

**FARMINGTON CITY  
PLANNING COMMISSION**

January 23, 2025

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

City Manager **Brigham Mellor** said the City is under contract with the Boyer Company to sell roughly 16 acres on the north side of Main Street. The land was originally purchased in 2010 with K-Mart Redevelopment Agency (RDA) money earmarked for residential development. The City has some say as the seller and still has the land use policing power, but usually follows the Planning Commission’s recommendations 95% of the time. As such, he reviewed the presentation Boyer presented to the Council earlier in the week. It included between 140 to 265 units, which is moderate density. It is still up for discussion if the units will be for sale or rent. The selling price depends on the density allowed. The Planning Commission doesn’t need to worry about sales price but should consider the layout; if it fits the area; if the architecture, landscaping, and amenities are wanted; and if it fits the General Plan (both existing and future). The Utah Department of Transportation (UDOT) owns a detention basin there that the City currently maintains, and Boyer needs to figure out how to make this into a City park. There is also a well house on site at the entrance to the project. The developer now needs to sell the development concept to the Planning Commission, and plans to hold public open houses, the first of which may be held the end of February. **Mellor** doesn’t want the Commission to feel rushed.

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

Chair **Frank Adams** opened the meeting at 7:01 pm.

**CONDITIONAL USE PERMIT APPLICATION** – *public hearing*

**Item #1: Complete Natural Products – Applicant is requesting a Conditional Use approval for development of a new site for Complete Natural Products at 875 North Lagoon Drive (SP-7-24)**

City Planner **Shannon Hansell** presented this item. Complete Natural Products is a company of 15 employees, which manufactures and distributes organic supplements. The site would have a small retail component and also house business and professional offices related to the operations of the company. The project was originally proposed in 2022, and received approval from the Planning Commission on May 19, 2022. Since then, the project has undergone changes to mainly the architecture of the building. These revisions to architecture must be reviewed by Staff as a new development application according to 11-19-160 subject to Design Standards of 11-19-070. In addition, Complete Natural Products was originally proposed as a planned center development, which requires the conditional use process and approval according to 11-19-040 and Chapter 8 of the Zoning Ordinance.

All conditional uses are considered allowed uses that require further review to mitigate any potential effects of the use. The following are the conditional use approval standards per 11-8-050 of the Farmington zoning ordinances:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, 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. A proposed use shall be considered detrimental:
  1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
  2. If it will unreasonably interfere with the lawful use of surrounding property; or
  3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

**Seth Poole** (578 S. Blossom Circle, Fruit Heights, Utah) is the owner of this property and the building on it. The business has been around for over 15 years. They manufacture organic liquids, powders, and capsules approved by the Utah

Department of Agriculture and Food. It is considered to be an e-commerce business as most products are sold online. They do their own formulation, manufacturing, and sales, and local customers can visit a small retail area within the building. A typical day sees between four to six customers coming in to pick up orders. They have about 15 employees, which may grow to 25. They employ locals part time, usually high school and college students as well as mothers. This would eventually replace their current Woods Cross location. Complete Natural would occupy Suite A within the building and potentially lease out Suite B and C over the next two years until they grow and need more space.

Chair **Frank Adams** opened the public hearing at 7:09 PM.

**Anne Johnson** (863 N. Evelyn Street, Farmington, Utah) addressed the Commission via Zoom. She lives right across from where this will be built. She asked what the exemption being requested is for. She wanted to know if there were any restrictions on who could lease Suite B and C.

Assistant Director/City Planner **Lyle Gibson** explained that in this zone, every development is required to come before the Commission. In particular, if there is parking between the building and the street, the Commission should consider it. In this zone, the city would generally like the building to be close to the street to hide the parking. Based on the corner angle, it is better for traffic to push the building back. This item has also come to the Commission before, but time has lapsed on the approval. **Gibson** explained that the zoning district does have a limitation and list of allowed uses; before a business license is approved, the City would need to review it per the parking requirements.

Chair **Frank Adams** closed the public hearing at 7:13 PM.

**MOTION**

**Kristen Sherlock** made a motion that the Planning Commission **approve** the conditional use for Complete Natural Products, located at 875 N. Lagoon Drive, subject to all applicable Farmington City ordinances and development standards, including addressing any remaining Development Review Committee (DRC) comments such as architectural design deficiencies, and complying with 11-19 Commercial Mixed-Use zone.

