

**FARMINGTON CITY
PLANNING COMMISSION**

September 19, 2024

WORK SESSION Present: Vice Chair Frank Adams; Commissioners Kristen Sherlock, George “Tony” Kalakis, and Samuel Barlow. *Staff:* Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson; and Planning Secretary Carly Rowe. **Excused:** Chair John David Mortensen; Commissioners Joey Hansen and Tyler Turner; and Alternate Commissioners Spencer Klein and Brian Shepard; and City Planner/GIS Specialist Shannon Hansell.

6:30 Work Session: City Planner **Lyle Gibson** said this is not something the Planning Commission usually handles, but he wanted Commissioners to be aware so they may assist or advocate if they deem it appropriate. He introduced **Jeanie Allen**, who has lived in Farmington for over 40 years. **Allen** has presented to the Parks, Recreation, Arts, and Trails (PRAT) Committee, and plans to talk to the City Council next in order to get the word out.

Since the pool was constructed in 1996, it was underbuilt and already had mechanical problems. It has been packed from the beginning. She swims laps there six days a week, and often it is too full to swim laps. She also does water aerobics and takes her grandchildren to the pool. Swimming lessons is the pool's biggest money-maker. The pool provides a community service. People come from Salt Lake and Clearfield for swimming lessons, and they like the outside venue. Pool reservations are full for the year from the day the public is able to make reservations. Water aerobics are available from 6 to 7 a.m. each day.

Allen said it would be nice for Farmington to keep the pool that it has, but then add features to it such as a lazy river and snack bar. She would like a small part of the pool to have a retractable (bubble) roof so it can be used year-round, bringing in consistent swimming lesson revenue. The high school swim team may want to become involved. The majority of the pool would still be outdoors. Planning out for 20 years is preferable. The rec center bond is coming due, and it could be kept without raising taxes, which would allow revenue for the pool. She is being an advocate for the elderly and young children, both of whom are significant patrons of the pool. Kaysville and Fruit Heights may be interested in going in on a community pool with Farmington. There may also be some interest from the Davis County School Board. When residents are surveyed, they express their interest in a community pool.

Commissioner **Kristen Sherlock** suggested Farmington look at South Davis Rec Center's numbers to get an accurate idea of what cities their patrons are coming from, their operating expenses, if operating revenue is supplemented, etc. Their pool numbers are separate from the gym, etc. Community Development Director **David Petersen** said the original bond to build the pool succeeded by only approximately 30 votes. There has been a record number of pools built in southern Davis County, yet Farmington's pool is still very successful.

Regarding Item #1 Stephen M. Lyon's schematic subdivision and Planned Unit Development (PUD) overlay zone for Lyon Meadows subdivision, **Peterson** said they want to do a detached home that is a moderate-income housing unit. Davis County's Median Household Income for a family of four is \$95,400, and only 30% of income should be spent on housing, meaning a \$380,000 home, or \$405,000 home without a utility allowance. It may have changed to 35%. The Governor's housing task force puts it at \$450,000. The applicant is an endodontist who has an engineering friend helping him. The plan is to eventually sell it off to a developer. The applicant is flexible, which is nice. There are four ways to get a single-family PUD. One is to provide open space, which they are not doing. Therefore, there is no need for a landscaping plan. The second is moderate-income housing, which they are choosing. The third is preserving historic resources. The fourth is doing a Transfer of Development Rights (TDR), transferring open space off site. In this case, there is no open space involved. However, they still need to provide some elevations.

REGULAR SESSION Present: Vice Chair Frank Adams; Commissioners Kristen Sherlock, George “Tony” Kalakis, and Samuel Barlow. *Staff:* Community Development Director David Petersen; Assistant Director/City Planner Lyle Gibson; and Planning Secretary Carly Rowe.

Excused: Chair John David Mortensen; Commissioners Joey Hansen and Tyler Turner; and Alternate Commissioners Spencer Klein and Brian Shepard; and City Planner/GIS Specialist Shannon Hansell.

