



**FARMINGTON CITY  
PLANNING COMMISSION**

**March 20, 2025**



# FARMINGTON

MORE TIME FOR LIVING

## PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday March 20, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session and training will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at [farmington.utah.gov](http://farmington.utah.gov). Any emailed comments for the listed public hearings, should be sent to [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.

### **SUBDIVISION / REZONE / PROJECT MASTER PLAN APPLICATIONS** – *public hearings*

1. Joey Green – Applicant is requesting a consideration of rezone of 2.6 acres of property from A-F (Agriculture - Foothills) to the LR-F (Large Residential - Foothill) zoning district and Schematic Plat and Preliminary Planned Unit Development for the Frodsham Acres Subdivision at 230 E 1700 S and 1600 S 200 E.
2. Brittany Smith – Applicant is requesting a consideration of rezone of 0.61 acres of property at 1169 W 100 North (Clark Lane) from RMU (Residential Mixed Use) to the GMU (General Mixed Use) zoning district.
3. Amendment to the PMP (Project Master Plan) / DA (Development Agreement) for the Canopy Square development on approximately 20 acres of property on the north side of Burke Lane at approximately 1400 West for applicant Wasatch Farmington Holdings, LLC.

### **SPECIAL EXCEPTION APPLICATION** – *public hearing*

4. Russell Johnson – Applicant is requesting consideration of a Special Exception approval to exceed 27 ft. in height for a new building to be located at 817 S 200 W.

### **ZONE TEXT AMENDMENT** – *public hearing*

5. Farmington City – Applicant is requesting a consideration of amendments to Chapter 11-32, Off Street Parking, to modify the required parking for dental and medical clinics. (ZT-6-25)

### **OTHER BUSINESS**

6. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
  - a. Planning Commission Minutes Approval 03.06.2025
  - b. City Council Report 03.18.2025
  - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act 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.

*CERTIFICATE OF POSTING* I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website [www.farmington.utah.gov](http://www.farmington.utah.gov), the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn) on March 18, 2025.  
Carly Rowe, Planning Secretary



## Farmington City Planning Commission Staff Report March 20, 2025

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### **Item 1: Rezone from A-F (Agriculture - Foothill) to LR-F (Large Residential - Foothill) and consideration of a Preliminary Planned Unit Development and Schematic Subdivision for the Frodsham Acres project.**

Public Hearing: Yes  
Application No.: S-17-24  
Property Address: 230 E 1700 S (Lund Lane), 1674 S Tuscany Cove Drive,  
and 1600 S 200 E  
General Plan Designation: LDR (Low Density Residential)  
Zone: A-F  
Area: 2.6 Acres  
Number of Lots: 8 + 1 SSF Lot  
Property Owner/Applicant: FRODSHAM / Joey Green

Request: *Rezone of property and consideration of a new residential subdivision.*

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#### **Background Information**

The subject property is just north of the Farmington/Centerville border. There is an existing home on 1 of the current lots and at the bend on Tuscany Cover Drive are large buildings for pens or animal stables and vehicle storage. The proposed subdivision would remove the existing buildings from the property and redevelop it under the LR district with single family homes on a new cul-de-sac with 1 home fronting 200 East street.

The property is surrounded by LR zoning to the north and west with S-F zoning to the east.

The '-F' portion of the zoning designation indicates that it is subject to the Foothill Development Standards overlay zone. This designation would remain in place if the city determines to change the zoning from the A district to the LR district as requested.

The applicant has also requested consideration of a PUD (Planned Unit Development) in order to allow for the potential of a private road which may be needed based on the initial storm drain design concept. The city may choose to allow additional flexibility or deviations from typical standards if it is found to be beneficial to the project. This may also be necessary to address lot frontage.

#### **Current zoning:**



As proposed, the Frodsham Acres subdivision would include lots ¼ acre lots, more specifically they are sized at 10,000 sq. ft. or larger. Conventional lots in the LR zoning district are 20,000 sq. ft. in size or larger, but the city allows for lots of 10,000 sq. ft. or larger as an alternative lot size if the applicant provides either open space or moderate income housing.

The applicant has indicated their interest in creating an SSF (Subordinate Single Family) lot from 1 of the 8 proposed as an affordable home option. The plan as currently provided does not give the details of where this lot would be.

The DRC has reviewed the current proposal and does have some questions related to technical matters in how sewer and storm water will work on the project. Storm water is a matter of coordination with Centerville City, some coordination has already been started. The applicant will need to determine how to deal with wastewater/sewage on lot 8 as there is no main sewer line in front of lot 8 in 200 East Street. These elements are normally worked out and verified with further engineering during the Preliminary Plat review process. Failure to solve these items could stall this project further along in the process.

**Suggested Motion**

Move that the Planning Commission recommend approval of the request to rezone the subject property to the LR-F zoning district but table a decision on the PUD and Schematic Subdivision in order for the applicant to provide more detail on their proposal in order to qualify for the use of the 10,000 sq. ft. Alternative Lot size.

Findings:

1. The requested zoning is consistent with surrounding zoning and compatible with the anticipated use of the property outlined in the city's general plan.

2. Additional detail is needed to demonstrate that the project will qualify for the Alternative Lot size identified in the requested zone.

**Supplemental Information**

1. Vicinity Map
2. Site Photos
3. Schematic Plan

**Recent Photos of property**

Looking north (home on left, Ag buildings on right):



Looking Northwest:

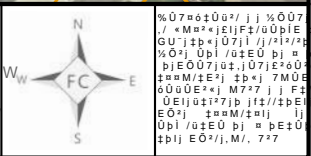
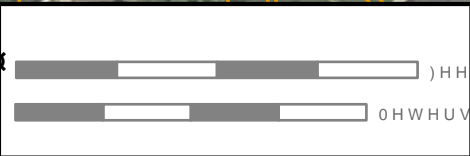


Looking Northeast from 200 East Street:





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October 31, 2024

Joey Green

RE: Frodsham Parcels Utility Narrative

Dear Joey,

Below is a preliminary narrative of the utilities assumed for your project. Once a survey and geotech report is acquired and design occurred, the details and descriptions below may change. Note this utility narrative was written without the benefit of an ALTA survey or geotechnical report.

### **Project Description**

The proposed residential subdivision is located at 230 E 1700 S, Farmington, UT. The subject property is currently 3 separate lots with plans to subdivide into 8 lots and is approximately 2.6 acres in size. Primary utilities for lots 1 – 7 will be provided off 1700 S and run along a proposed cul-de-sac after which stubs will be provided to each of the lots. Utilities for lot 8 will be provided from 200 E.

### **Water**

An 8" water main beginning in 1700 S will run south to north within the cul-de-sac and will provide  $\frac{3}{4}$ " stubs and  $\frac{1}{2}$ ' meters to each of the lots. A fire hydrant with a 6" water line will be provided at the end of the cul-de-sac per city standards.

### **Sewer**

An 8" PVC sewer main will be provided beginning in 1700 S and will run south to north in the cul-de-sac. 2 proposed 4' diameter manholes will be constructed at the end points of the main per Farmington City Standards. The 4" PVC will then be provided stubs to each of the lots from the proposed 8" main.

### **Storm Water**

Storm water will be conveyed to curb and gutter where it will be collected in catch basins and routed to an underground detention system located in the cul-de-sac. Release for the system will consist of infiltration into the ground and a restricted release at the Farmington City required rate.

### **Dry Utilities**

Gas and power design will be coordinated with the respective utility providers assumed to be available in the vicinity of the project.

Sincerely,

**GALLOWAY**



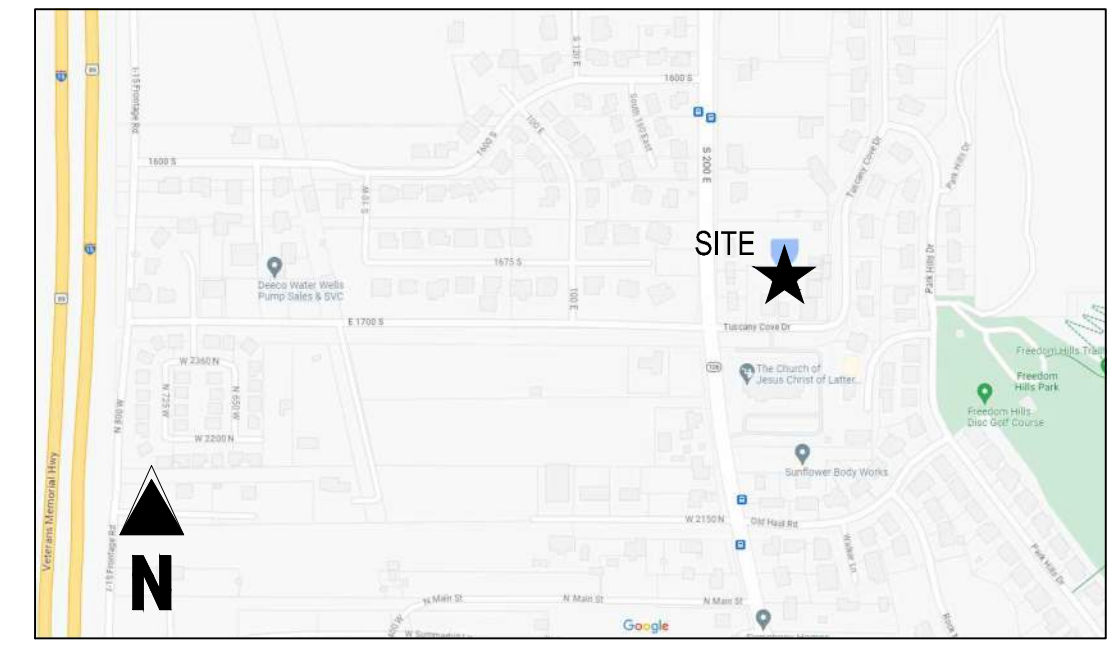
Doug Staker, PE  
Civil Engineering Project Manager  
[DougStaker@GallowayUS.com](mailto:DougStaker@GallowayUS.com)





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**LOCATION MAP**



- LR-F: LARGE FAMILY - FOOTHILL
- A-F: AGRICULTURAL - FOOTHILL
- S-F: SINGLE FAMILY - FOOTHILL

**AGRICULTURAL ZONE (TITLE 11, CHAPTER 10)**

LOT AREA	LOT WIDTH		FRONT	SIDE	SIDE CORNER	REAR
	INTERIOR	CORNER				
2 ACRE *	100'	110'	30'	10' MIN. 24' TOTAL	25'	30'

\* PER 10-040 B.1.b. IF THE SITE IS USED FOR MODERATE INCOME HOUSING, THE MINIMUM LOT AREA CAN BE 1 ACRE. SETBACKS PER TITLE 11, CHAPTER 12: CONSERVATION SUBDIVISION (CS) OVERLAY ZONE AND DEVELOPMENT STANDARDS.

**SINGLE-FAMILY RESIDENTIAL ZONES (TITLE 11, CHAPTER 11)**

ZONE	LOT AREA	LOT WIDTH		FRONT	SIDE	SIDE CORNER	REAR
		INTERIOR	CORNER				
LR	10,000 SF	85'	95'	25'	10' MIN. 22' TOTAL	20'	30'

\* PER 11-050 B.1.b. IF THE SITE IS USED FOR MODERATE INCOME HOUSING, THE MINIMUM LOT SIZE CAN BE 10,000 SF. SETBACKS PER TITLE 11, CHAPTER 12: CONSERVATION SUBDIVISION (CS) OVERLAY ZONE AND DEVELOPMENT STANDARDS.

**CONSERVATION SUBDIVISION DEVELOPMENT STANDARDS (TITLE 11, CHAPTER 12)**

ZONE	LOT AREA	LOT WIDTH	
		INTERIOR	CORNER
LR	10,000 SF	85'	95'
A	1 ACRE	100'	110'

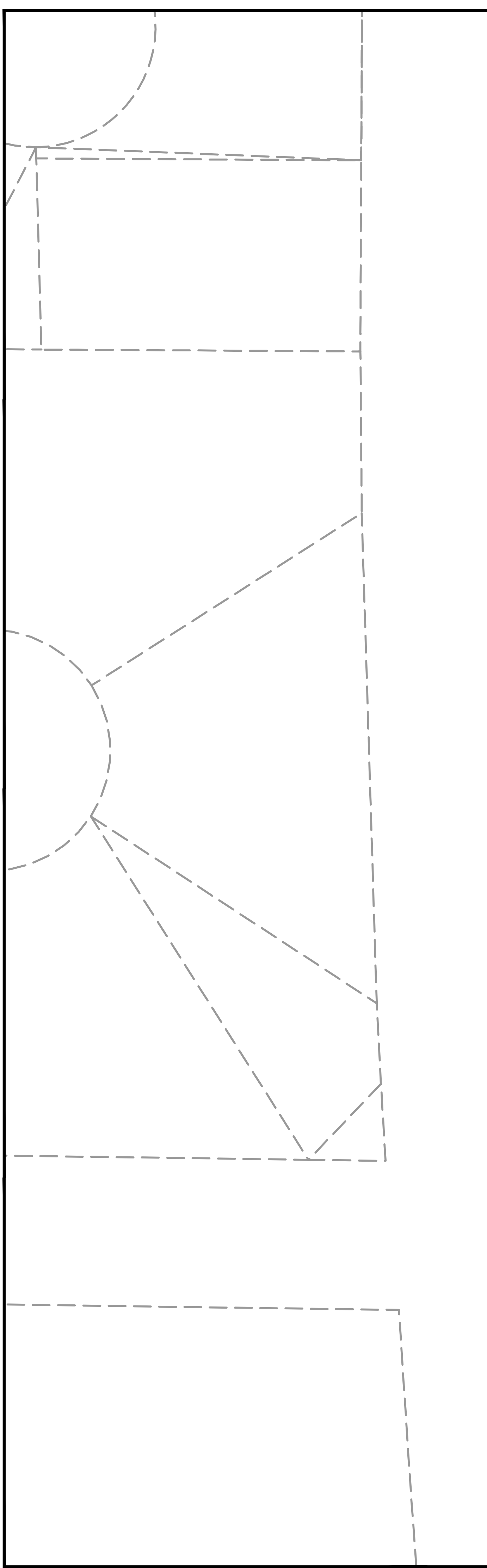
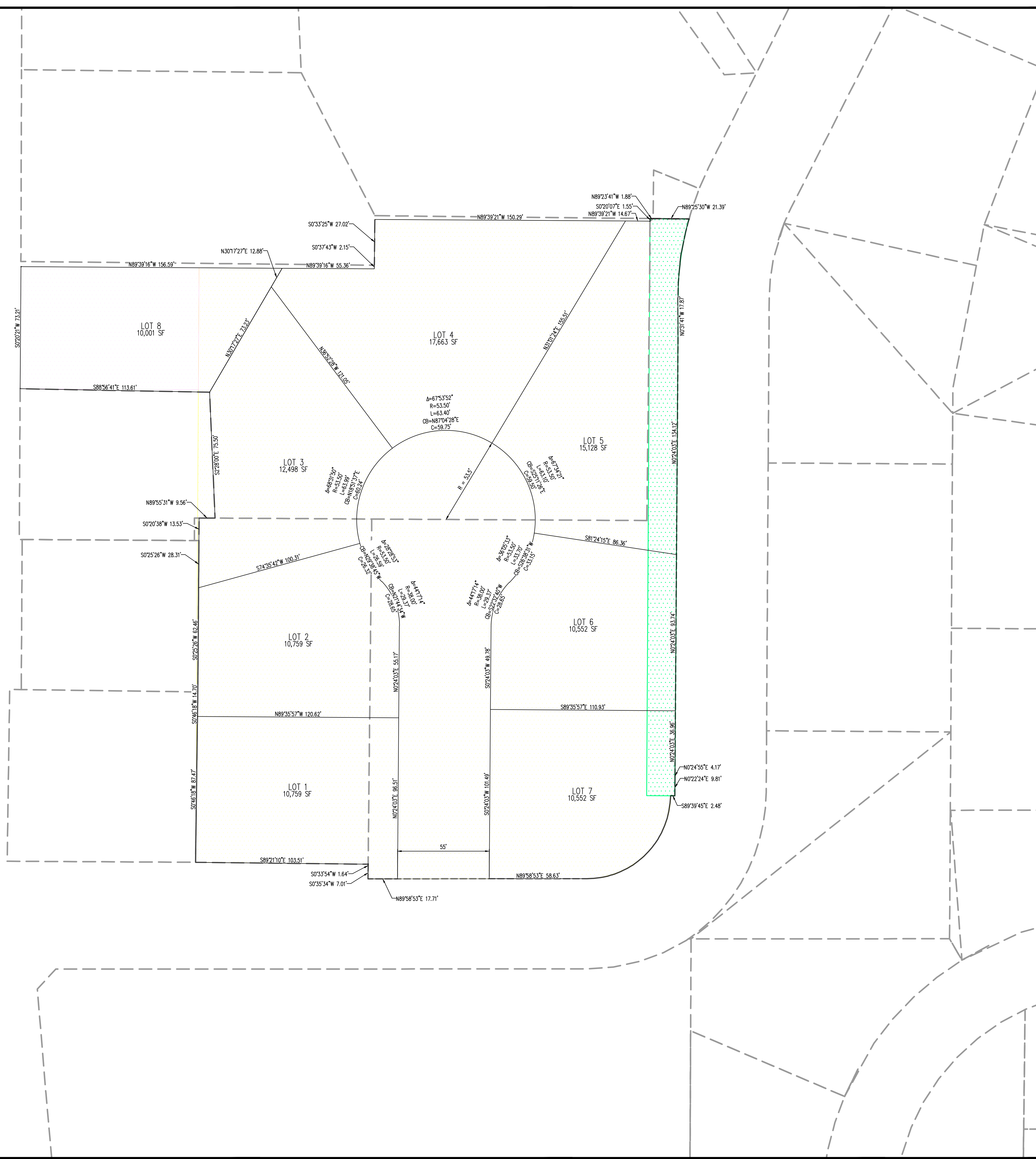
**FOOTHILL ZONE (TITLE 11, CHAPTER 30)**

SLOPE DISTRICT AVERAGE SLOPE %	MAXIMUM DENSITY DWELLING UNITS/GROSS ACRE
0 - 12.0	4.0
12.1 - 20.0	2.8
20.1 - 30.0	1.6
MORE THAN 30.0	NO DEVELOPMENT ALLOWED



Project No: \_\_\_\_\_  
Drawn By: \_\_\_\_\_ KSB 10/25/2024  
Checked By: \_\_\_\_\_ DJS

**Frodsham Parcels**  
Farmington, Utah  
230 E 1700 S





## Farmington City Planning Commission Staff Report March 20, 2025

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### Item 2: Rezone from RMU (Residential Mixed Use) to GMU (General Mixed Use) and Parking Requirement Determination.

Public Hearing: Yes  
Application No.: Z-1-25  
Property Address: 1169 W 1000 N  
General Plan Designation: TMU (Transportation Mixed Use)  
Area: 0.61 Acres  
Property Owner/Applicant: Ryan Allen DDS, LLC / Brittany Smith

Request: *Site under construction, looking to change zoning from RMU to GMU to allow for more or different potential uses.*

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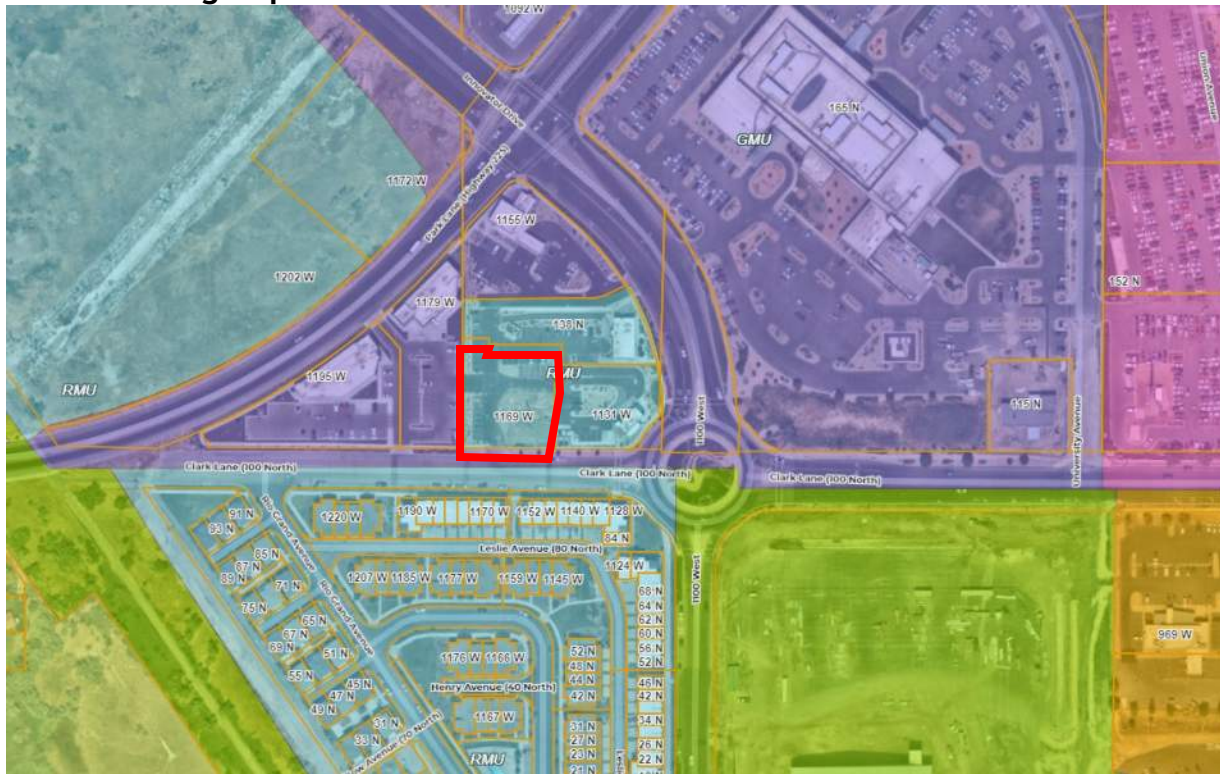
#### **Background Information**

In 2022, the Farmington Retail or Clark Lane Commercial subdivision property was rezoned from the GMU district to the RMU district primarily to accommodate the property owner at the time and their desire to develop businesses with drive thru windows which are not allowed in the GMU district. Because of this there is a mix of RMU and GMU zoning in the area as seen on the city's zoning map. After being subdivided, the individual properties have been sold and 2 of the lots now have restaurants with drive thru windows and the final lot is the subject property of this request.