**Findings 1-6:**

1. The applicant has provided site line data which has been reviewed by the City's traffic engineer indicating that the proposed layout will facilitate better site distance to increase traffic safety.
2. The site layout is compatible with other developments which share the same street frontage along Lagoon Drive.
3. The proposed flat roof architecture fits with the other buildings in existence and in consideration along Lagoon Drive.
4. The use will not cause unreasonable risks.
5. The use does not interfere with the lawful use of surrounding property.
6. It doesn't create a need for essential municipal services which cannot be reasonably met.

**Supplemental Information 1-5:**

1. Vicinity Map
2. Architecture drawings
3. Landscape plan
4. Civil drawings
5. Site lighting

**Tyler Turner** seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ___Nay
Vice Chair Tyler Turner	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Kristen Sherlock	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay

**SUBDIVISION APPLICATION – public hearing on #2 only**

**Item #2: Miller Meadows Phase 10 – Applicant is requesting a recommendation from the Planning Commission for the Schematic Subdivision for Miller Meadows Phase 10 consisting of 6 lots on 2 acres at approximately 400 South and 555 West (S-19-24).**

Community Development Director **David Petersen** presented this item. The Miller Meadows conservation subdivision includes the area outlined in blue on the aerial map enclosed in the Staff Report. The location of the proposed Phase 10,

delineated in red, is located in the north area of the same map. [Note: as per a time-line point of reference, the Miller Meadows Phase 1 final plat was recorded on November 10, 2004].

The Property is zoned Agricultural Estates (AE) with a minimum lot size of one acre; under this scenario, the two-acre property yields 2 lots. If the Property becomes part of the Miller Meadows subdivision as proposed by the applicant, two more lots are possible because the overall Miller Meadows project did not use all the lots in its half-acre yield plan. Finally, the six-lot total illustrated in the property's proposed schematic plan is made possible via a Transfer of Development Right (TDR) transaction with the City for the last two lots. The City Council approved the draft TDR agreement on December 17, 2024. There is no Phase 9, and an amendment to Phase 7. There is a possibility of putting Detached Accessory Dwelling Units (DADUs) in this phase.

Applicant **Brock Johnston** (1157 Gullane Circle, Syracuse, Utah) addressed the Commission, saying he has been a part of this entire subdivision since day one.

Chair **Frank Adams** opened the public hearing at 7:22 PM.

**Natalie Hogan** (417 S. 650 West, Farmington, Utah) said her property is west of these two acres. She wanted to know if the zoning would be changed on this property. **Petersen** confirmed they are going to stay zoned AE. She said she had an access agreement, but it may have ended with Cottle Lane.

Chair **Frank Adams** opened the public hearing at 7:24 PM.

**MOTION**

**Joey Hansen** made a motion that the Planning Commission **recommend** that the City Council approve the enclosed Miller Meadows Phase 10 schematic plan (enclosed in the Staff Report) subject to all applicable development standards and ordinances.

**Findings 1-2:**

- 1. The average Phase 10 lot size is comparable to lot sizes in other phases of the Miller Meadows subdivision.
- 2. Phase 10 provides better local street circulation for the area by connecting Cottle Lane to Miller Meadows Phase 7.

**Supplemental Information 1-4:**

- 1. Vicinity map for the entire Miller Meadows subdivision and Phase 10
- 2. Schematic Plan 1 of 2 ("Concept Plan D")
- 3. Schematic Plan 2 of 2 ("Utility & Drainage Exhibit")
- 4. TDR Agreement

**Kristen Sherlock** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____Nay
Commissioner George Kalakis	<b>X</b> Aye ____Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____Nay
Commissioner Joey Hansen	<b>X</b> Aye ____Nay

**Item #3: Colombia Springs Subdivision [Formerly Ericksen (NPE2024 LLC) Subdivision] – Applicant is requesting Preliminary Plat approval for the Colombia Springs Subdivision consisting of 4 lots on 2.5 acres at 1926 W. 950 N. [S-9-23]**

**Gibson** presented this item. The subject property consists of 2.5 acres is accessed from 950 North Street (North Station Lane). This property is somewhat isolated in that it is bordered by Haight Creek and the Haight Creek Trail to the west and north, with the Rail Trail on the east and a pipeline easement within the east side of the property as well. Homes on the other side of the street are separated by a large Right of Way and do not front 950 North. This is a unique subdivision, and there is an existing home to keep on site, with an additional three new lots. Two would front 950 North, and one would be a flag lot tucked in the back. There is interest in putting a wall up on Lot 3, as it is near busy streets and a busy trail.

In March of 2024, the City Council approved the rezone of the subject property to the Large Residential (LR) zoning district. The large single-family home lots are within the allowed density of the approved zone and meet the dimensional standards allowed per Chapter 11-12. The Planned Unit Development (PUD) is necessary for the consideration of the following elements: Flag lot allowance, flexibility in setbacks, fencing placement, sidewalk and

Right of Way design. In tandem with the rezone, the City Council also approved the Preliminary PUD Master Plan and Schematic Subdivision Plan for this project dealing with those issues.