Vice Chair **Frank Adams** opened the meeting at 7:03 pm.

SUBDIVISION APPLICATION

Item #1 Dr. Stephen M. Lyon – Applicant is requesting recommendation for a Schematic Subdivision and Planned Unit Development (PUD) overlay zone for the proposed Lyon Meadows subdivision consisting of 16 lots on 5.7 acres of property at 1502 North Frontage Road, in the LR (Large Residential) zone. (S-9-24) *no public hearing, tabled on July 11, 2024.

Community Development Director **David Petersen** provided an update from the previous meeting. The subject property, which lies on the border of Farmington and Kaysville along the Interstate 15 (I-15) frontage road was previously occupied by one home. The home, which had been on site for many years, was recently demolished and the property now stands vacant. The property is zoned the same as the adjacent residential to the east, which consists of 0.25-acre, single-family home lots. Only a bit further east and also in Kaysville are 0.20-acre sized single-family home lots.

The existing LR zoning allows for 10,000 square feet (0.23 acres) sized lots, but only as an alternate lot size. Also of note, the property is triangular in shape, which adds complexity to laying out typical lots. With this background and an interest in doing something similar to the surrounding community, the applicant is requesting the PUD overlay zone to allow for some flexibility in how the lots would be situated to best utilize the property shape.

The plan previously included 16 lots, but now includes 17 lots, each of which are greater than or equal to 10,000 square feet in size. To be eligible for this lot size within the zone, the applicant intends to provide moderate income housing within the project. The complete proposal for moderate-income housing will require review and approval before granting Preliminary Plat and Final PUD Master Plan approval.

The Planning Commission held a public hearing and reviewed this application on July 11, 2024, but tabled the agenda item “until the applicant can come back with more details and information about if they want to and where they want to put in rights for ADUs and moderate-income housing” (see PC Minutes, 7.11.24). The following table summarizes some moderate-income housing options, and the applicant desires to implement Alternative C.

Lyon Meadows Moderate Income Housing Alternatives (9.19.24)		
A	B	C
Two Family Dwelling Or Fee in Lieu	SSF (Subordinate Single-family Dwelling)	SF (Single-family Dwelling)/Fee in Lieu
A duplex on Lots 116 and 117 (Applicant shall combine the parcels into one lot)	Two SSFs each on a DADU Parcel	SFs on Lots 116 and 117
25-year deed restricted rent 60% AMI (\$1,167 in 2020, but must be adjusted to present market conditions) Or Fee in Lieu or pro-rata portion thereof equal to \$153,351.50 but adjusted to present market conditions, for each for the 2 units.	Value of each—less than the fee in lieu amount for a single-family home under present market conditions.	Sale price for one 15-year deed restricted SF not to exceed \$412,397.00, but adjusted to present market conditions Plus A fee in lieu of 60% of \$412,397.00, but adjusted to present market conditions
Note: A table updated to present market conditions will be presented at the Planning Commission meeting		

All streets within the project are proposed to be standard public local streets.

The allowances sought by the PUD are shown on the schematic subdivision plan.

Items of note requested as part of PUD:

Setback Reduction:

Typical side yards are 10' minimum 22' total.
Request is 10' side yard. 20' total.

Typical rear yard is 30'.
Requested rear yard is 20'.

Lot 106

Unique setbacks including 10' yard on north part of lot.
Typical frontage is 85'. This lot is more of a flag lot configuration.

Lots 116 and 117

These triangular lots show a 5-foot setback on the middle lot line dividing the two parcels.

Ultimately the setbacks and lot widths are simply memorialized by the plat rather than by a development agreement for example.

The Development Review Committee (DRC) has reviewed the proposed schematic plan and has indicated that it can serve the development as proposed. Detailed engineering would be reviewed at future steps in the process if the Planning Commission and Council are supportive of the initial design.

The applicant is proposing to do on-site storm-water detention, and the schematic plan shows two detention basins adjacent to the Frontage Road in the southeast corner of the development.

