

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024 - 31

AN ORDINANCE AMENDING SECTIONS 11-39-050 SUBPARAGRAPHS 2.a., 3. AND 4 OF CHAPTER 39 (HISTORIC BUILDINGS AND SITES) OF THE ZONING ORDINANCE RELATED TO HISTORIC RESOURCES ON THE FARMINGTON CITY HISTORIC LANDMARK REGISTER. (ZT-4-24)

WHEREAS, the Planning Commission has held a public hearing in which the text changes proposed for Chapter 11-39 were thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Sections 11-39-050 F. subparagraphs 2., 2.a., 3. and 4. of the Farmington City Zoning Ordinance are amended or enacted in their entirety as follows:

F. Results of Designation

2. Except as set forth in sub-paragraph ~~3~~4 below, proposed ~~repairs~~, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.
 - a. The ~~community development director-city manager, at his or her sole discretion, and with the advice of the community development director and the chair of the historic preservation commission,~~ **at the option of the property owner,** may appoint an historic preservation architect or a reconnaissance level survey professional to consider applications for certificates of appropriateness related to repairs, alterations, or additions. Once appointed, the architect or professional shall have all the powers and duties of the historic preservation commission, but limited solely to the consideration and issuance of a certificate of historic appropriateness. The historic preservation commission shall retain authority related to relocation or demolition of an historic resource.
3. **The Zoning Administrator will encourage owners seeking approval for proposed repairs, alterations, or additions for an historic resource on the historic landmark register to consult with an historic preservation architect, a reconnaissance level survey professional, tax consultant, or others, about the feasibility and benefits of meeting the United States secretary of the interior's standards for rehabilitation as set forth in section 11-39-060 of this chapter.**

34. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource as determined by the Zoning Administrator to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness


Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.


PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of June, 2024.

FARMINGTON CITY

ATTEST:



Brett Anderson, Mayor



DeAnn Carlile, City Recorder