The subject property is currently under construction for an approved office building. This building is anticipated to house the owner's business, Station Park Dental, on the main floor. The owner is also in talks with other businesses for use of the 2<sup>nd</sup> story of the building, at least one of the potential options would not be allowed in the existing RMU zoning district therefore are interested in consideration of a rezone.

The RMU and GMU zoning district are both regulated by [Chapter 11-18](#) of the zoning ordinance. Because of this there are many similarities between the zones including building design criteria, but there are some differences in allowed uses as shown in Table 18.3 included with this report.

## Current Zoning Map:



Of course not every conceivable use is included in the table of uses included in the zoning district, FMC 11-4-050 F indicates that the Zoning Administrator shall make determinations as to whether a use which is not specifically listed is permitted.

Based on information provided to staff for a desired use at this location, it is the opinion of staff that the desired business which would accommodate weddings, corporate gatherings, community workshops, and private celebrations is most similar to the listed 'entertainment' use. Other zoning districts specifically identify this as a reception type use.

While the zoning district itself seems appropriate considering the history of the property and surrounding zoning, the desired use creates some concern for Planning staff due to the anticipated parking demand. Should the rezone request be approved, the Planning Commission can determine what is the appropriate number of required parking spaces for the requested use per 11-32-040.

The building under construction was approved knowing that a dental user would be occupying space... it was permitted assuming a parking ration of 6 spaces per 1,000 sq. ft. of floor area. In contrast, a use in the 'auditorium, assembly hall, theater, church, or funeral home' category would require parking at 20 spaces per 1,000 sq. ft. of floor area.

The Planning Commission has the ability to authorize a reduction in required parking. Similarly, the commission may authorize the use of shared parking. This authority is outlined in 11-32-030 G and J included below:

**G. Joint Use Parking Areas:** When two (2) dissimilar uses are located adjacent to each other and the demand for parking in conjunction with those uses would not conflict, the Planning Commission may authorize the use of such combined facilities requiring the maximum number

of parking spaces for the larger use. Joint use of parking areas for similar adjacent uses may be provided as long as the total off street parking spaces is equal to the minimum requirement for each individual use. If the common facilities are located on more than one (1) lot, a covenant for the preservation of the parking facilities must be filed with the City.

J. **VariANCES:** The Planning Commission may authorize, as part of the standard review of a site plan and/or conditional use permit application, a reduction in the required parking and loading spaces as described in this chapter upon a finding that in a specific case, the nature of the use or premises, would mitigate the need for the full parking requirement specified in this chapter. Availability of street parking would not be justification for reducing the requirement.

The building consists of approximately 8,000 sq. ft. of floor area. Considering 4,000 sq. ft. at 6 per 1,000 under the current requirement for dental, and 3 per 1,000 sq. ft. for standard office, the building was approved with 36 dedicated stalls. As part of the Clark Lane Commercial subdivision, the lot also has shared parking and cross access permission with Lots 1 and 2 which combined add offsite access to 27 more parking stalls.

**36** (29+7) on Station Park Dental lot - **10** on Dutch Bros lot - **17** (21-4) on Chipotle lot.  
= 63 total stalls to consider under shared parking

In the opinion of staff, the existing users would accommodate a shared parking scenario where 10 stalls may be available at any given time for the proposed use bringing the total availability of off-street parking to 46 stalls for all uses on the subject property.

Finally, FMC11-18-100 B(5) states. On street parking located along the frontage of a lot may be credited toward meeting the parking requirements for that use. Not including the drive approach, this lot has about 80 feet of frontage, enough for 4 on street parking spaces. Combining parking on site, shared parking, and on street parking there is a total of 50 stalls

Of note, considering recent trends in scheduling, the Planning office believes that a 6 / 1,000 parking ratio for dental offices is high. By chance after reviewing other situations in Farmington, a change is being proposed to the dental office parking requirement reducing the minimum requirement to 3 / 1,000. This updated requirement would mean only 12 of the 36 on site stalls are required for the dentist leaving 24 stalls (or 34 if sharing parking with the other lots) or 6 - 8.5 / 1,000 available for other uses. If we were to count the dental business's stalls for additional shared parking and the on street parking towards the proposed use, that would provide a total of 50 stalls at a ratio of 12.5/1,000.

A simple calculation for a gross floor area of 4,000 square feet shows that 80 stalls would be required for assembly space. Considering the floor plan showing 2,600 sq. ft. of space directly tied to meeting/assembly space, at 20/1,000, one could argue that only 52 stalls are required.

Each of the shared scenarios falls short of providing parking based on the city's parking requirements and even some scenarios for required parking provided by the proposed business.

The table of required parking spaces from [FMC 11-32-040](#) has been included with this report for reference along with details specific to the proposed business.

### **Suggested Motion**

Move that the Planning Commission recommend a denial of the requested zoning to the city council and deny a reduction in required parking for the proposed entertainment/reception use.

Findings:

1. Whether the zoning is changed or not, the proposed use requires a significant amount of parking that is not available on site even under a shared parking scenario.

OR

If the commission is satisfied that parking can be made to work, they may move to recommend approval of the requested zone change to the GMU zoning district and specify the required parking for the proposed use. In this scenario it is recommended by staff that the applicant obtain a shared parking agreement with property owners to the west for at least 6 additional parking stalls bringing the available parking count to 52.

**Supplemental Information**

1. Floor Plan
2. Proposed Use
3. Table 18.3 – Allowable Land Uses
4. 11-32-040: Minimum Parking Spaces Required Table
5. Vicinity map

Image 1 is the layout of the view and its respective spaces that are available for rent.

Image 1



**Specific Uses for the Space:**

1. **Weddings & Receptions** – Customizable layouts for ceremonies, receptions, and cocktail hours.
2. **Corporate Conferences** – AV-equipped spaces for presentations, workshops, and networking events.
3. **Community Events** – Markets, fundraisers, and cultural gatherings that engage local residents.
4. **Workshops & Educational Seminars** – Flexible seating for training sessions and professional development.
5. **Art Exhibitions & Galleries** – Open spaces with adjustable lighting for showcasing art and photography.
6. **Fitness Classes & Wellness Retreats** – Spacious areas for yoga, pilates, meditation, and wellness events.
7. **Private Parties & Celebrations** – Birthday parties, anniversaries, family reunions, and other milestones.
8. **Networking Events & Business Mixers** – Configurations that encourage professional connections.
9. **Pop-Up Shops & Markets** – Vendor markets and retail pop-ups promoting local artisans and businesses.
10. **Seasonal & Holiday Events** – Holiday parties, seasonal markets, and community celebrations.
11. **Photography & Videography Studio** – Portrait sessions, product photography, video shoots, fashion shoots, or social media content creation.

**Planned Business Hours:**

Multiple time slots will be available for booking throughout the week during the following projected business hours:

- Weekdays (Monday-Thursday)
- Weekends (Friday-Sunday)
  - Hours of operation will primarily be in the evening, based on scheduled events and client needs.

**Utilization of Space and Occupation:**

The View will be located on the second floor above Station Park Dental. It will have its own entrance. In total, there is around 3,000 sq ft available for use. The upstairs comprises two separate rentable spaces that can also be combined to use together. Their respective accommodations depend on seating arrangements:

- Space One: Around 1,000 sq ft. Accommodating up to 160 guests
- Space Two: Just over 1,600 sq ft. Accommodating up to 200 guests
- Spaces can be used individually or combined for larger events
- Includes a kitchenette, serving as a prep area for vendors and/or hosts as needed
- Two on-site bathrooms available for guest use
- Additional bathrooms located downstairs, separate from the dental office, accessible after dental hours for larger gatherings
- Flex rooms that can be used as Bride and Groom rooms and/or alternative uses

CC&R Shared Parking states:

“Notwithstanding the foregoing, four (4) parking spaces upon Lot 1 which are located as close as possible to the front door of the Building located on such Lot 1 shall be reserved for the exclusive use of the tenant under the Chipotle Lease for take-out orders, at no additional charge to the Owner or tenant of Lot 1, and signs may be posted designating such exclusive parking use. Aside from the four parking spaces reserved for exclusive use by the tenant under the Chipotle Lease, all other parking spaces located on any Lot within the Retail Center shall be for the use of any Lot owner, their employees, guests, customers, agents, and invitees.”

Image 2 is a table of the IBS requirements and an example of the ratios for Square footage to occupants, restrooms, and parking spaces.

**Image 2**

Scenario	Usable Sq Ft	Rentable Sq Ft	Occupant Load	Male Toilets	Female Toilets	Lavatories	Parking Spaces
Standing Space	2700	4000	540	2	4	3	135
Concentrated (Chairs Only)	2700	4000	385	2	3	2	96
Unconcentrated (Tables & Chairs)	2700	4000	180	1	1	1	45
Fixed Occupants: 200	2700	4000	200	1	2	1	50
Fixed Occupants: 175	2700	4000	175	1	1	1	44
Fixed Occupants: 150	2700	4000	150	1	1	1	38
Fixed Occupants: 125	2700	4000	125	1	1	1	31
Fixed Occupants: 100	2700	4000	100	1	1	1	25

\*Max occupancy for 1 female and 1 male bathroom is 160 people - this would require 45 parking spaces

\*1 parking space for 4 people

\*1 toilet for every 125 males, 1 for every 55 females

**Parking and Accessibility:**

- The Retail Center offers ample parking with approximately 67 available parking spots.
- Additional street parking on the south side of the building is available if it is necessary.

Image 3 displays the available parking spots 36 of which are owned by Station Park Dental and an additional 31 that are available for use.

**Image 3**





**11-18-050: USES:**

Mixed Use Districts					
OS	RMU	OMU	GMU	TMU	
Mixed Use Districts					
	OS	RMU	OMU	GMU	TMU
<b>Residential:</b>					
Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes	N	P	N	N	P
High density residential - condominium and apartment style	N	N	N	N	P
Live/work residential	N	P	N	N	P
Residential facilities for people with disabilities	N	P	N	P	P
Assisted living facilities	N	P	N	P	P
Residential facilities for the elderly	N	P	N	P	P
<b>Commercial:</b>					
Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel	N	P	P	P	P
Art studio	N	P	P	P	P
Business, professional offices, outpatient medical facilities	N	P	P	P	P
Entertainment	N	N	N	P	P
Fitness and recreation facilities	N	P	P	P	P
Hospitals, inpatient medical facilities	N	N	P	P	P
Lodging - bed and breakfast	N	P	N	P	P
Lodging, limited to hotel, motel	N	N	P <sup>1</sup>	P	P
Neighborhood service establishments <sup>3</sup>	N	P <sup>1</sup>	P <sup>1</sup>	P	P <sup>1</sup>
Parking structure	N	N	P	P	P
Restaurant - fast food	N	P <sup>1</sup>	P	P	P <sup>1</sup>
Restaurant - traditional sit down	N	P	P	P	P
Retail and wholesale sales individual tenant use:					
Up to 5,000 square feet	N	P	P	P	P
Greater than 5,000 square feet and up to 20,000 square feet	N	N	P	P	P
Vehicle service/convenience store (including gasoline sales but no auto repair)	N	N	P	P	P
<b>Civic uses:</b>					
Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)	N	N	N	N	N
Parks and open space	P	P	P	P	P
<b>Schools:</b>					
Preschool, daycare	N	P <sup>1</sup>	P	P	P
Primary, secondary, colleges, and vocational	N	P	P	P	P
Service and fraternal clubs and organizations, and religious institutions	N	P	P	P	P
Transit and related transportation facilities (not including benches and bus stop signs)	N	N	P <sup>2</sup>	P <sup>1</sup>	P <sup>2</sup>

**TABLE 18.3  
ALLOWABLE  
LAND USES**

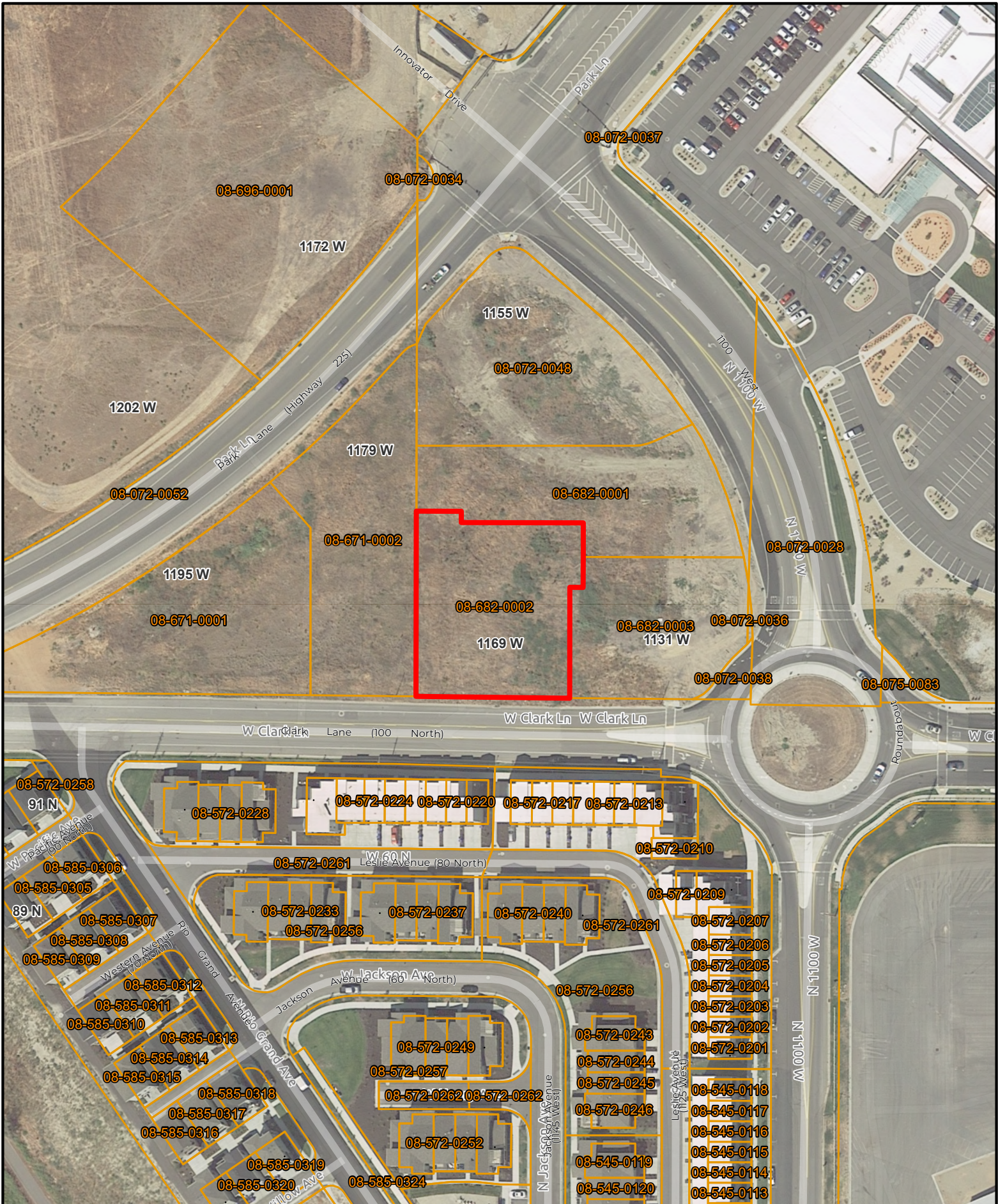
Key to allowable uses:  
P - Permitted  
N - Not permitted

1. Drive up window/drop off lane (including a porte-cochere) allowed only with special exception review by the Planning Commission as set forth in section [11-3-045](#) of this title, as to use, and not fixed dimensional standards; however, in the case of a lodging, the planning commission may approve variations from the standards of 11-18-160 including permission to allow off-street parking between the building and a secondary street by review of a special exception. For any use not listed as P<sup>1</sup>, drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.
2. Benches and bus stops are permitted, with development standards as noted in section [11-18-110](#) of this chapter.
3. Neighborhood service establishments: Low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (with no gas pumps).

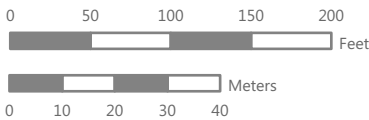
**11-32-040: MINIMUM PARKING SPACES REQUIRED:**

The Planning Commission shall determine which listed use is most nearly similar. In special cases where it is determined that there is not a similar use, the Planning Commission, in consultation with the developer, shall establish the minimum parking space requirement:

Use	Parking Spaces Required
Auditoriums, assembly halls, theaters, churches, funeral homes	1 parking space for every 4 seats. Where there are no fixed seats, 1 space shall be provided for every 50 square feet of gross floor area.
Auto repair/body shop	3 spaces for each service bay (service bay itself shall not be counted as a parking space) plus 1 space for each vehicle customarily used in operation of the business.
Commercial recreation, such as golf course, bowling alley, etc.	Determined by the Planning Commission.
Dental and medical clinics	6 parking spaces per 1,000 square feet of floor area.
Drive-in facilities, required stacking space	There shall be sufficient distance in advance of a service window to store 4 cars, not including the vehicle at the window. In the case of a fast food restaurant, the distance between a menu board and the pick up window shall be sufficient to store 4 cars, not including the vehicles at the pick up window and menu board, and storage for at least 4 vehicles shall also be provided in advance of the menu board. A minimum of 20 feet per vehicle shall be provided. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on abutting streets.
Dwelling, multi-family (5+ units/building)	1.6 parking spaces per unit, plus 0.25 space per unit for visitors.
Dwelling, single-family to four-family	2 parking spaces per dwelling unit.
Elementary and junior high school	2 parking spaces per classroom.
Fast food or drive-in restaurant	20 parking spaces per 1,000 square feet of sales and eating area plus a minimum of 4 employee parking spaces.
Hospitals	1 parking space per each bed.
Hotel and motel	1 parking space per unit, plus specified requirements for restaurants, auditoriums, meeting rooms and other related facilities.
Intensive commercial business, retail stores and shops	4 parking spaces per 1,000 square feet of floor area.
Less intensive commercial businesses, including auto, lumber, appliance sales, etc.	1.5 parking spaces per 1,000 square feet of indoor and outdoor sales and display area.
Manufacturing uses, research and testing, wholesale	2 parking spaces per 1,000 square feet of gross floor area, plus 1 space for each company vehicle operating from the premises. 1 parking space per 1,000 square feet of gross floor area shall be provided for warehousing and/or space used exclusively for storage.
Nursing home	1 parking space per each bed.
Offices and personal services	3 parking spaces per 1,000 square feet of floor area.
Senior high schools	7 parking spaces per classroom.
Sit down restaurants and bars	12 parking spaces per 1,000 square feet of floor area.



**VICINITY MAP**  
Station Park Dental



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.



## Planning Commission Staff Report March 20, 2025

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### Item 3: Canopy Square - Project Master Plan/Development Agreement Amendment

Public Hearing:	Yes
Application No.:	PMP-3-21
Property Address:	NW corner of Burke Lane and Maker Way
General Plan Designation:	CMU (Commercial Mixed Use)
Zoning Designation:	OMU (Office Mixed Use)
Area:	20 Acres
Number of Lots:	-
Property Owner:	Wasatch Farmington Holdings LLC
Agent:	Adam Lankford, Connor Sheppard, Jeff Nielson

Request: *Applicant is requesting a recommendation to amend the PMP/DA approved by the City Council for Canopy Square on November 1, 2022.*

---

#### **Background Information**

Canopy Square is a 20-acre residential development on the north side of Burke Lane between the future Maker Way and “Commerce Drive” rights-of-way. The residential use of the area, despite the OMU zoning, is permitted under the North Farmington Station Project Master Plan and Development Agreement approved in 2020. The latest proposal (March 20, 2025) consists of multifamily stacked flats, townhomes, and a small 10,000 sq. ft. office building. The location of the development is important, as it borders the mixed-use office park proposed to the north, and other mixed-use products to the south. It sits roughly halfway between the City’s future 14-acre park and the commercial/office center to the north. The project features as crucial location for not only housing for an emergent workforce in Farmington, but also contains a necessary circulation corridor for pedestrians and bicyclists consistent with a General Plan update prepared by GSBS and approved by the City in 2022.