Paul Hirst (497 W. 1300 N., Farmington, Utah), the applicant’s engineer, addressed the Commission, saying this was the best they could do at this point. They intend to do an affordable-housing unit. The \$450,000 limit on that is “skinny” considering the cost of land running at \$20 a square foot. That would mean that half the \$450,000 would be the cost of the land.

Commissioner Adams suggested a Development Agreement and a deed restriction for this project. Those should be done ahead of time, executable and ready for signature without modification, to be recorded with the land. **Hirst** said the Covenants, Conditions, and Restrictions (CC&Rs) need to be done, as well as the contract with the City. Doing that at this juncture is premature. **Adams** said the hard negotiation should be done on a Commission level rather than a City Council level. Moderate-income housing should be addressed with the Commission so language addressing it can be included in the agreement taken next before the Council. Commissioner **Kristen Sherlock** agreed.

While the Commission agrees with the lot layout as presented tonight, **Hirst** said there is some work to be done to define what moderate-income housing is. The governor wishes for \$450,000 moderate-income housing, but it has not been codified anywhere as of yet and may be out of reach. Whatever the value of the moderate-income unit is, **Adams** said it needs to be in compliance with State law and City ordinance. Commissioner **Sam Barlow** said there needs to be a trail of the obligation to the City, especially if the applicant intends to sell it to a developer. **Hirst** agreed. **Sherlock** said what those are depends on if you can sell it to someone or not, and if the moderate-income housing component can be met.

Petersen said Staff’s paradigm shifted with State law several months ago. Preliminary plat is now where the big burden is for the applicant, where they need to provide civil drawings, preliminary locations of utilities, drain calculations, etc. Final plat is now just signing and recording. The applicant is following two processes right now: the subdivision process and PUD.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend that the City Council approve the schematic subdivision plan and preliminary PUD for the Lyon Meadows Subdivision subject to all applicable Farmington City development standards and ordinances and the following condition:

1. The City approve a moderate-income housing proposal, including fully executed and recordable documents, prior to the applicant receiving approval of a Preliminary Plat or Final PUD Master Plan.

Findings 1-3:

1. The proposed use of land and lot size is consistent with the existing zoning on the property and surrounding development.
2. The street layout and project configuration comply with applicable design standards and completes the street network without creating any new dead ends.
3. The requested flexibility in setbacks will allow for the construction of desirable homes which will complement the surrounding neighborhoods.

Supplemental Information

1. Vicinity Map
2. Lyon Meadows Schematic Subdivision Plan / Preliminary PUD Master Plan, 9.19.24
3. Lyon Meadows Schematic Subdivision Plan / Preliminary PUD Master Plan, 7.11.24
4. Section 11-28-260 of the Zoning Ordinance—Moderate Income Housing Fee in Lieu Analysis

Tony Kalakis seconded the motion, which was unanimously approved.

Vice Chair Frank Adams	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Samuel Barlow	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay

ZONE TEXT AMENDMENTS

Item #2 Farmington City – Applicant is requesting an amendment to Chapter 11-2, DEFINITIONS of Title 11, ZONING REGULATIONS. The amendment is to include a new definition for “Live / Work Residential,” which is an existing use identified in createine zoning districts. *public hearing, previously tabled on August 22, 2024.

Assistant Director/City Planner **Lyle Gibson** provided an update from August 22, 2024 meeting: Staff was asked to further research how signage would be different on a live/work unit than a typical commercial building. Updates to the City’s sign ordinance have been included and the item has been re-noticed for a public hearing, as additional sections of code are being included.

Background: The City’s mixed-use zoning districts currently include an allowed use called “Live/Work Residential.” The City has even approved multiple projects yet to be constructed which include units with ground floor store/shop space. Buildings which include this type of space could be available for purchase or rent by early 2025.

Staff is looking to define what this means to prepare to manage and license the types of businesses that may fill these spaces.

