

**FARMINGTON CITY, UTAH**

**ORDINANCE NO. 2025 - 12**

**AN ORDINANCE AMENDING SECTION 11-39-070, DETERIORATION BY NEGLECT, OF CHAPTER 11-39, HISTORIC BUILDINGS AND SITES, OF TITLE 11, ZONING REGULATIONS, TO AMEND THE PENALTY STANDARDS TO THE STANDARDS SET FORTH IN TITEL 1, GENERAL PROVISIONS, OF THE CITY CODE. (ZT-1-25)**

**WHEREAS**, the Planning Commission held a public hearing in which the text change proposed to the Zoning Ordinance was 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 change proposed;

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

**Section 1. Amendment.** Section 11-32-070 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

**11-39-070: DETERIORATION BY NEGLECT:**

An owner of a historic resource listed on the list or the register shall not allow any building to deteriorate by failing to provide ordinary maintenance or repair. The historic preservation commission shall be charged with the following responsibilities regarding deterioration by neglect:

- A. **Monitoring Of Conditions:** The historic preservation commission shall monitor the condition of historic resources to determine if any historic resource is being allowed to deteriorate by neglect. Conditions such as broken windows, doors and exterior openings which allow the elements to enter or otherwise become an attractive nuisance, or the deterioration of a historic resource's structural system, shall constitute failure to provide ordinary maintenance or repair.
- B. **Failure To Maintain:** In the event the historic preservation commission determines there is a failure to provide ordinary maintenance or repair, the historic preservation commission shall notify the owner of the historic resource and set forth the steps which need to be taken to remedy the situation. The owner of the historic resource shall have thirty (30) days to make necessary repairs.
- C. **Penalty:** In the event that the condition is not remedied in thirty (30) days, the historic preservation commission may recommend to the city council that



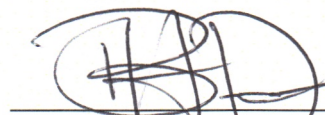
penalty fines be imposed as provided in ~~chapter 38, "Enforcement And Penalties"~~,  
of this ~~Chapter~~ **Title 1 "General Provisions", of the City Code of Farmington City.**

**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 18<sup>th</sup> day of February, 2025.

FARMINGTON CITY



Brett Anderson, Mayor



ATTEST:

  
DeAnn Carlile, City Recorder