this Agreement, the following terms shall have the respective meanings indicated below:

a. “City’s Laws” means, collectively, all City ordinances, rules and regulations, including the provisions of the City’s General Plan, the City’s zoning ordinances, the City’s engineering development standards and specifications, and any permits issued by the City pursuant to the foregoing ordinances and regulations.

b. “Effective Date” has the meaning set forth in Section 3.

3. **Effectiveness.** This Agreement, including the PMP, shall become effective on the date that Developer acquires fee title to the following parcels (as identified pursuant to a Davis County Assessor property search): Parcel ID 08-058-0020, 08-058-0016, 08-060-0026, 08-060-0003, 08-057-0015, 08-057-0053, 08-057-0046, 08-057-0064, (the “Effective Date”).

4. **Alternative Approval Process.** The City has held all public hearings necessary for, and has approved the PMP. Such approval of the City council shall remain in full force and effect from the date hereof until the termination of this Agreement. Developer and/or Developer’s successors and assigns may from time to time apply to develop any phase of North Farmington Station greater than five (5) acres in size in accordance with an alternative approval process as set forth in section of 11-18-140 of the City’s zoning ordinance, and, provided that such application complies with this Agreement and the PMP, such application shall be approved administratively.

5. **Uses of the Property.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP.

a. **Building Height Limits.** Building heights shall be regulated per the PMP – Exhibit B.

b. **Office to Residential Acreage Ratio.** Office to residential acreage ratio shall be regulated per the PMP – Exhibit B.

c. **Zoning Ordinance Sections as of Effective Date.** Throughout the term of this Agreement, the Property shall be regulated per Title 11, Chapter 18, specifically Section 11-18-050 and Section 11-18-060 attached hereto as **Exhibit “C”** of Farmington City’s code, as such Chapter reads as of the Effective Date and is incorporated herein by this reference; provided that, without limiting Developer’s right to submit petitions or applications under Section 11-18-140 of the City’s zoning ordinance, the provisions of this Agreement and the PMP shall control in the case of any conflict with such Chapter.

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

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

To Developer: STACK Real Estate, LLC
 Attn: Andrew Bybee or Trevor Evans
 2801 North Thanksgiving Way, Ste. 100
 Lehi, Utah 84043

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

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

9. **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.

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

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

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

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

14. **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 15 below.

Commented [1]:

15. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities on the Property within five (5) years after the principal roads are completed, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

16. **Severability.** If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto. The parties acknowledge that Developer intends to acquire additional parcels of real property located adjacent to or near the Property, and the parties desire that Developer develop such additional parcels of Property pursuant to this Agreement to facilitate the consistency of the development of the Property and such additional parcels. Accordingly, the parties agree to amend this Agreement to include within the scope and definition of the "Property" hereunder any additional parcels of real property acquired by Developer or its affiliate within area of the City bounded by Shepard Lane on the north/northwest, Interstate 15 on the northeast, Park Lane on the southeast, and the Denver and Rio Grande Western Rail Trail on the southwest.

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:

City Recorder

By: _____
Mayor

“DEVELOPER”

STACK REAL ESTATE, LLC

By: _____
Andrew Bybee, Manager

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2020, 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 _____, 2020, personally appeared before me Andrew Bybee, who being by me duly sworn did say that he is a manager of **STACK Real Estate, 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)

EXHIBIT “C” – SECTION 11-18-050 AND SECTION 11-18-060 OF FARMINGTON CITY
ZONING ORDINANCE

Section 11-18-060

	Building Height Maximum In Stories (And Feet)			Building Height Minimum In Stories
	Local Roads	D&RGW Trail Local Primary	Collector/ Arterial Roads	Interstate-15 ²
RMU	2 (27 feet) ¹	n/a	3 (40 feet)	n/a
GMU	3	n/a	4	n/a
OMU	4	3 36 feet	6	5
TMU	6	n/a	8	n/a
OS	1 (25 feet)	n/a	1 (25 feet)	n/a

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