Proposed Definition / Additional Text: 11-2-020: DEFINITIONS OF WORDS AND TERMS:

LIVE / WORK RESIDENTIAL: A dwelling unit which combines residential and non-residential uses allowed in the underlying zone where the proprietor of the business is also the resident of the same dwelling unit. The non-residential use of the dwelling unit may be licensed as either a home occupation, which complies with the standards of Chapter 11-35, or a commercial business if the impact exceeds the standards for a home occupation including use of signs as allowed in 15-5-070 (C) with the ability to hold open office or store hours rather than accepting customers by appointment only. Non-residential use of the unit shall be limited to uses permitted in the applicable zoning district. The business operation of a live/work residential unit shall be limited to the main floor of a building. No additional off-street parking is required beyond what the ordinance requires for a residential unit.

15-5-070: MIXED-USE ZONES:

For the purpose of this section, the mixed-use districts TMU, GMU, RMU, OMU, OS, CMU, and NMU are considered to be mixed-use zones. Signs in these districts are subject to all standards set forth in this title and to the following additional standards:

A. Residential Uses, Developments: Signs for residential uses and developments in the mixed-use districts shall be limited to those types listed in section [15-5-010](#) of this chapter.

B. Office And Commercial Uses, Developments: Signs for office and commercial uses and developments in the mixed-use districts shall be limited to those types listed in section [15-5-030](#) of this chapter.

C. Live / Work Residential: Signs for live/work units shall be limited to a maximum of one of each of the following:

i. Wall Sign – A wall sign on a live/work unit shall not be placed above the main floor of the building and no combination of signs may exceed 15% of the main floor façade square footage for the unit on which they are located. Window signs are included as a type of wall sign and count towards the maximum size total. A wall sign may be internally or externally illuminated. Electronic messaging, flashing lights, and animated components are prohibited.

ii. Blade Sign – 1 Blade sign per live/work unit is permitted. A blade sign must be located on the main floor of a building and may extend beyond the front façade of a building by no more than 3 feet. A vertical clearance above any sidewalk or walkway of at least 8 feet shall be maintained. A blade sign cannot exceed 9 square feet in size. A blade sign may be internally or externally illuminated. Electronic messaging, flashing lights, and animated components are prohibited.

Vice Chair **Frank Adams** opened and closed the public hearing at 7:38 PM due to no comments received.

Sherlock said she hasn’t seen new construction like this, so she appreciated Staff’s samples shown tonight. Blade signs are pedestrian friendly, and sometimes a wall sign can be gaudy and bright, especially if viewed from residential across the street. Commissioner **Samuel Barlow** said Day Break has some interesting things like a bakery in the middle of a neighborhood. He asked if these live work units can be rented out in part. **Gibson** replied that his intention was that the person living upstairs couldn’t sublease the business portion of the unit. **Barlow** said he would like to consider that this could be looked at as an Internal Accessory Dwelling Unit (IADU), where it could be an option that the business portion is allowed to be rented out for additional income of the owner. The market would be broader and more people would buy them. However, there may be cons as well. It may change the way the builder builds these units, and possibly further separate the commercial space. The units need optionality for affordable housing reasons.

Adams asked for the definition of a “dwelling unit.” **Gibson** provided this language from the code: “One or more rooms connected together, but structurally divided from all other rooms in the same building and constituting a separate independent housekeeping unit which may be used for permanent residential occupancy by humans, with facilities for such humans to sleep, cook, and eat.” Typically a unit could be an apartment, house, or townhomes. A live/work unit is unique. **Adams** said he has no problem with the unit’s owner renting out the commercial portion. **Sherlock** is always in favor of walkable concepts including parks, bike lanes, and pedestrian-friendly elements.

MOTION:

Kristen Sherlock made a motion to table the recommendation that the City Council approved the proposed changes to Title Chapter 11-2 to allow Staff time to review the ability of a homeowner to lease the commercial space.

Tony Kalakis seconded the motion, which was unanimously approved.