The Planning Commission reviewed and recommended approval of the original PMP/DA for Canopy Square on January 20, 2022. One hallmark of this earlier proposal was a “wrapped” affordable housing project; however, the developer was unable to obtain approval for this tax credit proposal and reconfigured the plan. This reconfigured version of the PMP was approved by the City Council, after receiving a recommendation from the Commission, on November 1, 2022. In the interim between November 1, 2022 and March 20, 2025, Wasatch has been working with the US Army Corp of Engineers to resolve wetland issues.

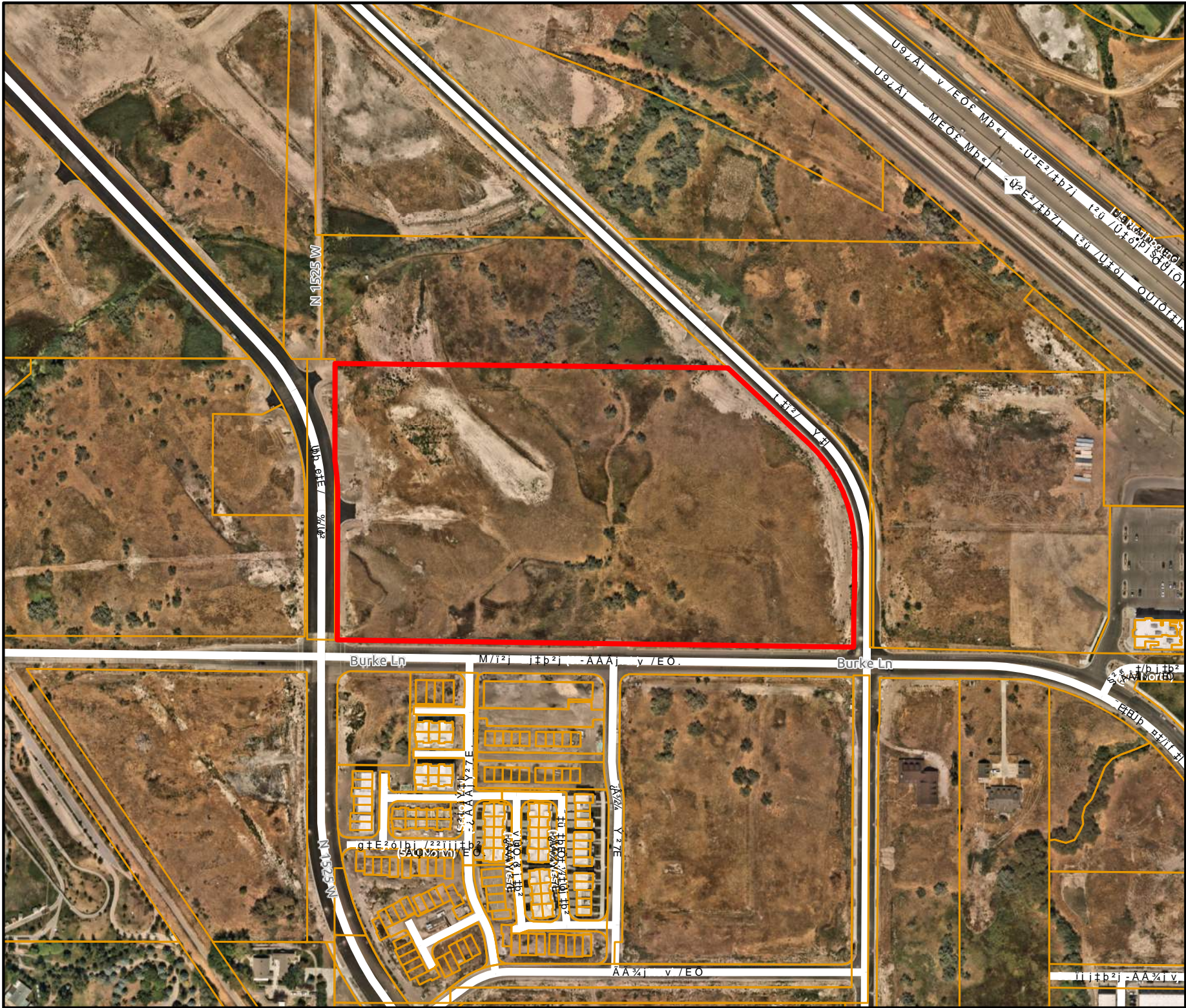
The January 20, 2022 plan did not include any commercial, including commercial nodes at the southwest and southeast corners of the project, which omission is not consistent with the overarching North Farmington Station Master Plan. Subsequently, the Planning Commission recommended on January 20<sup>th</sup> as a condition of approval that the developer modify his plan to show the commercial nodes. In lieu of this condition, Wasatch proposed ground floor commercial, next to Maker Way, which was later recommended by the Commission and approved by the City Council as mentioned previously.

### **Suggested Alternative Motion**

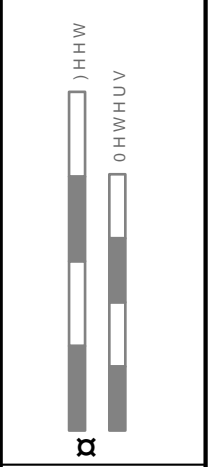
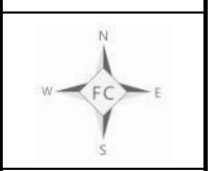
Move that the Planning Commission table consideration of the proposed March 20, 2025 amendment to the Canopy Square PMP/DA to allow time for the developer to address unanswered questions incorporated in the attachments to the staff report and any additional input/questions by the Commission and the public, and to prepare a DA, or not, based on the feedback received.

### **Supplemental Information**

1. Vicinity Map
2. A time line of attachments:
  - a. North Farmington Station Land Uses Map
  - b. Concept Plan, Jan. 20, 2022
  - c. GSBS Farmington Station Small Area Plan
  - d. Concept Plan, November 1, 2022
  - e. Concept Plan, March 20, 2025
3. 2022 and 2025 PMP Comparison Table
4. Street Illustrations
5. Construction Sequence Exhibits: November 1, 2022 and March 20, 2025
6. Proposed Project Master Plan update, March 20, 2025

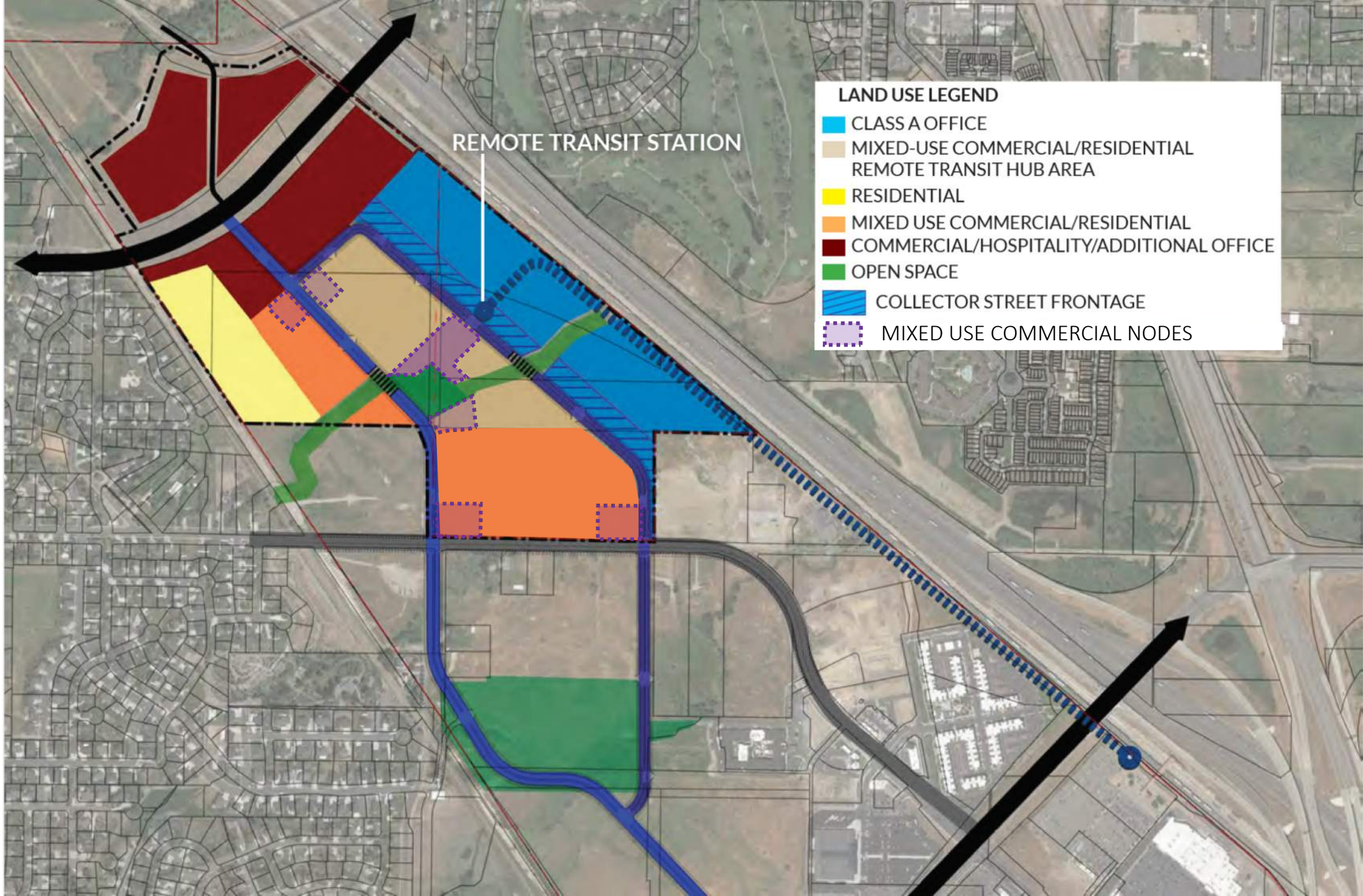


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 DFXUDWH DQG VXL VDE  
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**LAND USE LEGEND**

- CLASS A OFFICE
- MIXED-USE COMMERCIAL/RESIDENTIAL  
REMOTE TRANSIT HUB AREA
- RESIDENTIAL
- MIXED USE COMMERCIAL/RESIDENTIAL
- COMMERCIAL/HOSPITALITY/ADDITIONAL OFFICE
- OPEN SPACE
- COLLECTOR STREET FRONTAGE
- MIXED USE COMMERCIAL NODES

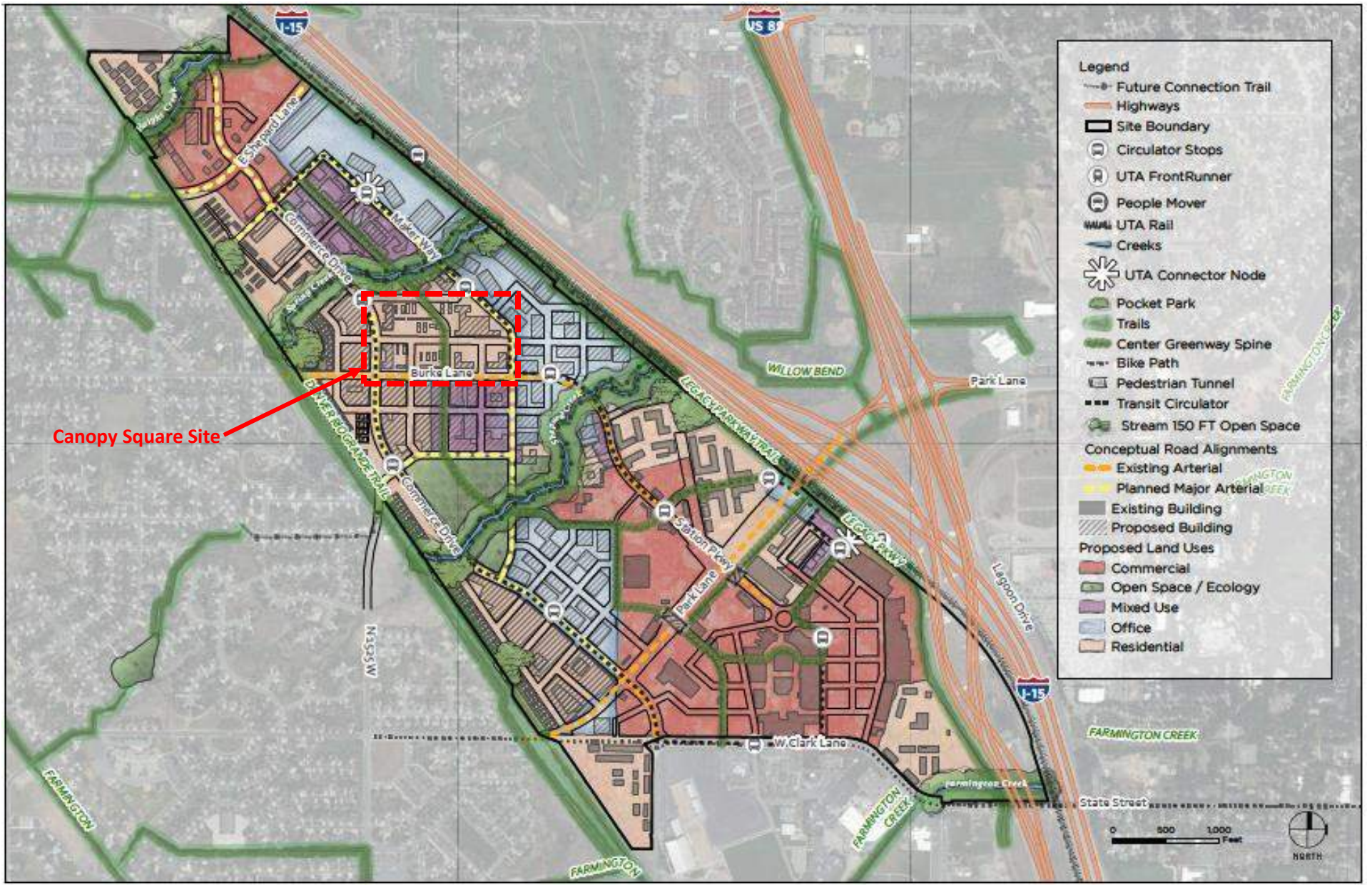
REMOTE TRANSIT STATION

Previous Version Jan 20, 2022

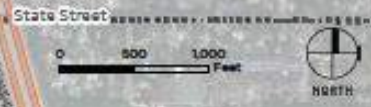


## CONCEPT PLAN





- Legend**
- Future Connection Trail
  - Highways
  - Site Boundary
  - Circulator Stops
  - UTA FrontRunner
  - People Mover
  - UTA Rail
  - Creeks
  - UTA Connector Node
  - Pocket Park
  - Trails
  - Center Greenway Spine
  - Bike Path
  - Pedestrian Tunnel
  - Transit Circulator
  - Stream 150 FT Open Space
  - Conceptual Road Alignments**
  - Existing Arterial
  - Planned Major Arterial
  - Proposed Land Uses**
  - Commercial
  - Open Space / Ecology
  - Mixed Use
  - Office
  - Residential



Nov 1, 2022



### CONCEPT PLAN

March 20, 2025



# CONCEPT PLAN

## March 2025 PMP vs. November 2022 PMP--Comparison Table

PMP Differences: 3/25 vs. 11/22	Code (* See Note Below)	Issue
No place making "L" Shaped buildings at the major corners of Innovator and Burke and at Maker and Burke.	Define the public space using building location and landscaping to promote pedestrian activity and create a high-quality public realm (Sec. 11-18-070 B. 5. a. (5)).	Does the proposed 3/25 PMP sufficiently define the major public streets as well as the 11/22 PMP?
Same building type (42 town homes) is proposed on the north side of Burke Ln. the entire length of the project (approx. 1,300 ft.)	Create buildings that provide human scale and interest through use of varied forms . . . (Sec. 11-18-070 B. 5. c.(1)(A))	Does a singular building type in the 3/25 PMP for 1,300 ft. linear feet create too much redundancy/monotony?
The club house is not detached, but part of an apartment building.		<p><b>Pro:</b> residents in the attached apartment bldg. are closer to indoor amenities;</p> <p><b>Con:</b> the potential variety of building types for the project overall is less than it could be;</p> <p><b>Other:</b> what is the s.f. of the proposed vs. the approved?</p>
No podium mixed use bldg. in the NE corner of the project, but an apartment bldg. and a detached commercial bldg. instead.		Is the variety of building types on Maker Way still acceptable?
The Overall density of the project is less 461 vs. 241 units; but the overall building s.f. of the 11/22 plan is more than the 3/25 PMP (286,514 sf. vs. 211,390 sf.). Why?	See HTRZ (Housing and Transit Reivencement Zone) standards	The NE area of the project is located in an HTRZ, which was established in 2024. What benefits does the HTRZ provide, and do the non-podium buildings support the objectives of the HTRZ?
Configuration of active open space		
Construction Sequence is different.		

\* Note: Approval of the 11/22 constituted a legislative act, any change to 3/25 PMP will require the same.

### Other

A few days ago the developer showed staff a fourth story roof-top element for the town-homes that was not part of the 2022 PMP; however, this roof top feature is not included as part of this submittal for Planning Commission consideration.

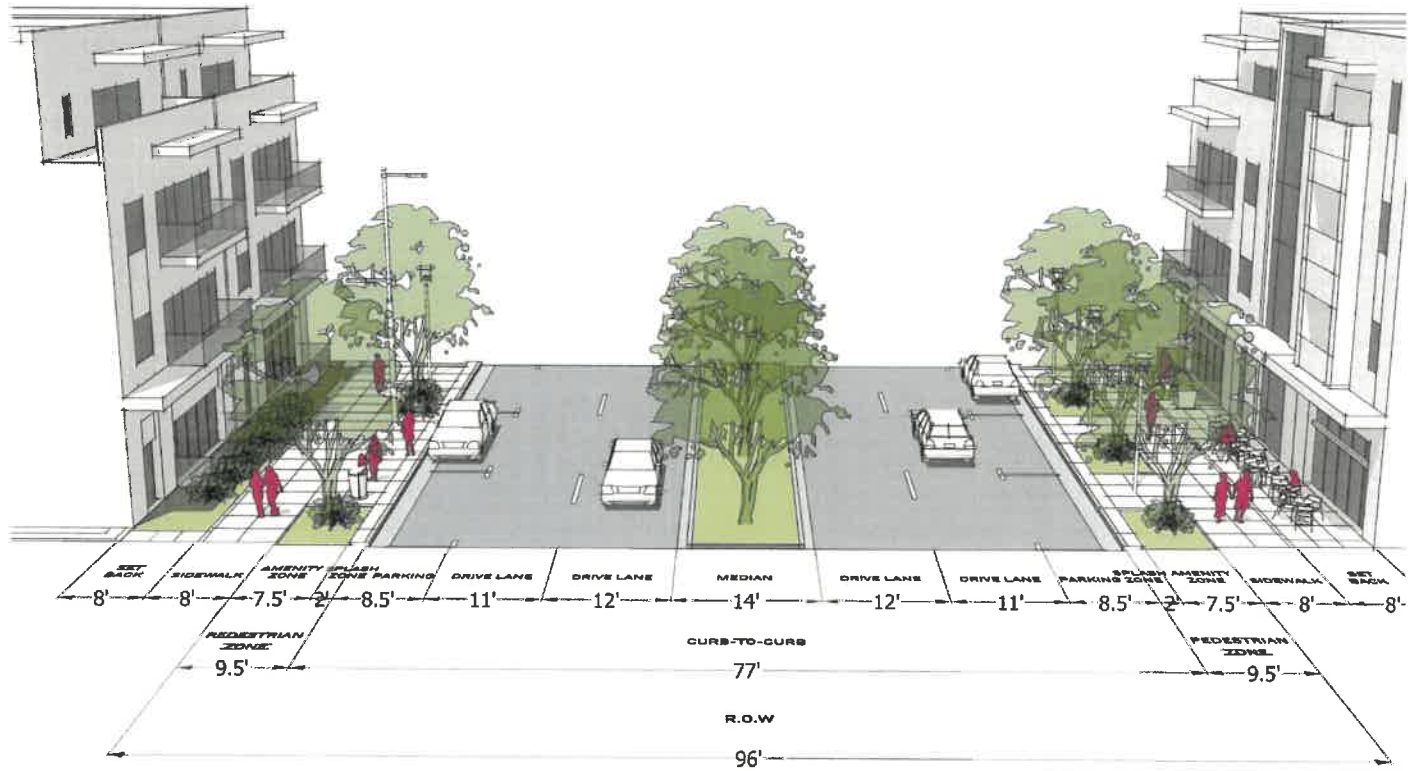
### Similarities: 3/25 vs. 11/22

### Comments:

* Block size	The City's regulating plan was amended and a zone text change occurred to accommodate the block size in 2022.	
* Subdivision Schematic Plan	The schematic plan was approved in 2022, no additional schematic plan considerations are needed at this time.	
* Puplic improvements, including storm drain		
* The Cental Greenway		