The approval was given with a number of conditions that the applicant has since been working to address. The conditions are listed below:

1. A letter confirming the location and size of the pipeline easement from the easement holder be provided to the City to ensure it is properly accounted for on the plat.
3. The sidewalk shall be extended to connect to the Rail Trail to the east.
4. The applicant must meet all requirements of the City's DRC.
5. Fence length, placement, and height to be fully identified in subsequent steps. Fence may be precast concrete panel wall.
6. Fencing/walls shall not impede on clear view areas to ensure traffic and pedestrian safety.
7. Applicant shall return to Planning Commission at Preliminary Plat with a proposed path to resolution pertaining to any property boundary in dispute.
8. Sidewalk to abut back of curb across Lot 1, the existing home. When it reaches Lot 3, the sidewalk would move north so there is a 5-foot park strip, 6-foot sidewalk, and an additional 5 feet of property before any fence or wall can be put in.
9. The wall in that location can be 8 feet tall; same thing for the wall that goes up along the Rail Trail.
10. In addition, the City is requiring the applicant to put in park strips, trees, and adequate vegetation along the wall in that area consistent with the examples discussed during the meeting.

The DRC has reviewed a number of revisions and details to get to the current set of plans and is now ready to recommend approval of the Preliminary Plat and Final PUD Master Plan. Should the Planning Commission approve the Preliminary Plat and Final PUD Master Plan, Staff will work with the applicant on the completion and recording of the final plat.

Applicant **Jared Ericksen** (1926 W. 950 N., Farmington, Utah) addressed the Commission. He said he may be able to save two of the old trees on the property. He loves the trees, but they have become a concern.

**MOTION**

**Tony Kalakis** made a motion that the Planning Commission **approve** the Preliminary Subdivision Plat and Final PUD Master Plan for the proposed Colombia Springs (Ericksen) Subdivision with the proposed lot layout, setbacks, and fencing subject to all other applicable development standards and ordinances with the following **condition**:

1. The applicant must meet all requirements of the City's DRC.

**Findings 1-7:**

1. The single-family development is consistent with the General Land Use Plan and other development near this location while accommodating lots on a triangular-shaped property.
2. The applicant is not seeking additional lots.
3. The PUD helps facilitate lots on a triangular-shaped piece of property and limits curb cuts onto 950 N. Street with the Flag Lot configuration.
4. The scale of development doesn't support or justify common spaces.
5. The City already owns the property for the Haight Creek Trail to the west.
6. The Preliminary Plat and Final PUD Master Plan are consistent with the approved Schematic Subdivision and Preliminary PUD Master Plan.
7. The applicant has satisfactorily addressed the conditions of approval from the City Council noted in the report.

**Supplemental Information 1-2:**

1. Vicinity map and Site Photos
2. Schematic Subdivision / Final PUD Plan

**Kristen Sherlock** seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay

**OTHER BUSINESS**

**Item #4: Miscellaneous, Correspondence, etc.**

- a. **City Council Report from January 21, 2025: Gibson** said the Old Farm Contract was the main topic. There was an amendment on the Evergreen agreement per number of units. Lastly there was a home occupation amendment due to printing addresses on licenses; Staff will now allow PO Box as their "location" to allow for privacy.

- b. Next Meeting:** Both the chair and vice chair will be gone; **Adams** voted for **Hansen** to chair, with the seconding of Turner.
- c. Planning Commission Minutes Approval from January 09, 2025:** **Turner** asked to add his comment of "if the property is zoned correctly and if the City approves of the residential development." **Hansen** motioned to approve; **Sherlock** seconded the motion. The motion is unanimous.
- d. Other:** **Gibson** said The Western Sports Park (WSP) should be finished soon, and may open this spring. A new signal went up today, and other construction is visible to the public. The power poles are going down and the sidewalk is going in. Other projects throughout the City may start construction this spring.

**ADJOURNMENT**

**Tyler Turner** motioned to adjourn at 7:43 PM.

Chair Frank Adams	X Aye ___ Nay
Vice Chair Tyler Turner	X Aye ___ Nay
Commissioner George Kalakis	X Aye ___ Nay
Commissioner Kristen Sherlock	X Aye ___ Nay
Commissioner Joey Hansen	X Aye ___ Nay

  

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**Lyle Gibson, Planning Director, on behalf of Frank Adams, Chair**

*PC REVIEWED AND APPROVED IN MEETING 2/6/25*