Vice Chair Frank Adams
Commissioner George Kalakis
Commissioner Samuel Barlow
Commissioner Kristen Sherlock

X Aye ___Nay
X Aye ___Nay
X Aye ___Nay
X Aye ___Nay

OTHER BUSINESS

Item #3 – Miscellaneous, Correspondence, etc.

a) Planning Commission minutes from August 22, 2024: Tony Kalakis made a motion to approve the minutes from the date above; **Kristen Sherlock** seconded the motion, which was unanimously approved.

Vice Chair Frank Adams
Commissioner George Kalakis
Commissioner Samuel Barlow
Commissioner Kristen Sherlock

X Aye ___Nay
X Aye ___Nay
X Aye ___Nay
X Aye ___Nay

b) City Council Report from September 3, 2024 and September 17, 2024. Petersen said there were no items on the agenda related to planning. However, the Council did discuss the façade on the Sessions building (Francisco’s, on the corner of State and Main). They are reviewing the Redevelopment Agency (RDA) documents to possibly fund the \$1.5 million restoration of the historic building.

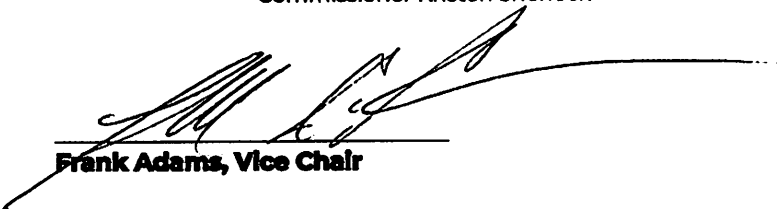
c) Petersen reported on recent news coverage and interest in for-sale ADUs. Many cities have called asking for a copy of Farmington’s ordinance. Farmington Staff recently gave a presentation to the Utah League of Cities and Towns regarding this issue. A lot of people in the State are watching this.

ADJOURNMENT

Samuel Barlow motioned to adjourn at 8:02 PM.

Vice Chair Frank Adams
Commissioner George Kalakis
Commissioner Samuel Barlow
Commissioner Kristen Sherlock

X Aye ___Nay
X Aye ___Nay
X Aye ___Nay
X Aye ___Nay



Frank Adams, Vice Chair



item#1

David Petersen <dpetersen@farmington.utah.gov>

Fwd: Lyon Subdivision, located near Shepherd Lane and on the Frontage Road

1 message

Lyle Gibson <lgibson@farmington.utah.gov>
To: David Petersen <dpetersen@farmington.utah.gov>

Fri, Sep 13, 2024 at 9:29 AM

FYI. This is what was forwarded to Paul.

----- Forwarded message -----

From: Joseph C. Rust <jcrust@keslerrust.com>**Date:** Mon, Jul 29, 2024 at 10:54 AM**Subject:** Fwd: Lyon Subdivision, located near Shepherd Lane and on the Frontage Road**To:** <lgibson@farmington.utah.gov>

Lyle,

FYI, here is the email and attachment I sent to the members of the Planning Commission. I have had no response, but that is not unexpected.

Can you tell me when this matter will come before them again?

Joseph Rust

Begin forwarded message:

From: jcrust@keslerrust.com**Date:** July 19, 2024 at 2:54:00 PM MDT**To:** jmortensen@farmington.utah.gov, sbarlow@farmington.utah.gov, ttrner@farmington.utah.gov, fadams@farmington.utah.gov, joey.hansen@farmington.utah.gov, ksherlock@farmington.utah.gov, gkalakis@farmington.utah.gov**Subject:** Lyon Subdivision, located near Shepherd Lane and on the Frontage Road

Dear Members of the Planning Commission,

I was in attendance and even spoke at the last Planning Commission meeting regarding the above proposed subdivision. We as neighbors were provided the proposed plat only one day before the hearing, so we did not have a lot of time to prepare. Since then, I have reviewed a few things and have talked with the City Planner about what is and is not likely to happen. In any case, here are a few points I would like you to consider when this matter comes before you again.