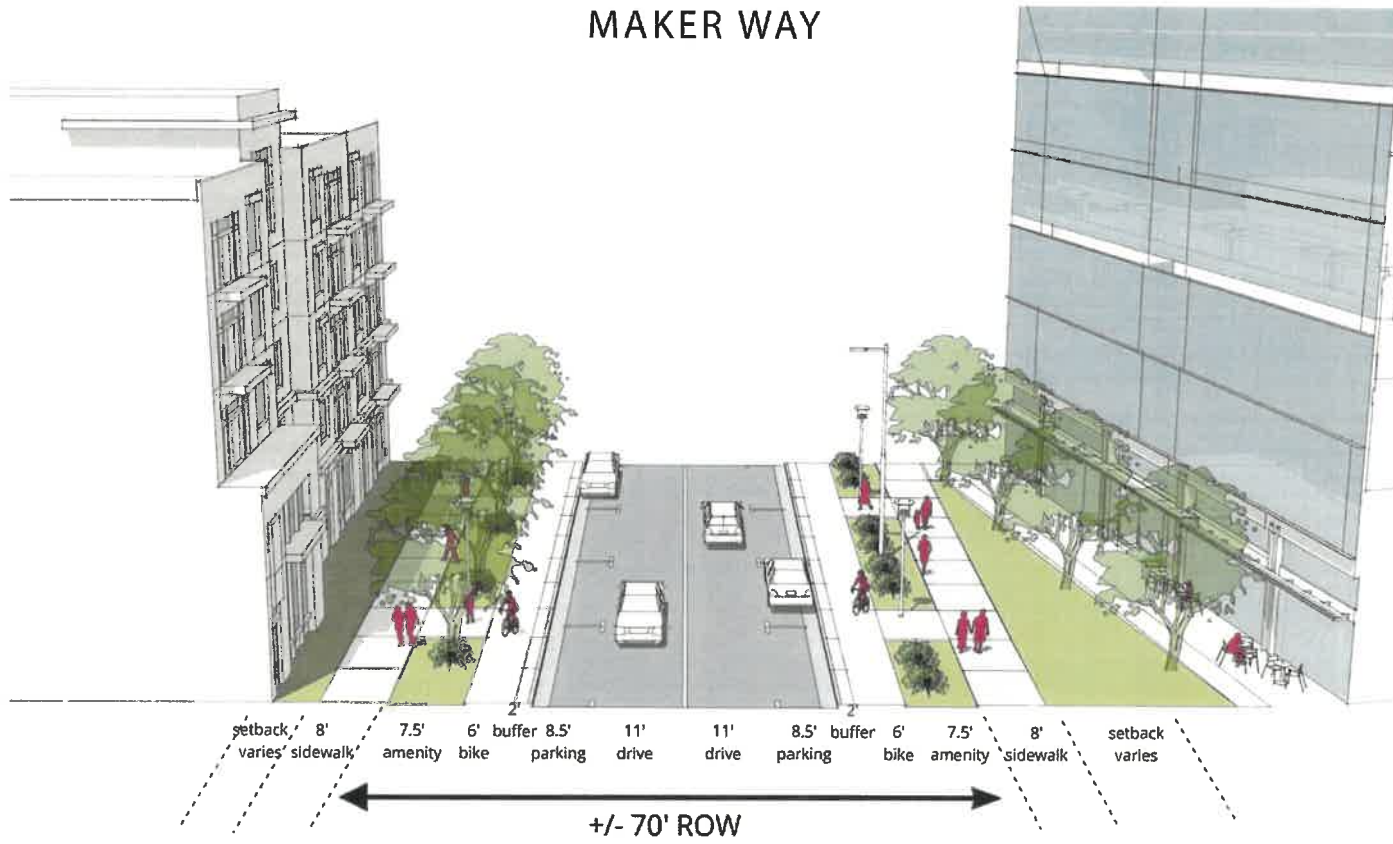
Nov 1, 2022

# COMMERCE DRIVE



Nov 1, 2022

# MAKER WAY

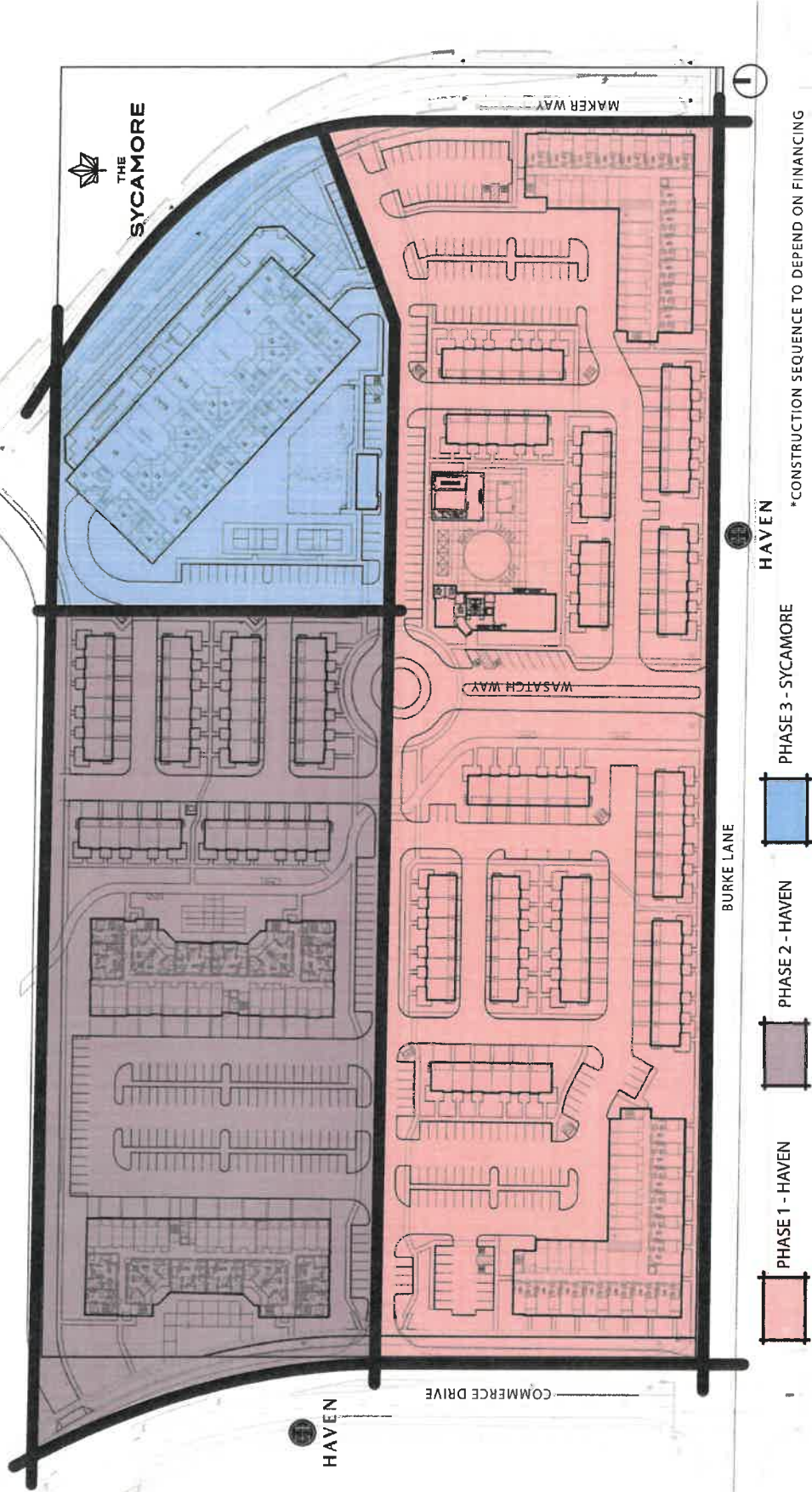


Nov 1, 2022 and March 20, 2025

## BURKE LANE



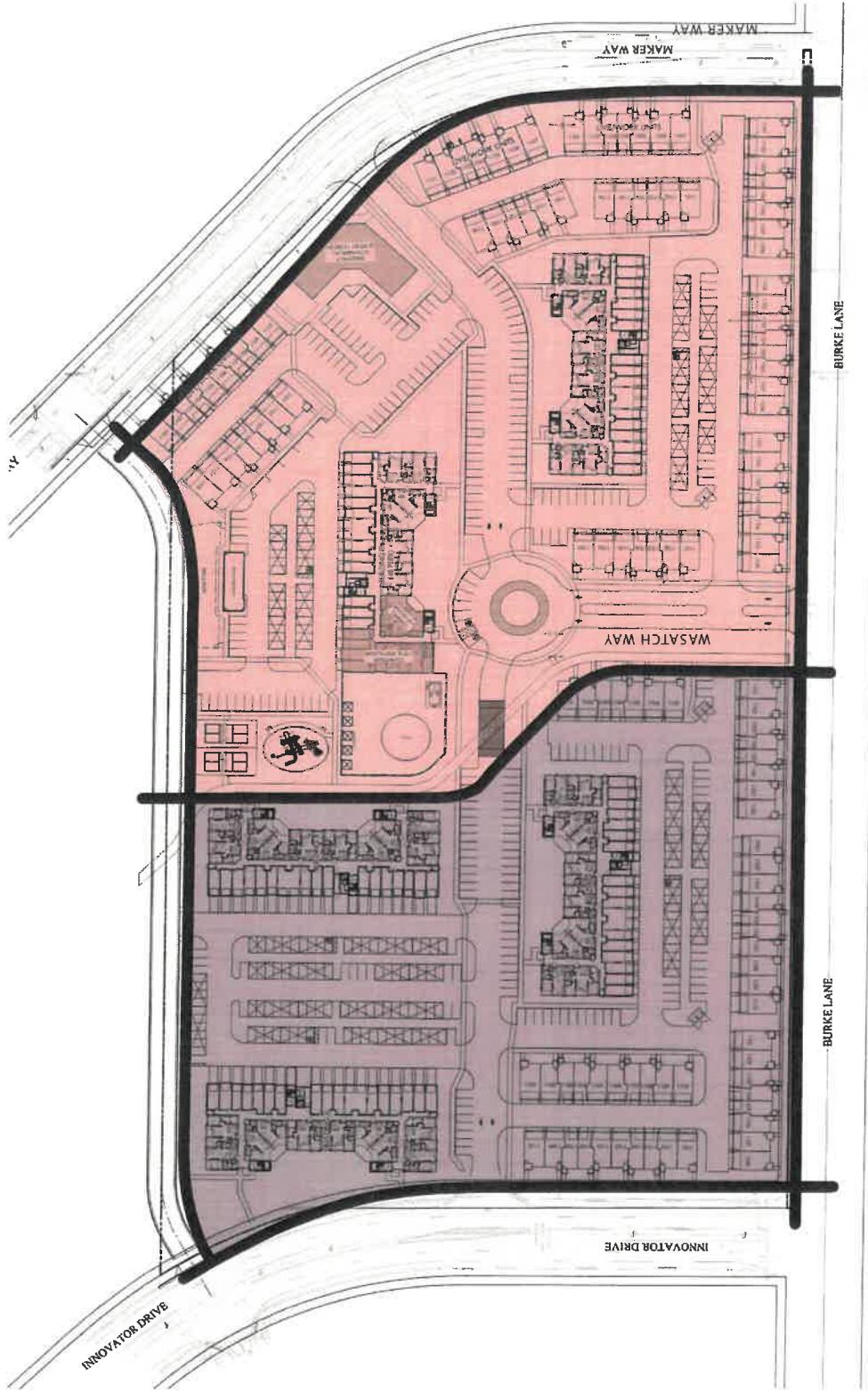
November 1, 2022



### CONSTRUCTION SEQUENCE EXHIBIT



March 20, 2025



PHASE 1

PHASE 2

\*CONSTRUCTION SEQUENCE TO DEPEND ON FINANCING



# CONSTRUCTION SEQUENCE EXHIBIT



# CANOPY

SQUARE



March 14, 2025

**To the Farmington City Mayor, City Council, Planning Commission**

In Care of Mr. David Peterson, Community Development Director  
Farmington City Hall  
160 South Main Street  
Farmington City, Utah 84025

**Re: Canopy Square Project Master Plan (Updated)**

We are pleased to submit our updated Project Master Plan (PMP) for the Canopy Square Project to Farmington City. We are excited to be partners with Farmington City and to move forward the first phase of the long-envisioned North Farmington Station PMP. We believe that this PMP is possible due to the foresight of the City to recognize the importance of residential (both market rate and workforce housing) and retail in making this area of the city a success, where future residents will live, work and play.

Wasatch Residential Group has developed and acquired more than 7,700 multi-family units throughout the Western United States. This success has been possible by creating vibrant neighborhoods, places where people want to stay long term because they enjoy the amenities, open space, architecture and high level of management.

We are pleased that Farmington City has embraced the idea of creating a new and unique neighborhood. The goals and objectives of this PMP will bring pedestrian connectivity, open space, amenities and quality architecture together to create a walkable neighborhood that will set the standard for the larger North Farmington Station project.

We would be remiss if we did not mention our appreciation to the many city staff members who have worked with Wasatch Residential Group to this point and look forward to a long and rewarding experience together as we build out this first 20-acres.

Sincerely,



Jeff Nielson  
President

Corey Johnson  
Vice President



Adam Lankford  
VP of Development





## CONTENTS

### **01 | Project Master Plan Narrative**

- Current Zoning Map - 3
- Site Context - 4
- Existing Conditions - 4
- Objectives - 5

### **02 | Description of Land Use Concepts**

- Parking Strategy - 8
- Color Site Plan - 9
- Architecture - 10, 11
- Passive / Active Open Space - 14
- Circulation - 15

### **03 | Preliminary Transportation Analysis**

- Roadway Network and Modal Split - 15

### **04 | Utilities and Infrastructure**

- Dry Utilities - 22
- Stormwater - 22
- Sanitary Sewer - 23
- Culinary Water - 23
- Secondary Water - 23

### **05 | Sequence and Timing**

### **06 | Section 140 Petition**

# PROJECT MASTER PLAN NARRATIVE



The Mixed-Use Districts Zoning Ordinance (Farmington City Zoning Regulations Chapter 18) establishes development standards and guidelines that are enacted to provide and encourage a compatible mix of retail and residential uses, rather than a separation of uses, that is consistent with the objectives of the Farmington City General Plan.

Flexibility in design and a mix of residential product types is allowed to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a pedestrian oriented pattern of development.

We agree with this and are supportive of the City's land use plan and the associated OMU Zoning.

## FARMINGTON CITY GENERAL LAND USE PLAN



# FARMINGTON CITY CURRENT ZONING MAP



The current zoning of the property is OMU for the entirety of the Canopy Square project.

**This zoning allows for residential neighborhoods within the larger office mixed use district.**

## **INCORPORATION OF EXISTING STRUCTURES:**

The PMP area is essentially vacant and has been for a number of years.



**DEVELOPMENT STANDARDS AT PMP EDGE:**

The 20-acres PMP area extends from the future Commerce Drive on the West, future Maker Way on the east, the existing Burke Lane on the south and vacant land to the north. The uses proposed of this PMP are compatible with the proposed uses of the adjacent vacant properties.

**NORTH EDGE** The north boundary of the PMP area is defined by vacant land that will be residential/ mixed use in the future.

**EAST EDGE** The east boundary of the PMP is defined by Maker Way with Office directly east of that and the Red Barn Development.

**SOUTH EDGE** The south boundary of the PMP is defined by Burke Lane and future OMU zoning to the south of Burke Lane.

**WEST EDGE** The west boundary of the PMP is defined by the Commerce Drive and future OMU zoning west of Commerce Drive.



# CANOPY SQUARE SITE CONTEXT





**OBJECTIVES:**

The Goals of this PMP is to align with the Vision and Purpose of Farmington City General Plan, zoning ordinance and the North Farmington Station PMP. The Objectives of this PMP are as follows:

**A. Create an exciting destination**

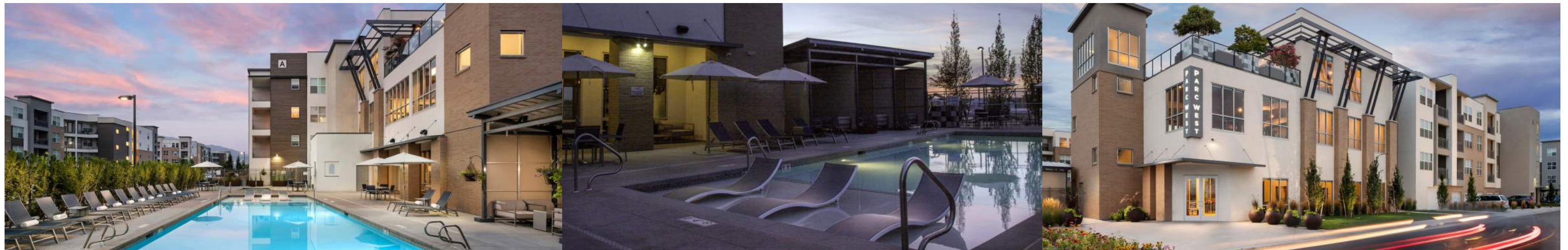
- Provide high quality architecture
- Provide high end amenities
- Create a sense of arrival with entrance monuments and features

**B. Create a neighborhood with a diverse housing plan**

- Provide quality townhomes to attract families to the area
- Provide high end units for young professionals
- Provide high end stacked flat units

**C. Create a neighborhood with an array of passive and active open space (with the following or similar amenities)**

- Lawn area
- Pools
- BBQ areas and outdoor fire pits
- Courtyards and walkways
- A variety of tree and shrub species



#### D. Promote quality urban design

- Quality primary materials
- Strategic use of glazing
- Emphasize pedestrian entrances
- Use colors and materials that create a sense of place
- Enhance sides of buildings facing roads
- Flat buildings planes will not be allowed

#### E. Connect the 20 acre site to the larger North Farmington Station PMP

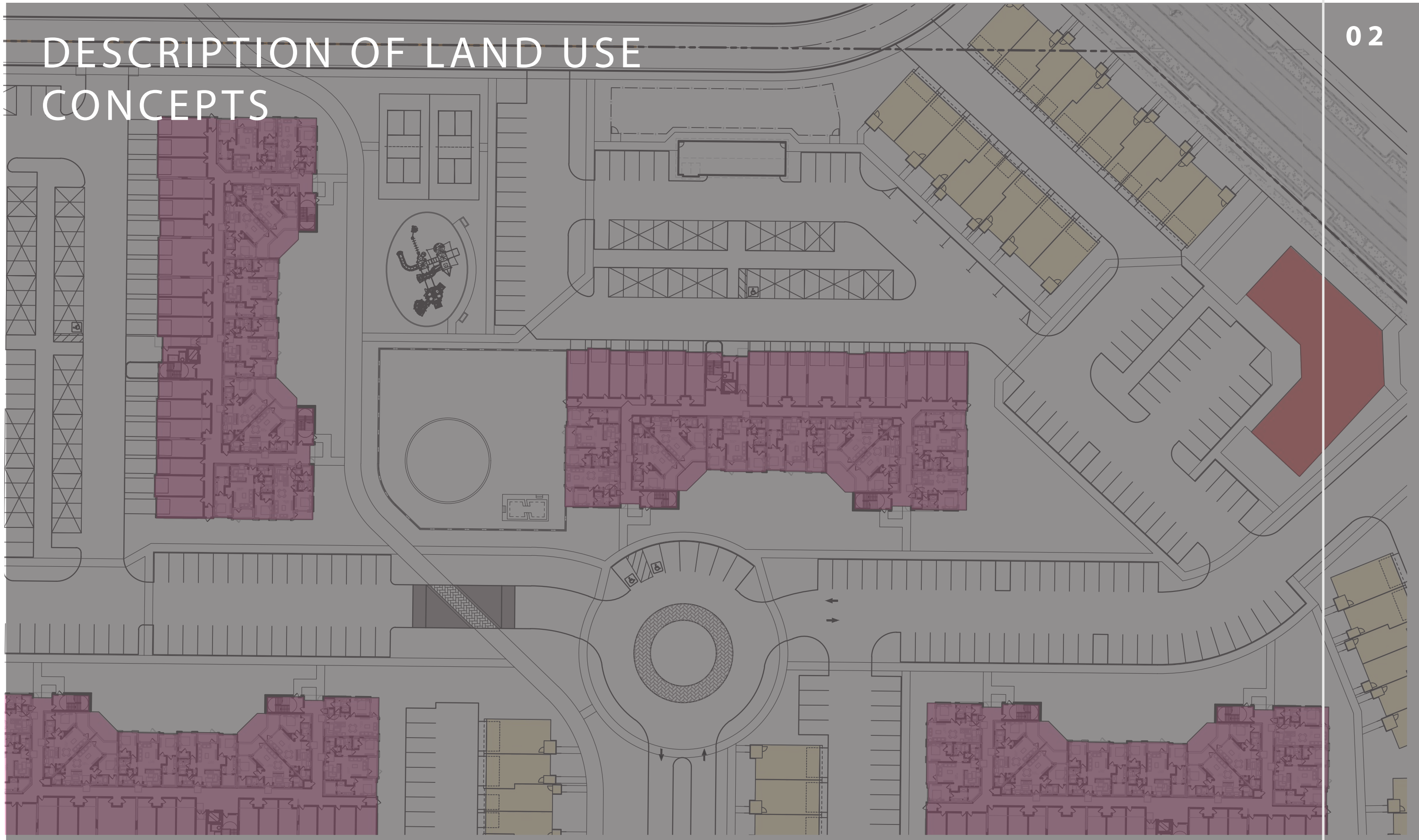
- Create a strong pedestrian connection to the Downtown Area along Spring Street
- Create pedestrian connections to future trail system

#### F. Promote Farmington City's heritage

- Use Sycamore trees to line residential streets
- Use Farmington rock material on entrance monuments and features where possible



# DESCRIPTION OF LAND USE CONCEPTS



## CANOPY SQUARE LAND USE AREAS



**MULTIFAMILY  
STACKED FLATS**



**MULTIFAMILY  
TOWNHOME**



**COMMERCIAL  
BUILDING**



**OPEN SPACE  
PASSIVE**



**OPEN SPACE  
ACTIVE**

### DESCRIPTION OF LAND USE CONCEPTS:

The land uses included in this PMP are as follows:

- Multifamily Stacked Flats A - XX SF
- Multifamily Townhome - XX SF
- Commercial Building - 10,000 SF
- Open Space Passive
- Open Space Active

### PARKING STRATEGY:

The City's Zoning Ordinance establishes the parking basis for Farmington City in Chapter 32. The minimum parking requirements for multifamily are 1.6 stalls per unit and .25 guest stalls per unit.