I attach a copy of their plat map with some of my comments noted there. Specifically, I am concerned about the following:

1. The Frontage Road will get increased traffic once the Shepherd Lane on and off ramp is completed. Much of that traffic will be those people in Kaysville North of the proposed Lyon Subdivision who currently access the Freeway by way of the 200 North onramp in Kaysville. That increased traffic will be a safety issue for those roads which enter on to the Frontage Road, particularly in the area of Shepherd Lane. To add safety, and to give a needed visual to our neighborhood, I think a green buffer zone needs to be placed along the Subdivision as its fronts the Frontage Road in a fashion similar to what the City required of the Silverwood Subdivision when it was created.

2. I question the wisdom of having an access driveway from Lot 116 directly to the Frontage Road. The Lyon Subdivision plan would add three new access points directly on to the Frontage Road. But if that driveway is allowed, then the width of the driveway together with side yards should be sufficient to give a good line of sight for those exiting that lot.

3. There should be a fence along the Frontage Road as shown in tan on the attached map. If that is not required, and instead a fence is placed along the Frontage Road directly next to the sidewalk, then there should be some requirement of maintenance of the area between the Frontage Road and such a fence. All the Planning Commission needs to do is to drive South along the Frontage Road from the Silverwood Subdivision to Shepherd Lane to see the unsightly mess between the respective fences and the Frontage Road. This area should be an embarrassment to the City.

4. Obviously the City has abandoned any idea of open space areas in new subdivisions. I am not certain why. In Europe they are increasing the open space area requirements, rather than diminishing them. In any case, new subdivisions still should do something to make the neighborhood nice and livable.

Joseph C. Rust



LyonSubdivision.map.pdf

351K

CONTACT INFORMATION:
 404 S RAVENHOLE RD, STE 200
 SALT LAKE CITY, UT 84123
 P: 801.339.5545



SITE PLAN LEGEND

- EXISTING**
 - EXISTING DRIVEWAY
 - EXISTING SIDEWALK
 - EXISTING CONCRETE CURB & GUTTER
 - EXISTING CONCRETE PAVEMENT
 - EXISTING FLOOR FINISH
 - EXISTING BIOMASS AREA
 - EXISTING DRIVEWAY
- PROPOSED**
 - PROPOSED DRIVEWAY
 - PROPOSED SIDEWALK
 - PROPOSED CONCRETE CURB & GUTTER
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED FLOOR FINISH
 - PROPOSED BIOMASS AREA
 - PROPOSED DRIVEWAY