Parking provided within the 20-acres will include surface parking, driveway parking, garage parking and on street (off site) parking. It is important to have the right amount of parking for the uses within this PMP. Proper planning should preclude both not enough parking as well as too much parking.

The City's Mixed-Use Ordinance Chapter 18 further defines the parking requirements for Transit Oriented Development, and minimizes the parking rate of Transit Oriented Development based

on proximity to the Transit Station. With the inclusion of the proposed location of the Remote Transit Station onto the north of this site, the minimum parking rations may be reduced.

The Zoning Ordinance provided for reductions based on shared parking analysis that may be implemented in order to take advantage of complementary uses for further reduction. The fulfillment of this PMP will include a parking study and shared parking analysis if any further reduction to the required parking is to be implemented on a project specific basis. The actual parking that will be provided will be within these parameters as a minimum, with the caveat that the market and the needs of the particular user will drive the final number of stalls provided.



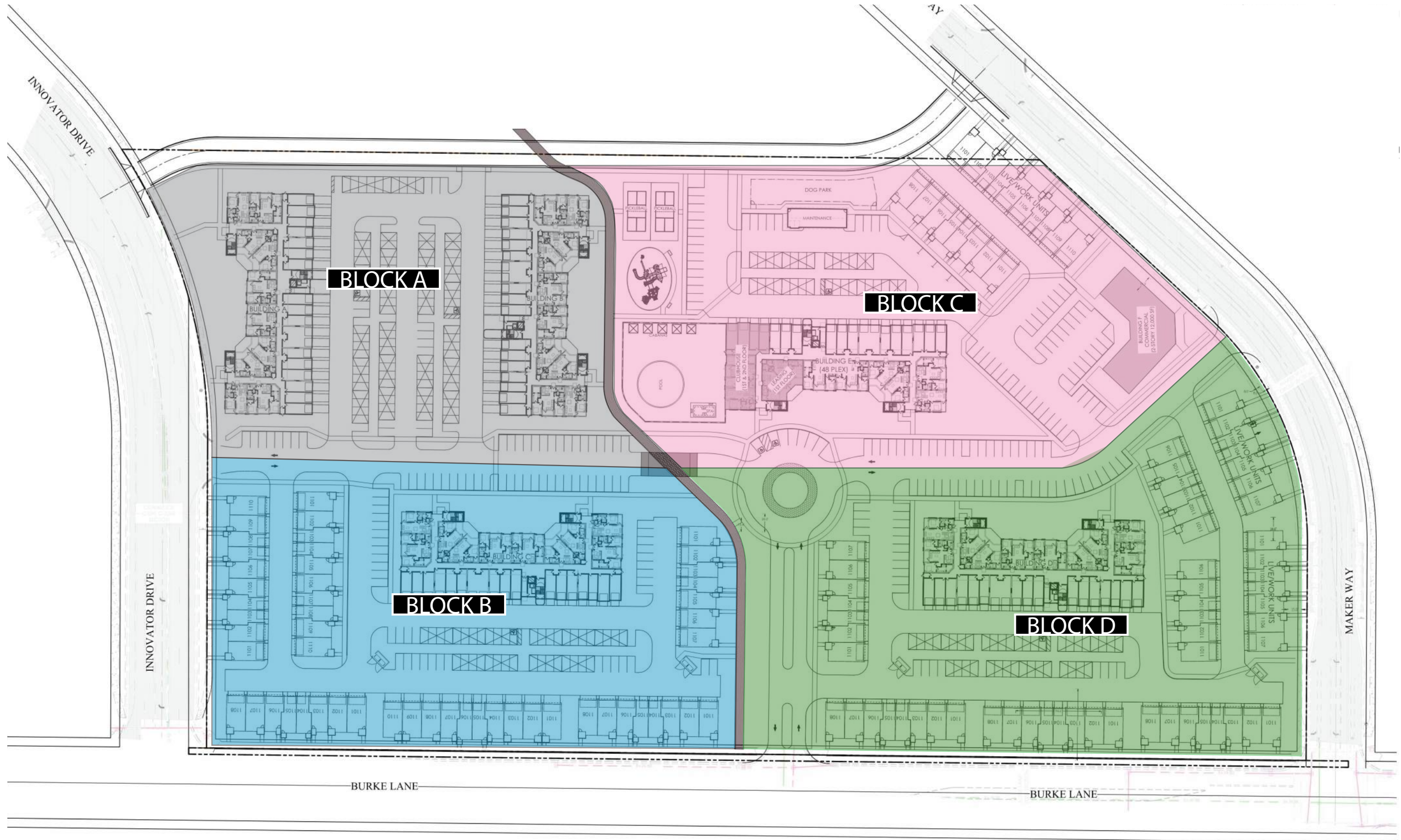
CONCEPT PLAN



## CONCEPTUAL ARCHITECTURE



## CONCEPTUAL ARCHITECTURE



# BLOCK EXHIBIT



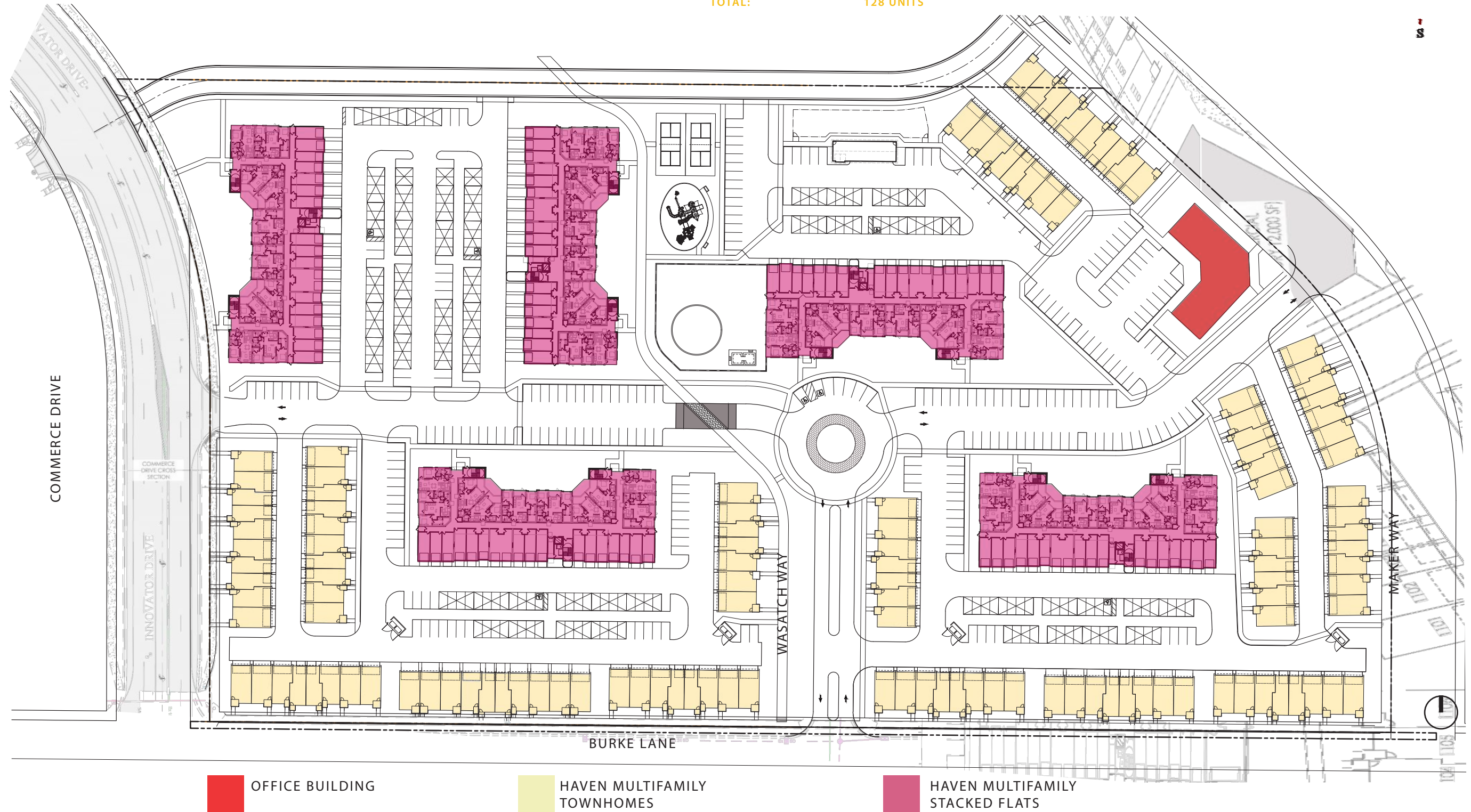
**BUILDING FOOTPRINT AREAS:**

Stag Flats (5): 21,500 SF EA. (58 UNITS)  
**TOTAL: 107,500 SF (116 UNITS)**

Office Building (1): 10,000 SF EA.  
**TOTAL: 10,000 SF**

6-PLEX TH BLDG (2) : 4,920 SF EA. (12 UNITS)  
 7-PLEX TH BLDG (4): 3,710 SF EA. (28 UNITS)  
 8-PLEX TH BLDG (6): 6,560 SF EA. (48 UNITS)  
 10-PLEX TH BLDG (4): 8,200 SF EA. (40 UNITS)  
**TOTAL: 128 UNITS**

**TOTAL BUILDING SF: 286,514 SF**  
**TOTAL UNIT COUNT: 244 UNITS**

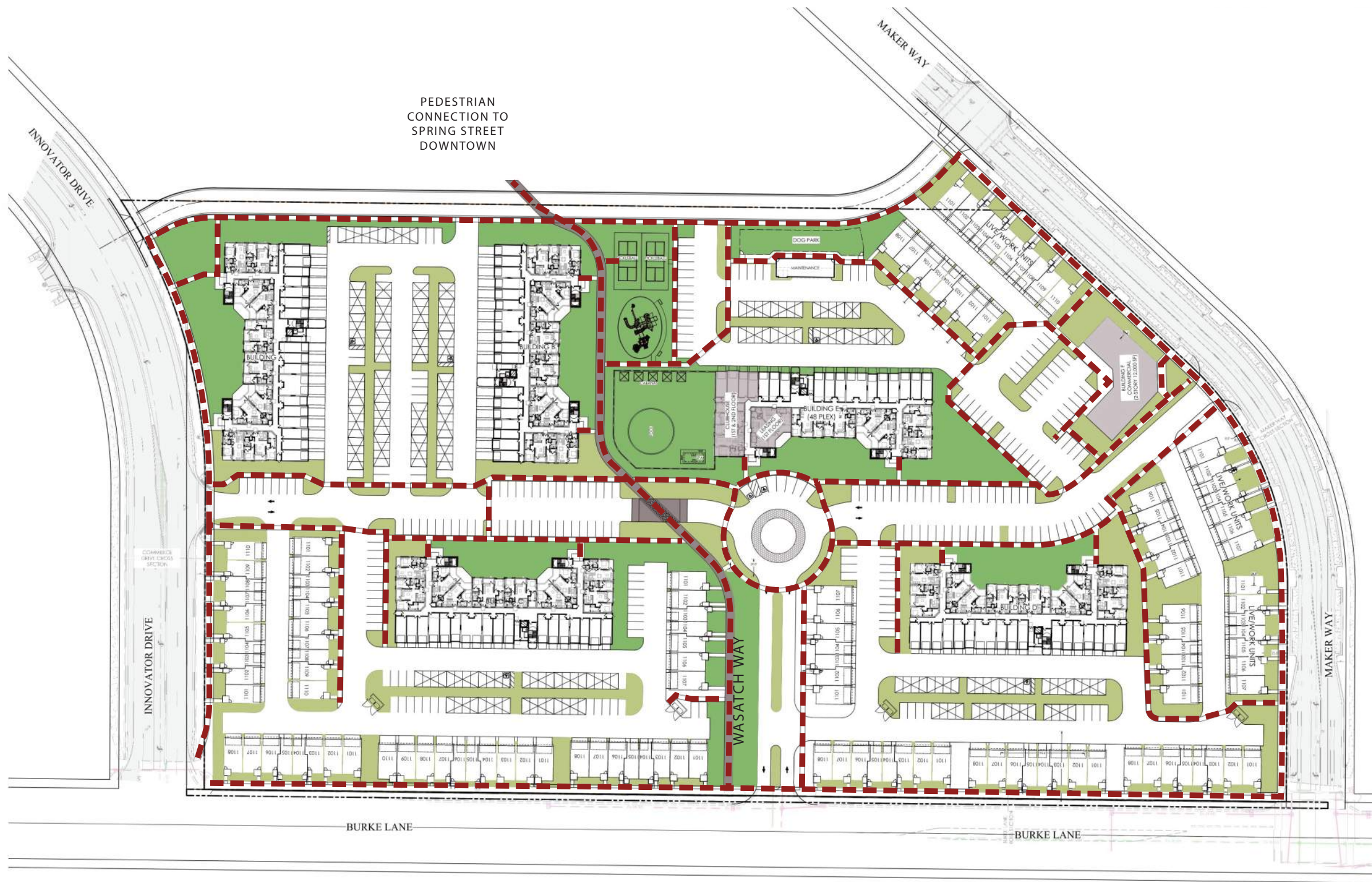


■ OFFICE BUILDING

■ HAVEN MULTIFAMILY TOWNHOMES

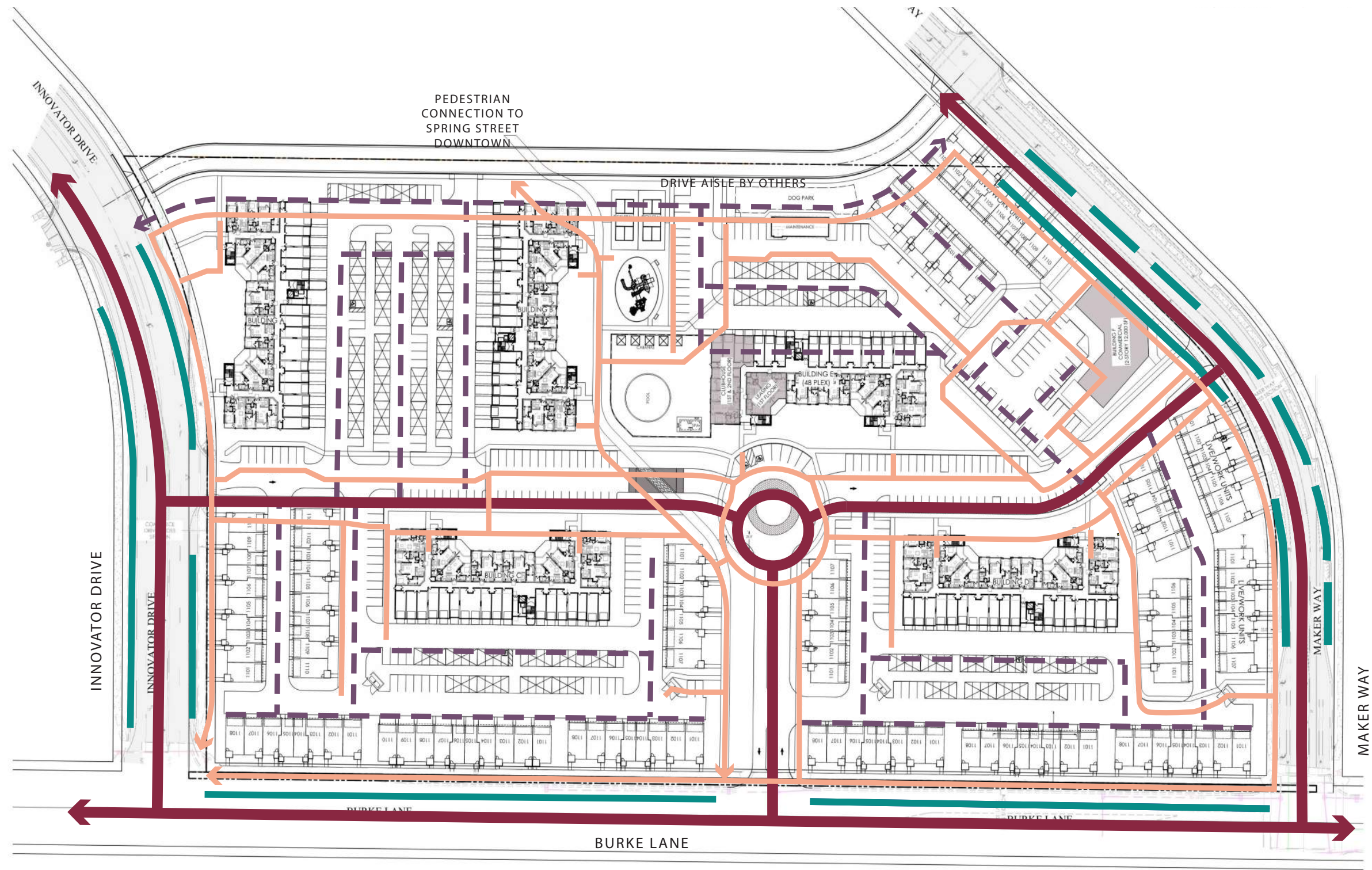
■ HAVEN MULTIFAMILY STACKED FLATS


**CONCEPTUAL LAND USES**



ACTIVE OPEN SPACE
  PASSIVE OPEN SPACE
  PEDESTRIAN CIRCULATION

## ACTIVE / PASSIVE OPEN SPACE

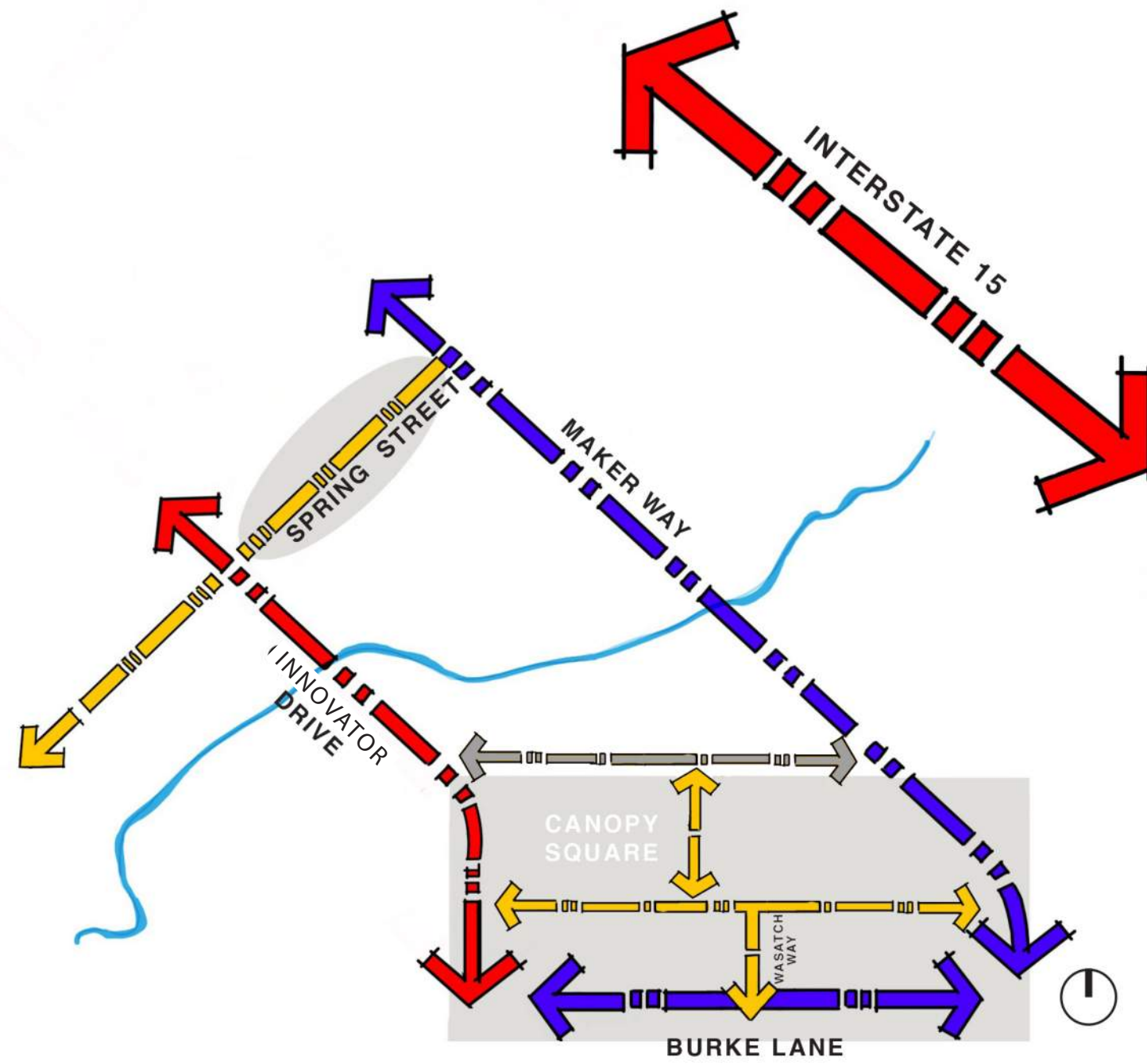


-  PRIMARY VEHICULAR
-  SECONDARY VEHICULAR
-  ON-STREET PARKING
-  PEDESTRIAN

## CIRCULATION

# PRELIMINARY TRANSPORTATION ANALYSIS





**ROADWAY NETWORK**

# BURKE LANE



# UTILITIES AND INFRASTRUCTURE

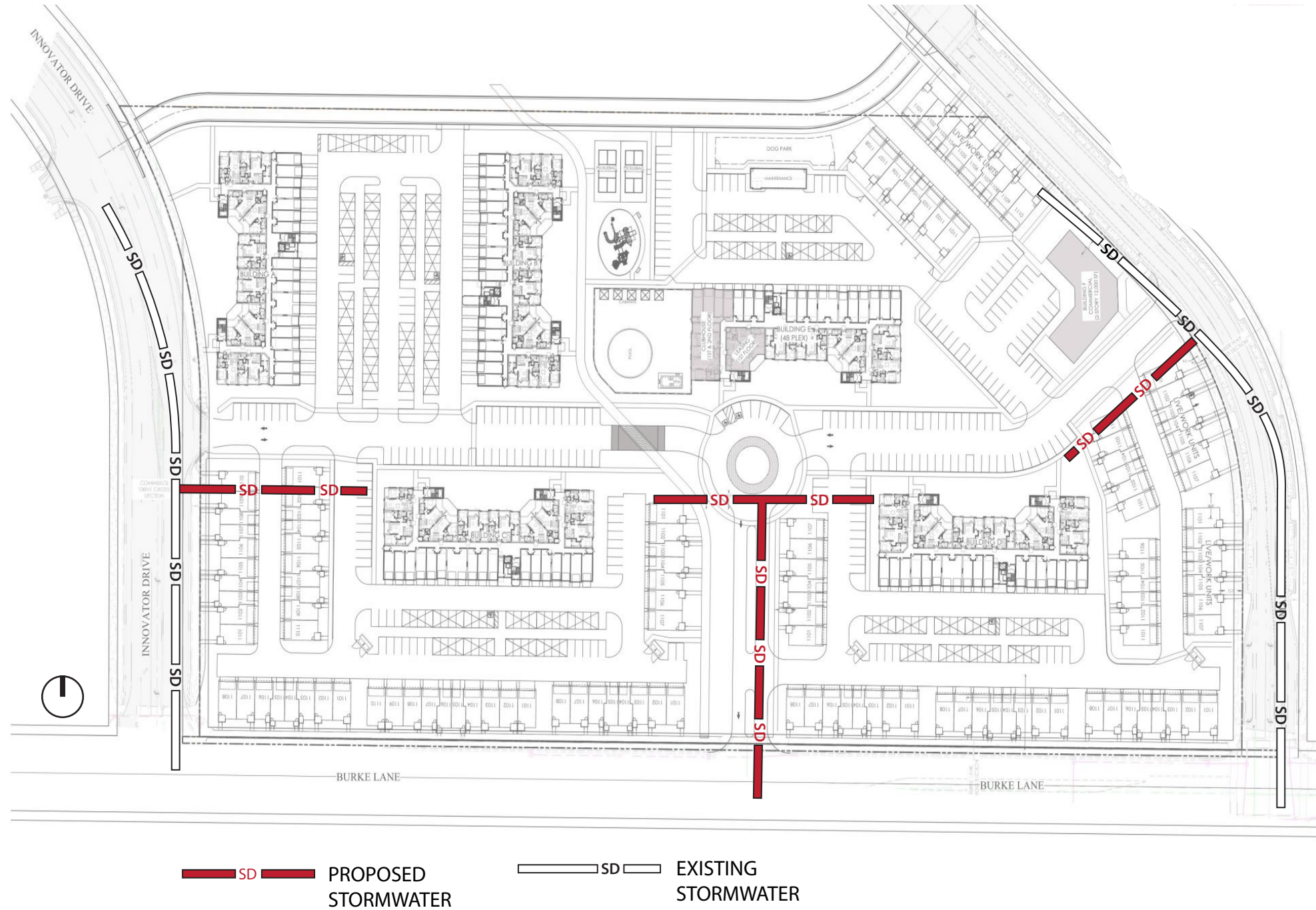


**UTILITIES AND INFRASTRUCTURE:**

The following is a brief description of the existing and proposed infrastructure that will serve the Canopy Square development. Infrastructure will include: culinary water, secondary water, sanitary sewer, storm drain and utilities.

**DRY UTILITIES:** Dry utilities for the project are available in the area and are being coordinated with the various providers including Dominion Gas, Rocky Mountain Power, Utopia, Comcast and several others. Dominion Gas has a high-pressure line that exists in an easement along the rail/trail corridor. Other utilities are present to the south and will be extended to the project to provide service.

**STORM WATER:** Stormwater for the project will discharge directly into the city system and regional basin south of Burke Lane.



**STORMWATER PLAN**

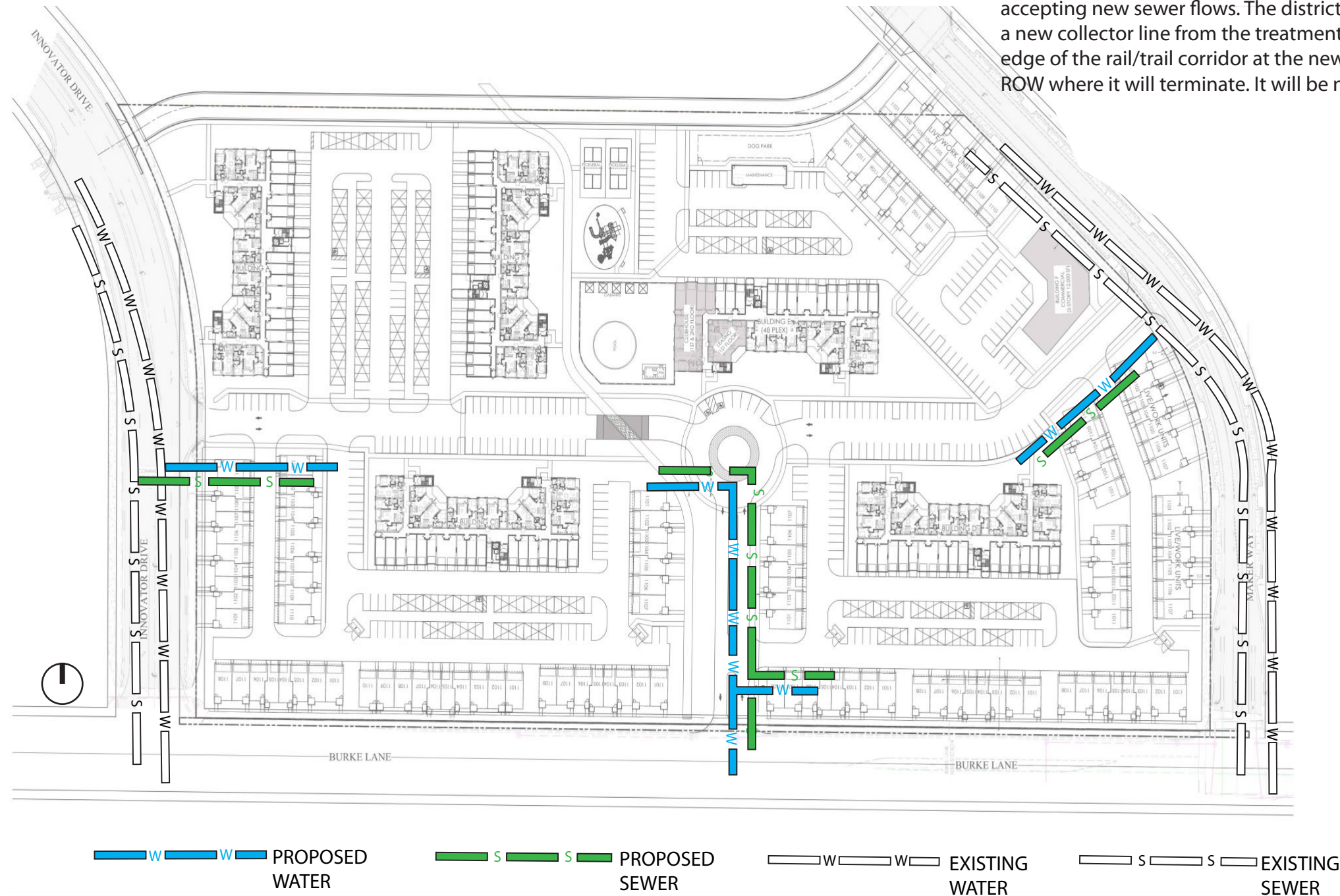


**SANITARY SEWER:** Sanitary sewer for the project will be provided by Central Davis Sewer District. The District currently has sewer lines located in both 1525 W and in Burke Lane. The existing line located in 1525 W is a 12-inch diameter PVC sewer that connects to the 30-inch line located in Burke Lane. Both of these lines are currently flowing at capacity and are restricted in accepting new sewer flows. The district plans to run a new collector line from the treatment facility to the edge of the rail/trail corridor at the new Shepard Lane ROW where it will terminate. It will be necessary to

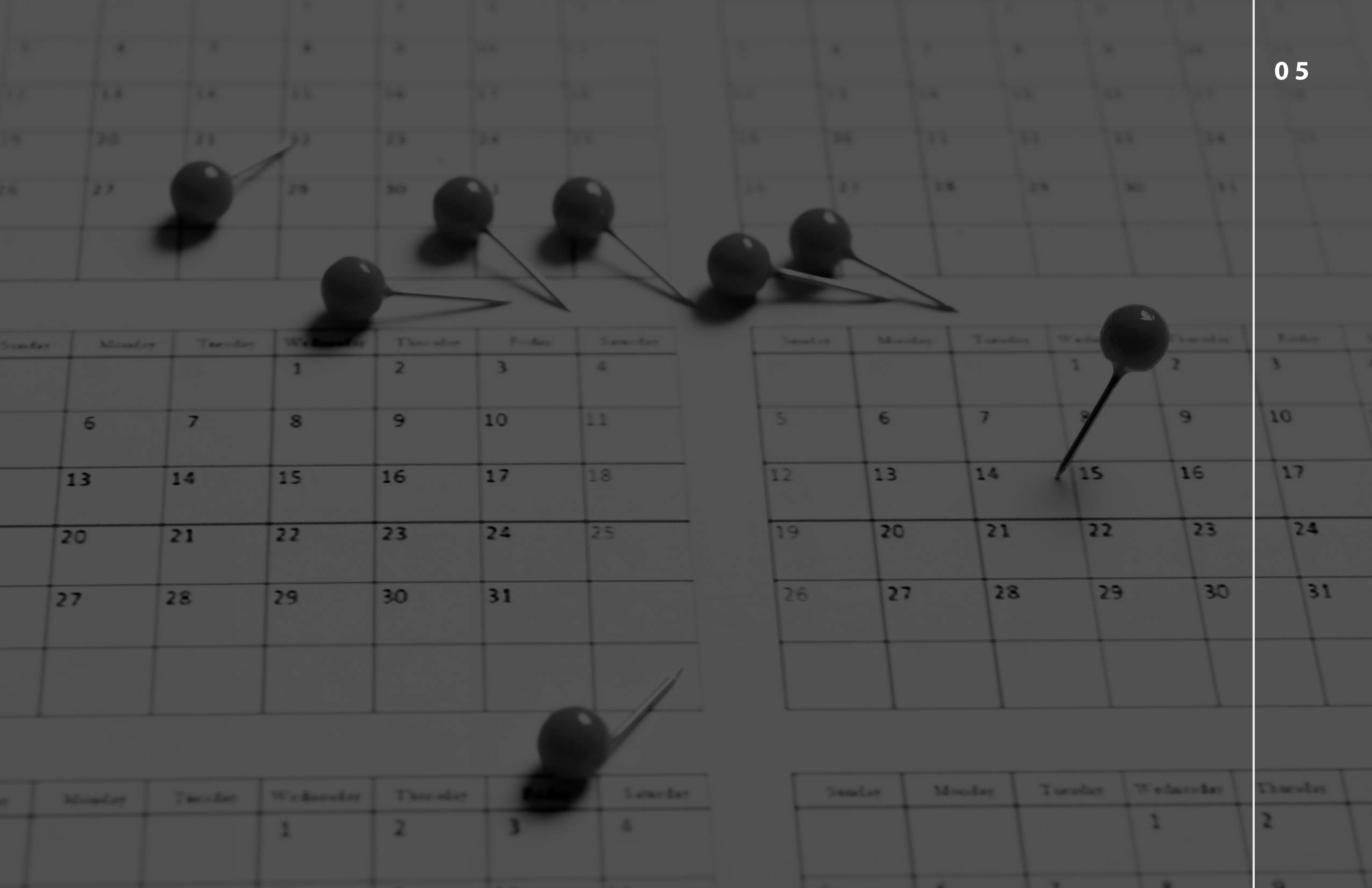
connect this new pipeline to the existing outfall at the North End of 1525 W in order to divert flows from the North part of Farmington City to the new collector to be constructed by Central Davis. Once the new connection is made and the outfall line is functional, capacity will be freed up in the existing sewer lines running through the project. The new development will route the bulk of the flow for the project down to the existing 30-inch line in Burke Lane.

**CULINARY WATER:** Culinary water lines exist in both 1525 W St and Burke Lane and are controlled by Farmington City. The project will connect to both of these existing water lines and provide a new culinary water loop throughout the development to provide fire flow and domestic service to the proposed development (see overall utility map for water system map). The existing pipelines for this city are both 10 and 12 inch in diameter and should be ample to supply the proposed development for fire flow and for domestic service. A looped water system will be installed to provide redundancy for the development.

**SECONDARY WATER:** Irrigation water for the project will be provided by the Weber Basin Water Conservancy District through their existing line located on the East side of the property running from the South to the edge of the existing Creek. All parcels within a development will be required to use Weber Basin water for their irrigation needs. The development will connect to the existing Weber Basin line and provide a loop system throughout to provide the irrigation needs for the development.

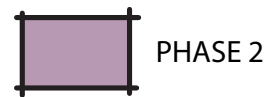
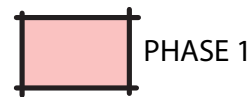
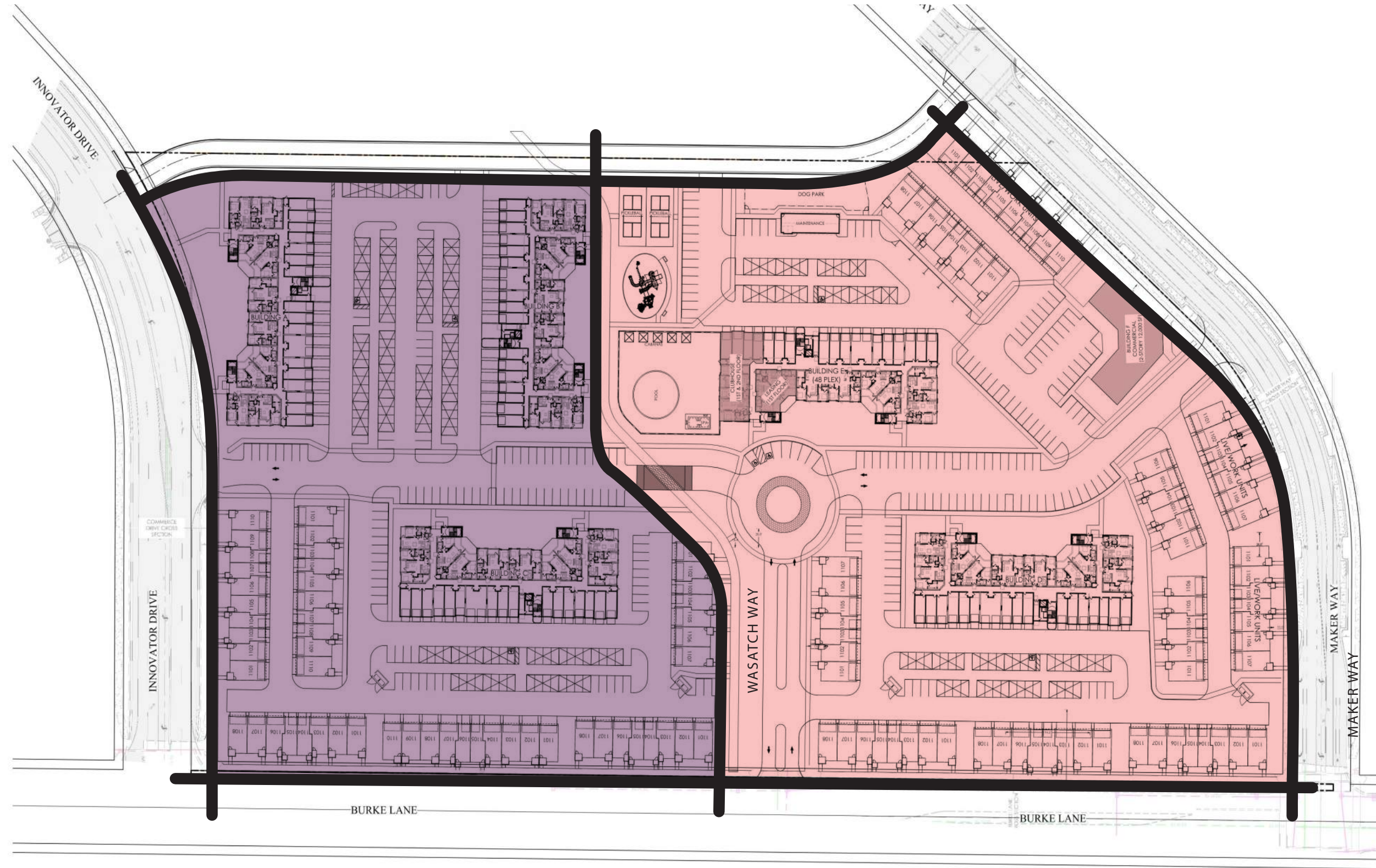


## UTILITY PLAN



CANOPY SQUARE SEQUENCE AND TIMING





\*CONSTRUCTION SEQUENCE TO DEPEND ON FINANCING



# CONSTRUCTION SEQUENCE EXHIBIT

SECTION 140 PETITION



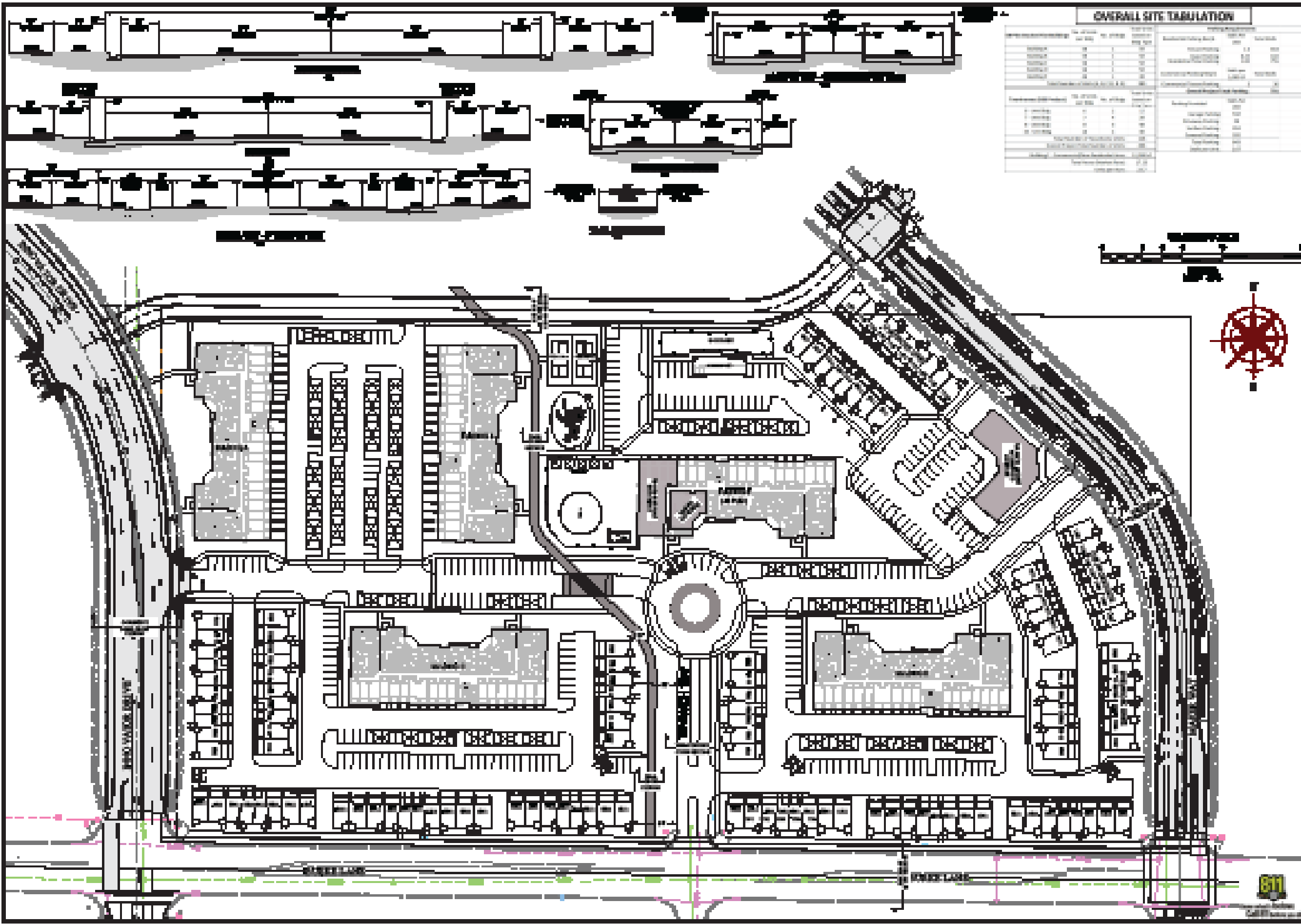
### **Alternative Approval Process; Development Agreements (Section 11-18-140) Petition**

The Farmington City Zoning Ordinance makes provision for an Alternative Approval Process; Development Agreements (Section 11-18-140). This makes provision for refinements to Chapter 18 of the Zoning Ordinance in conjunction with a Development Agreement as outlined by Section 11-18-140:

“Consideration and Approval Of Development Agreement: The development agreement shall be considered at the same time as the PMP and following the same approval process described in section 11-18-080 of this chapter. The criteria for review of a PMP and development agreement application by the Planning Commission and City Council shall consist of the following criteria in lieu of the criteria set forth in subsection 11-18-080 of this chapter:

1. Consistency with the Farmington City General Plan;
2. Compliance with applicable City codes, rules, regulations and standards applicable to the proposed PMP, except that uses and development standards specifically included in the development agreement may be different from those contained in the Farmington City ordinances;
3. Consistency with any development standards determined by the City to be applicable to all development within the TOD Mixed Use Districts;
4. Establishment of a mix of uses in locations that will promote and encourage the goals of the TOD Mixed Use Districts and be consistent with the objectives of section 11-18-050, “Uses”, of this chapter; and
5. Establishment of circulation and transportation features sufficient to meet the requirements of section 11-18-040, “Regulating Plan”, of this chapter, to coordinate with anticipated off site circulation and transportation features and to further any applicable community wide transportation objectives.”