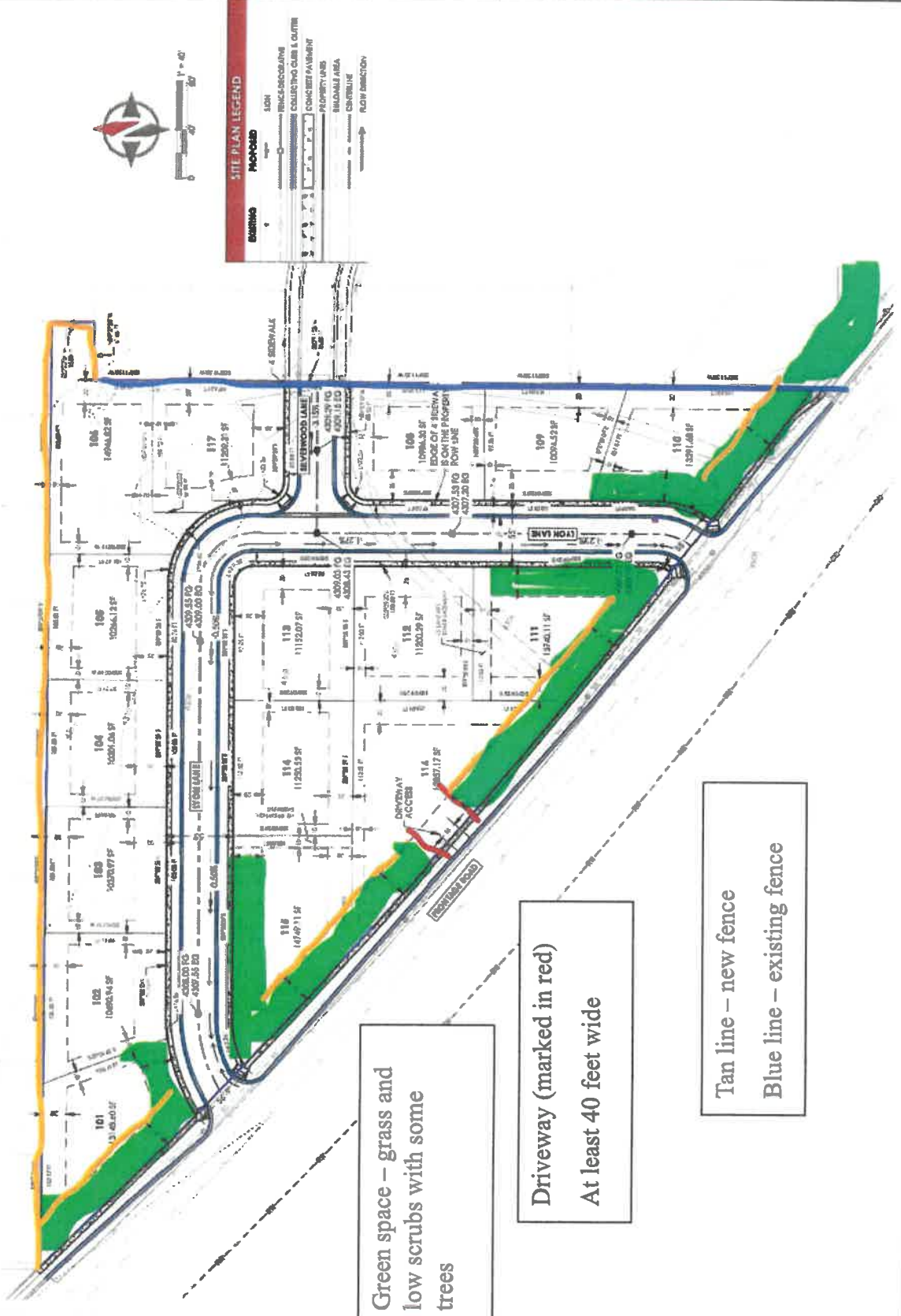
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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 11,107
 DATE: 04/16/2024

LYON MEADOWS SUBDIVISION - PUD

1800 N. FRONTAGE RD.
 FARMINGTON, UT 84025



Green space – grass and low scrubs with some trees

Driveway (marked in red)
 At least 40 feet wide

Tan line – new fence
 Blue line – existing fence

1. The 25-foot buffer needs to be like the frontage buffer for Silverwood.
2. The driveway into lot 116 needs to be at least 40 feet wide, with grass and/or low scrubs on each side.
3. No stormdrain off into Silverwood catch basin.
4. Because the subdivision is benefiting from existing fences – blue line – it should erect at its own expense new similar fences as shown as tan lines.

9/19/24

#12411

CONTACT INFORMATION
 Prepared by **ARCHITECTURE**
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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PROJECT
 2023-2044
 30 AUGUST 2024
LYON MEADOWS SUBDIVISION - PUD
 1022 N. FRONTAGE RD., FARMINGTON, UT 84205



REVISIONS



**SYDNEYS CORNER
SUBDIVISION PHASE 1**



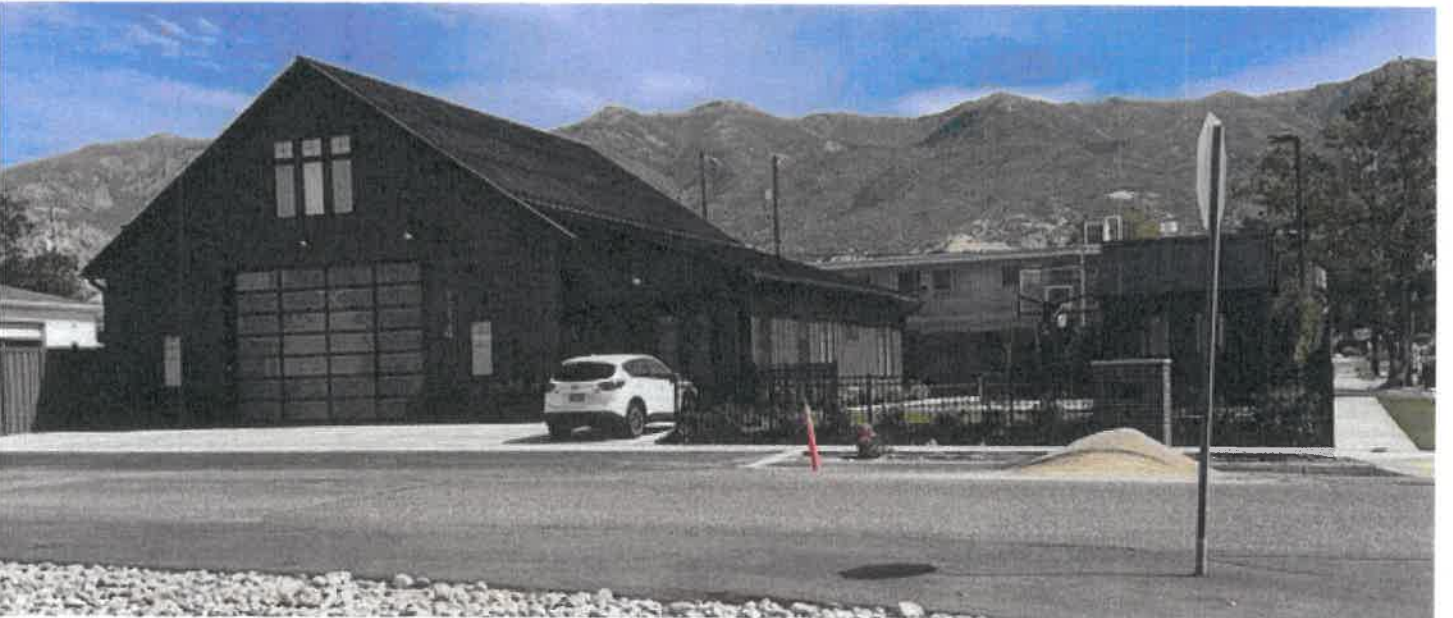
**SYDNEYS CORNER
SUBDIVISION PHASE 1**



**SYDNEYS CORNER
SUBDIVISION PHASE 1**



**THE ROSE
SUBDIVISION**



item #1

30% of Income With Utility Allowance

80% AMI Davis County 4/24

\$ 95,400.00

5 person HH

30%

of the 80% Income for Davis County

\$ 28,620.00

A

80% AMI Affordable Home Price			\$ 380,000.00
Downpayment %			20%
Downpayment Amount			\$ 76,000.00
Mortgage Amount	100%		\$ 304,000.00
<u>Annual Housing Costs</u>			
Interest Rate	6.25%		
Annual P&I	\$ 1,871.78	12	\$ 22,461.36
PMI	0.75%		\$ 2,280.00
Utility Allowance 4 bedrooms			\$ 1,980.00
Insurance	0.15%		\$ 456.00
Taxes	0.50%		\$ 1,520.00
			\$ 28,697.36

30% of Income and No Utility Allowance

80% AMI Davis County 4/24

\$ 95,400.00

5 person HH

30%

of the 80% Income for Davis County

\$ 28,620.00

80% AMI Affordable Home Price

\$ 405,000.00

Downpayment %

20%

Downpayment Amount

\$ 81,000.00

Mortgage Amount

100%

\$ 324,000.00

Annual Housing Costs

Interest Rate 6.25%

Annual P&I \$ 1,994.92

12 \$ 23,939.04

PMI 0.75%

\$ 2,430.00

Insurance 0.15%

\$ 486.00

Taxes 0.50%

\$ 1,620.00

\$ 28,475.04