**FOCUS**

**CANOPY SQUARE APTS.**  
 1000 CANOPY SQUARE, DUBLIN  
 SITE PLAN



# Farmington City Planning Commission Staff Report March 20, 2025

## Item 4: Special Exception – Flannery Barn Building Height

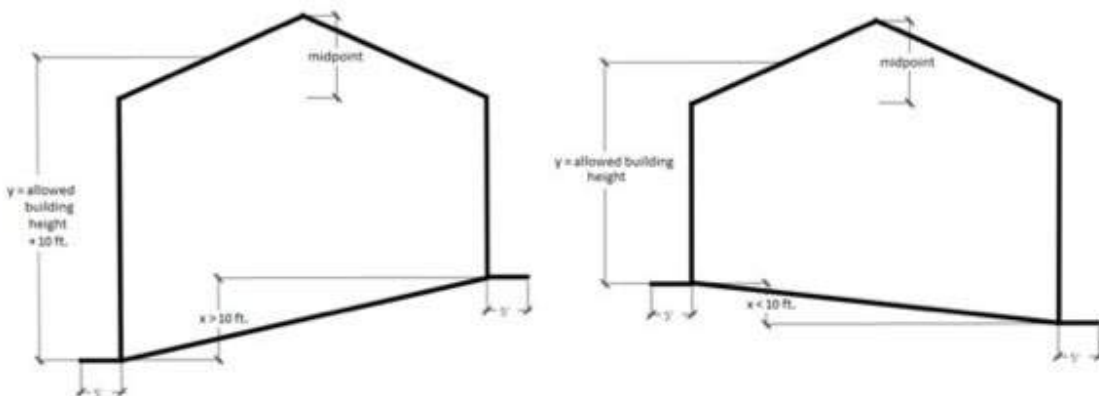
Public Hearing: Yes  
Application No.: M-2-25;  
Property Address: 817 S 1200 W  
General Plan Designation: RRD (Rural Residential Density)  
Zoning Designation: A (Agricultural)  
Area: 2.314 ac  
Number of Lots: 1  
Property Owner: FI Land LLC  
Applicant: FI Land LLC/Russell Johnson

Request: *The applicants are seeking approval for a special exception to exceed the maximum building height of 27 feet as specified in 11-10-050 A.*

### Background Information

The parcel considered today was a UDOT surplus parcel that was acquired by the current property owner after the completion of the construction of the West Davis Corridor. The parcel is zoned A (Agricultural). The property owner is proposing a largely agricultural use, including a pasture and equipment storage. Accessory to that use is a private recreation space to be used by the property owner and their associates.

Today, the applicant is requesting a special exception to exceed the maximum building height of 27 feet for main buildings as specified by 11-10-050 A. In Farmington, building height is measured from the finished grade to the midpoint of the highest pitch, or gable (see included diagram). At that point on the proposed building, the height is 29 feet tall. The Planning Commission may consider an increase in height up to 20% of the requirement.





In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. 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;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

### **Suggested Motion**

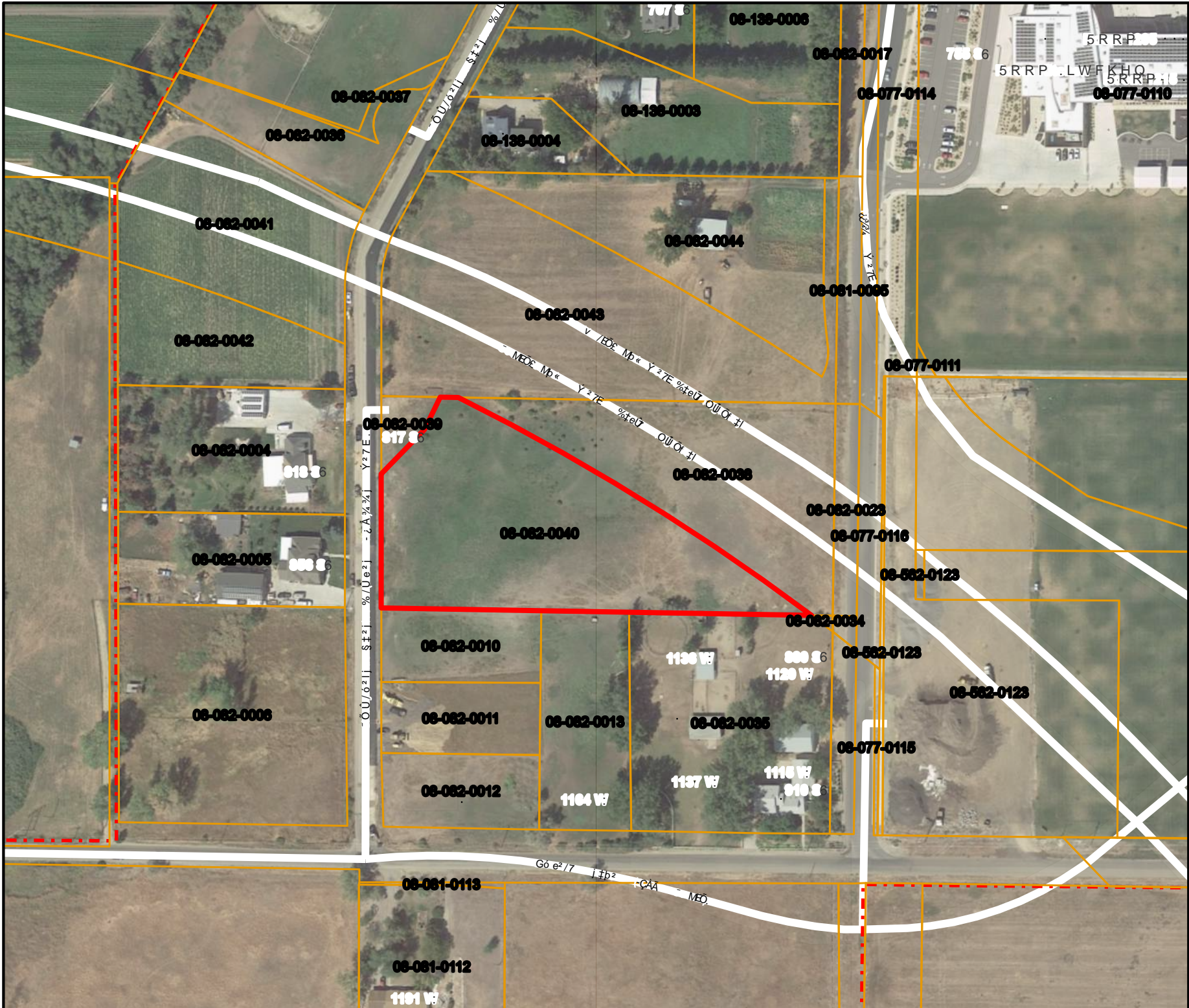
Move that the Planning Commission approve the special exception for an increased building height of up to 29 feet for the Flannery Barn, subject to all applicable Farmington City development standards and ordinances.

### **Findings:**

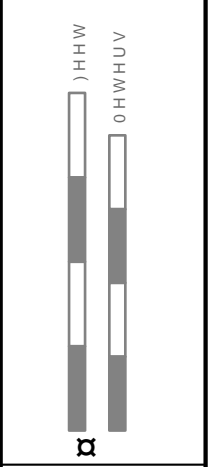
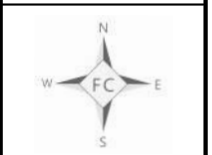
1. The building is located next to the West Davis Corridor.
2. As stated in the property owner affidavit, the building is for personal use, and in that case, would not reasonably be detrimental to the traffic or safety of the persons residing or working in the vicinity.
3. The project is located on a parcel of sufficient size to accommodate the special exception.

### **Supplemental Information**

1. Vicinity Map
2. Site plan
3. Building plans (shortened for clarity and length)
4. Clarification affidavit provided by applicant



'LVFODLPHU 7KLY PD  
 SURGXFHG EY JDUP QJW  
 '6 DQG LV IRU UH FHH  
 7KH LQIRUPDWLRQ FROY  
 WKLV PDS LV EHO FHY  
 DFFXDWH DQG VXL VDE  
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INDEX TO DRAWINGS

Architectural

A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
E-1	ELECTRICAL PLAN

SWPPP NOTES:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. STREET, CURB, AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. STREET SWEEP AS NEEDED.

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.

PROVIDE A 3" SEDIMENT CUTBACK BEHIND CURB.

BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

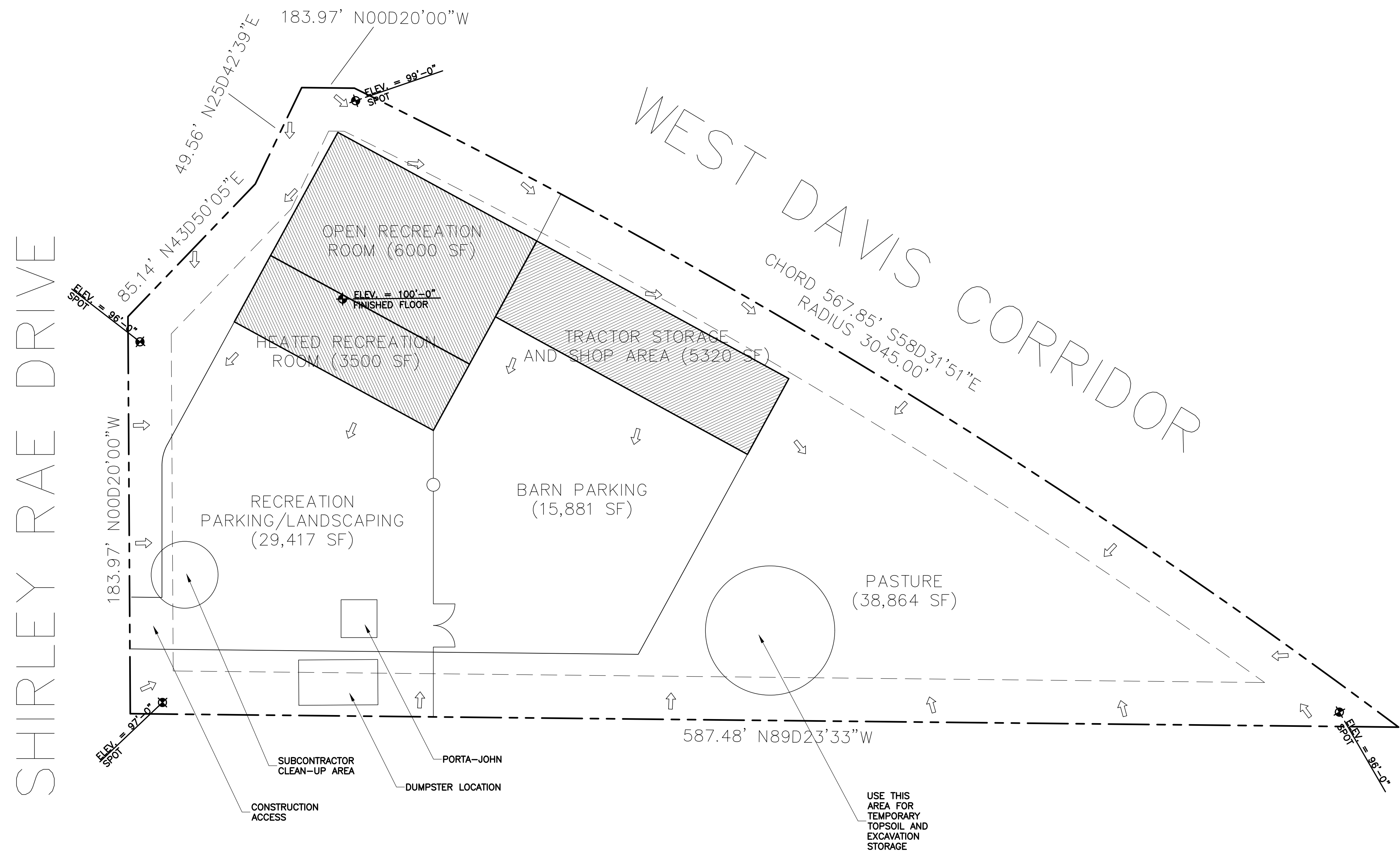
A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

SITE DRAINAGE NOTES:

- THE FOLLOWING PRECAUTIONS SHALL BE TAKEN TO HELP PREVENT WETTING OF THE FOUNDATION SOILS:
1. ADEQUATE COMPACTION OF BACKFILL SOILS AGAINST THE FOUNDATION SHOULD BE PROVIDED (IE: A MINIMUM OF 90% OF ASTM D 1557). WATER CONSOLIDATION METHODS SHOULD NOT BE USED.
  2. THE GROUND SURFACE SHOULD BE GRADED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. PROVIDE AT LEAST A MINIMUM SLOPE OF 6" WITHIN THE FIRST 10'-0" AS REREQUIRED BY R401.3.
  3. ROOF RUNOFF SHOULD BE COLLECTED IN RAIN GUTTERS WITH DOWN-SPOUTS DESIGNED TO DISCHARGE WELL OUTSIDE OF THE BACKFILL LIMITS AT LEAST 10 FEET FROM STRUCTURES.
  4. SPRINKLER HEADS, IF PLANNED, SHOULD BE AIMED AWAY AND KEPT AT LEAST 2 FEET FROM FOUNDATION WALLS. SPRINKLER SYSTEMS SHOULD BE DESIGNED WITH PROPER SLOPE AND DRAINAGE FOR ALL LINES TO PREVENT BREAKS. BREAKS SHOULD BE PROMPTLY REPAIRED. OVER-WATERING SHOULD BE AVOIDED.
  5. LONG-TERM DRAINAGE CONTROL PROVIDED BY LANDSCAPING INCLUDING: PLANTS, GRASS, TREES, SHRUBS & AUTOMATIC SPRINKLERS.
  6. THE GRADE ADJACENT TO ALL FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).
  7. R401.3 - LANDINGS, RAMPS, PATIOS, PORCHES OR DECKS, ARE REQUIRED TO BE LEVEL OR CAN HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 1/4" PER FOOT AWAY FROM WALLS.
  8. DIRECT THE DRAINAGE WATER TO AN APPROVED LOCATION OF DISCHARGE AND NOT ONTO NEIGHBORING PROPERTIES OR ACROSS THE CITY SIDEWALKS.

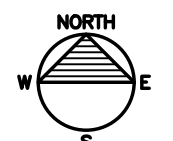
GENERAL NOTES:

1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2015 IRC OR CURRENT CODE, IF A MORE RECENT CODE AS BEEN ADOPTED.
2. SOILS OBSERVATION REPORT IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO POURING FOOTINGS
3. IN THE GARAGE THERE SHALL BE NO LESS THAN ONE RECEPTACLE OUTLET PER VEHICLE STALL. GFCI PROTECT ALL GARAGE RECEPTACLES. IRC E3901.9
4. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5.1
5. BLOWER DOOR TEST IS REQUIRED AT FINAL.
6. FIREPLACE BY OTHERS. FIREPLACE SPECIFICATIONS DEFERRED UNTIL TIME OF INSPECTION.
7. EXTERIOR SIDING SHALL COMPLY WITH R703.3
8. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5
9. COLD STORAGE AREAS REQUIRE EITHER A SEALED EXTERIOR DOOR OR THAT THE ROOM BE INSULATED IN ORDER TO MEET THE BUILDING THERMAL REQUIREMENTS OF N1102.
10. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, LAUNDRY, AND BEDROOMS REQUIRE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. IRC E3902.16
11. EMERGENCY EGRESS REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, (IRC R310.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R310.2.1), AND SHALL HAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R310.2.1)
12. TEMPERED GLASS OR APPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.
13. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4.
14. ASPHALT SHINGLE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905.1.2
15. WHERE EXTERIOR VERTICAL SIDING IS USED, PROVIDE 24" ON CENTER BLOCKING. IRC TABLE R703.3 (1) FOOTNOTE J
16. ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MINIMUM OF R-8. IRC N1102.4.4
17. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 2 FEET OR R15 @ 2 FEET FOR HEATED SLABS. IECC; SECTION 402.2.7
18. BATH EXHAUST FANS IN REQUIRED AREAS MUST COMPLY WITH IRC M1507.4, AND M1506.2. DUCT LENGTH AND FAN CFM CALCULATIONS TO BE AT .25 INCH W.C
19. PROVIDE SERVICE RECEPTACLE WITHIN 25' OF A/C UNITS. (IRC 3901.12)
20. PROVIDE TAMPER-RESISTENT RECEPTACLES THROUGHOUT. (IRC 4002.14)
21. VENTILATION IS REQUIRED FOR STICK FRAMED ROOF/CEILING CAVITIES, SUCH AS IN BONUS ROOMS.
22. UNDER SLAB FOAM INSULATION TO EXTEND FROM TOP OF FOUNDATION TO 24" DEPTH MINIMUM. (IRC 1102.2.10)
23. HVAC SYSTEMS TO BE INSTALLED PER APPROVED MANUAL D, J, AND S CALCULATIONS.
24. GFCI PROTECT ALL LAUNDRY AREA RECEPTACLES.



SITE PLAN/SWPPP

SCALE: 1" = 10'-0"



**DRIVEWAY NOTES:**  
 CURB CUT TO BE MIN 3'-0" FROM ADJACENT LOT.  
 DRIVE APPROACH TO BE MIN 3'-0" FROM ADJACENT LOT.  
 DRIVEWAY WILL TAPER OVER TO WEST PROPERTY LINE STARTING AT BACK OF SIDEWALK.



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 ARCHITECT/ENGINEER: GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER OFFICE: 801-735-6314 E-MAIL: info@LegacyHomeDesign.com 962 WEST 800 NORTH OREM, UT 84057

AN INTERIOR LAYOUT FOR THE FLANNERY BARN APPROXIMATELY 817 SOUTH 1200 WEST FARMINGTON, UT 84025

SQUARE FOOTAGE

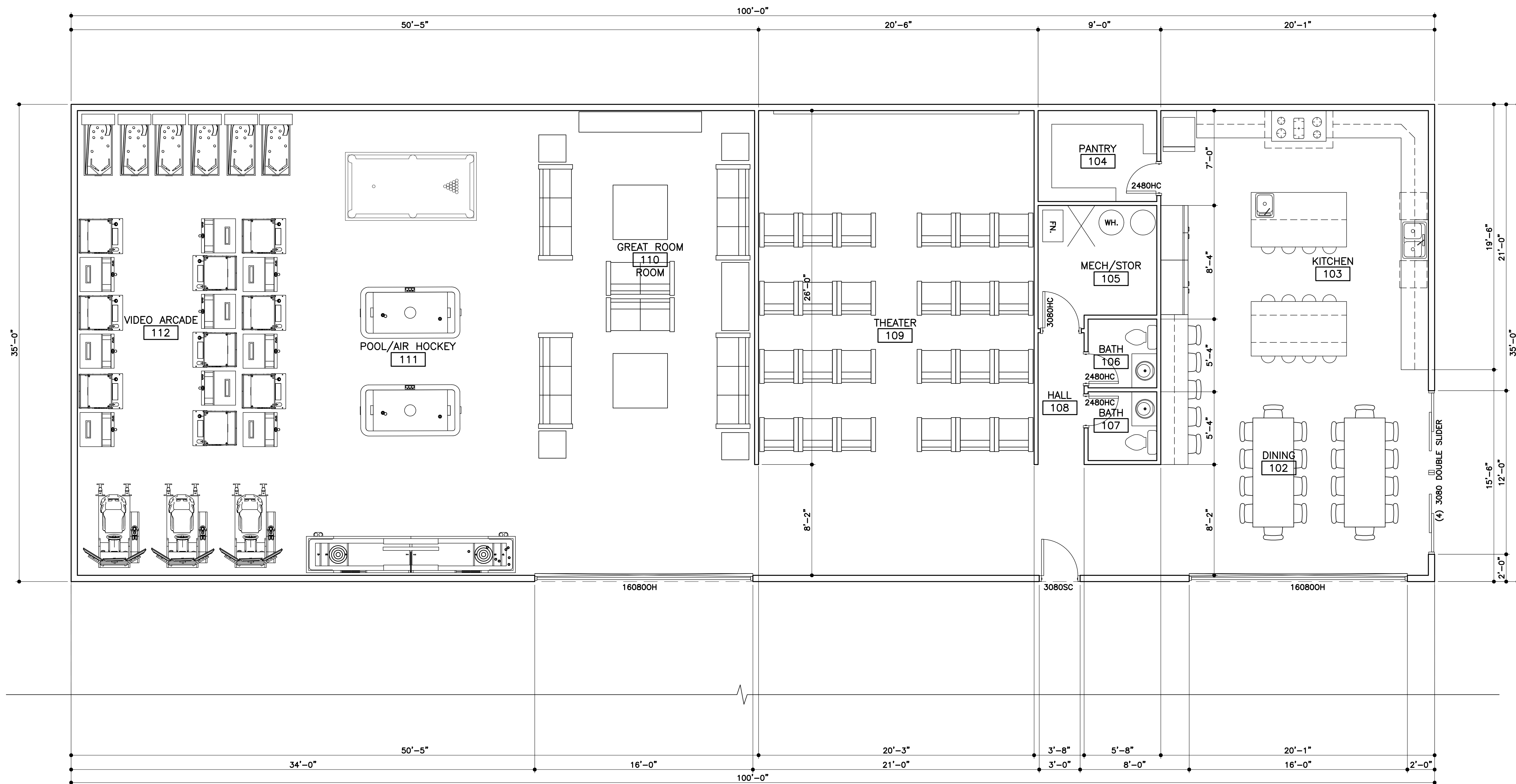
RECREATION	3,675
WAREHOUSE	12,145
TOTAL	15,820

ENGINEER STAMP

REVISIONS:

00-00-00
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SHEET NUMBER:  
**A - 1**  
 DATE:  
 10-27-2024



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'

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**AN INTERIOR LAYOUT FOR THE FLANNERY BARN**  
APPROXIMATELY 817 SOUTH 1200 WEST FARMINGTON, UT 84025

**SQUARE FOOTAGE**

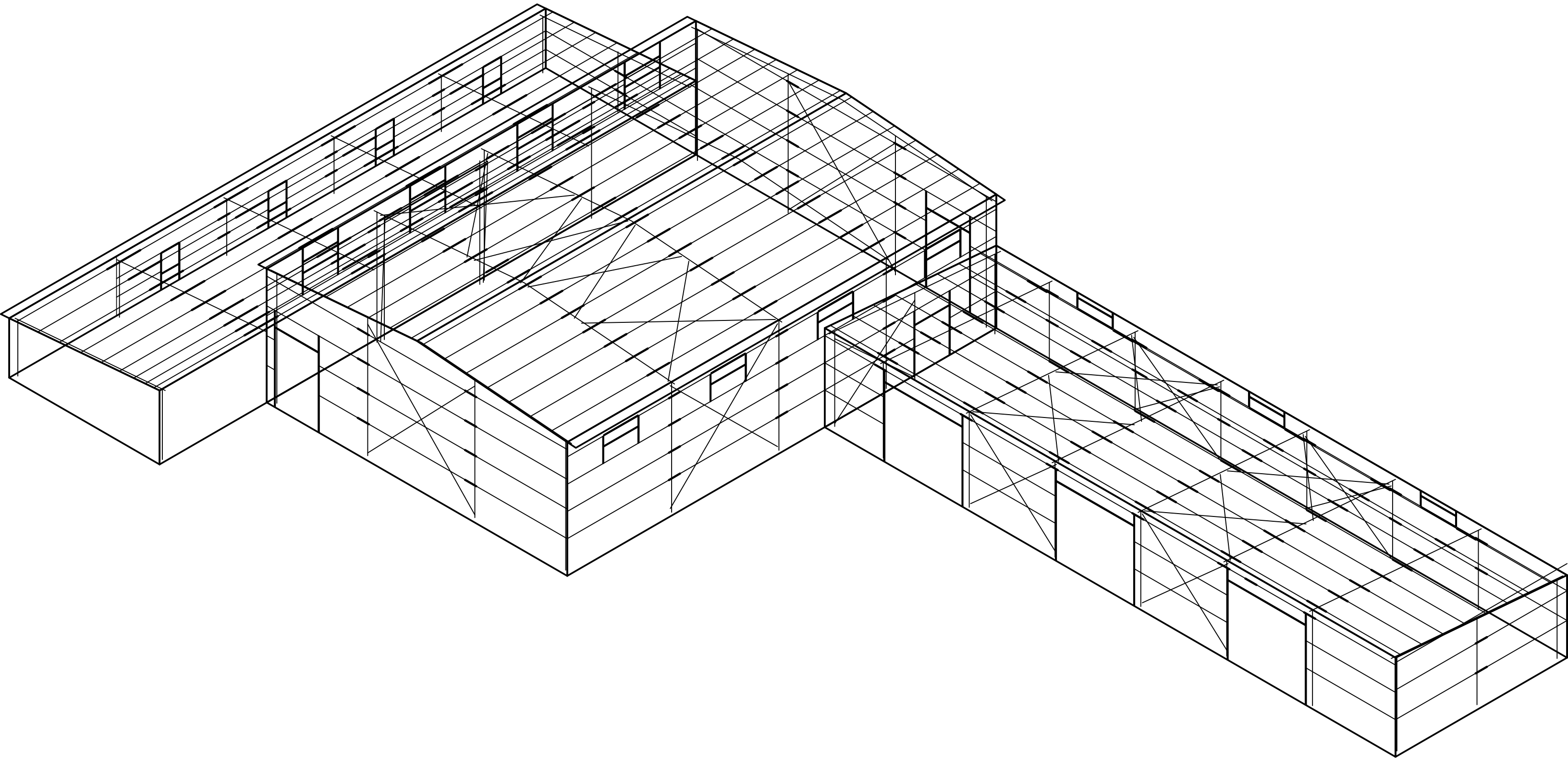
RECREATION	3,675
WAREHOUSE	12,145
<b>TOTAL</b>	<b>15,820</b>

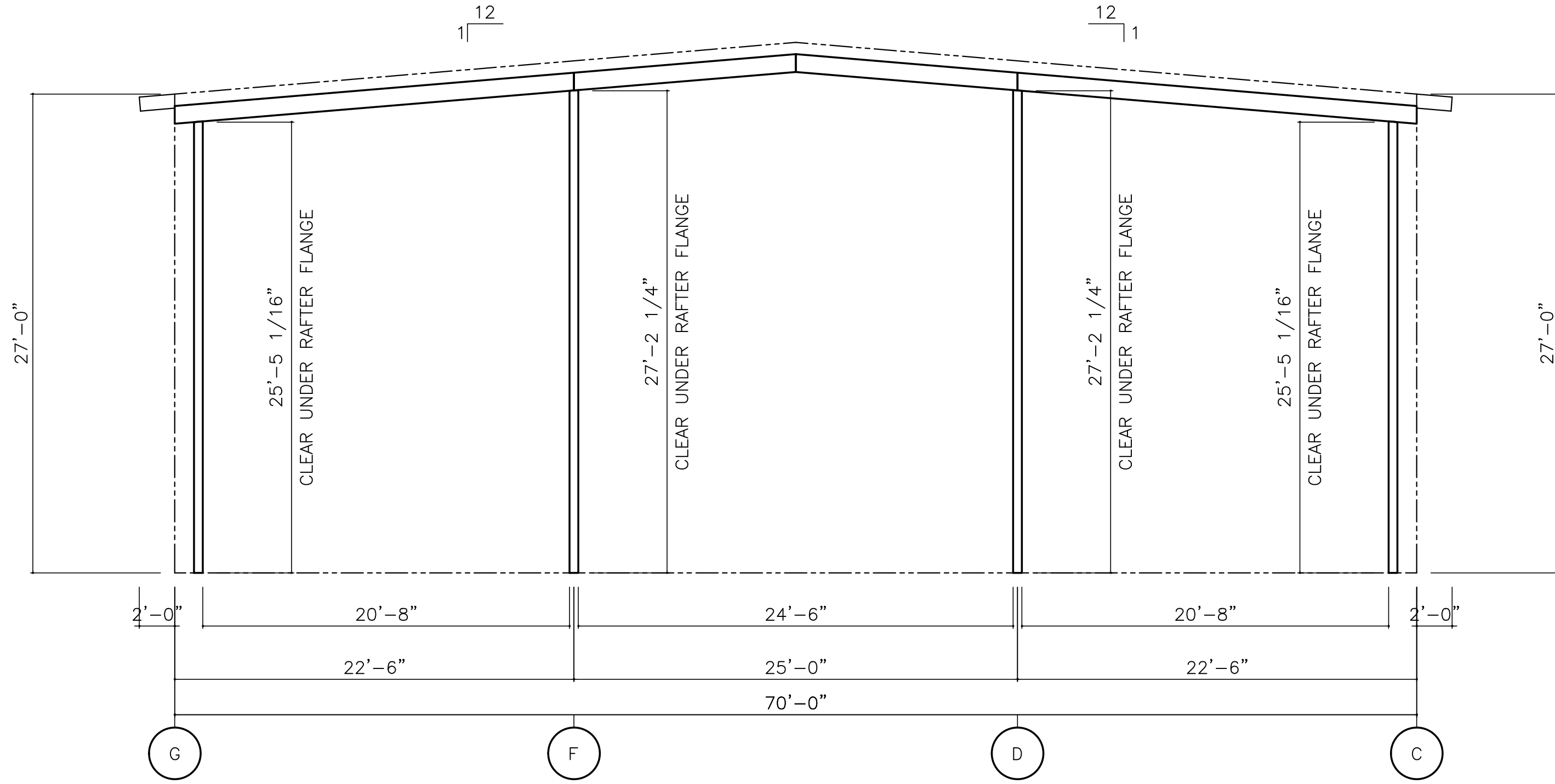
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**REVISIONS:**

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SHEET NUMBER:  
**A-2**  
DATE:  
10-27-2024





## MAIN BUILDING – FRAME @ LINE(S) 1,5

\*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,  
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 7/15/2024 6:27 PM

PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: QUOTE NUMBER: COA-24028-R2

FX

PROJECT NAME:

FARMINGTON PARTY BUILDING

FARMINGTON, UT

CUSTOMER NAME:

FE2

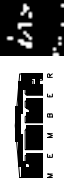
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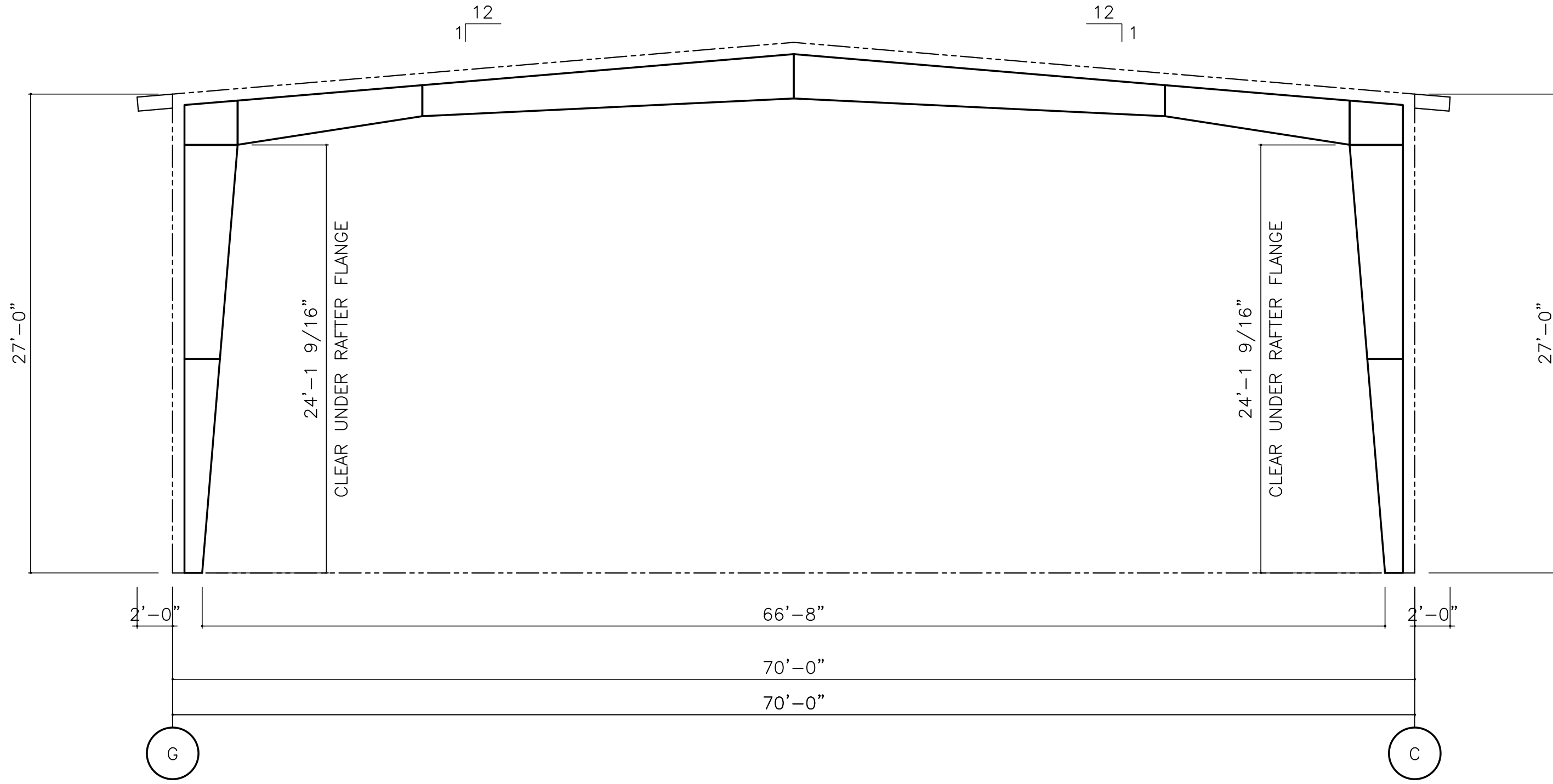


STEEL BUILDINGS  
A MILLER BRAND



Drawing Generated By  
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## MAIN BUILDING — FRAME @ LINE(S) 2-4

\*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,  
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 7/15/2024 6:27 PM

PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: QUOTE NUMBER: COA-24028-R2

FX

PROJECT NAME:

FARMINGTON PARTY BUILDING

FARMINGTON, UT

CUSTOMER NAME:

FE2

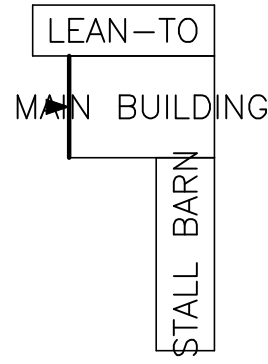
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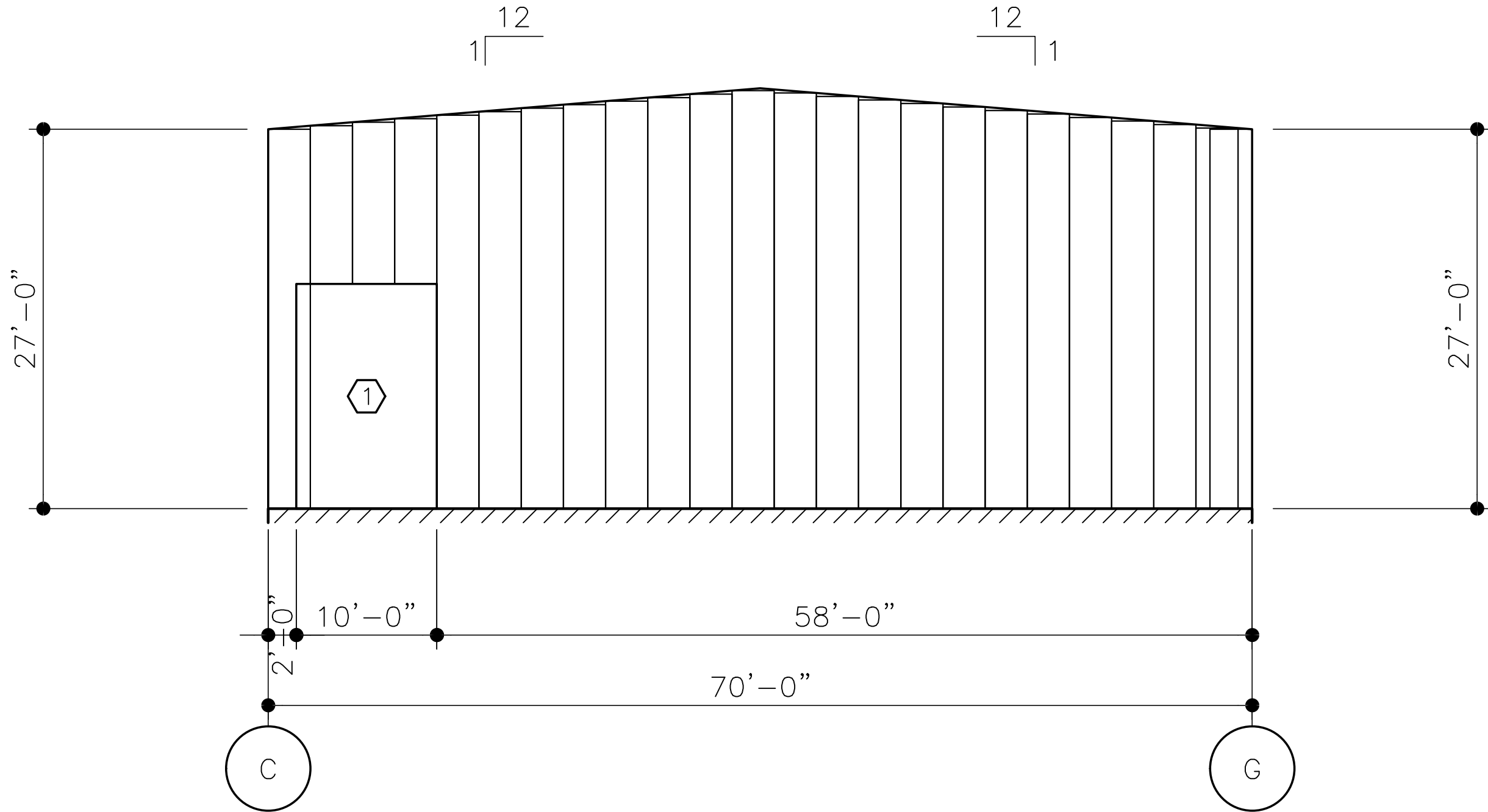
STEEL BUILDINGS  
A MILLER BRAND



KEY PLAN

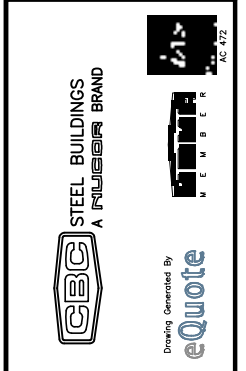


FRAMED OPENING SCHEDULE					
⬡	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	10'-0"	16'-0"	0'-0"	FACTORY



**WALL SHEETING ELEVATION AT LINE 2**

PANELS: 26 GA. R-PANEL - DARK BRONZE (PVDF)



PROJECT NAME:  
 FARMINGTON PARTY BUILDING  
 FARMINGTON, UT

CUSTOMER NAME:  
 FE2  
 PRESTON, ID

**DO NOT USE FOR FINAL CONSTRUCTION**

SHEET TITLE:  
 PRELIMINARY SHEETING ELEVATIONS

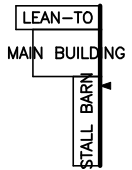
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 WS5

QUOTE NUMBER:  
 COA-24028-R2

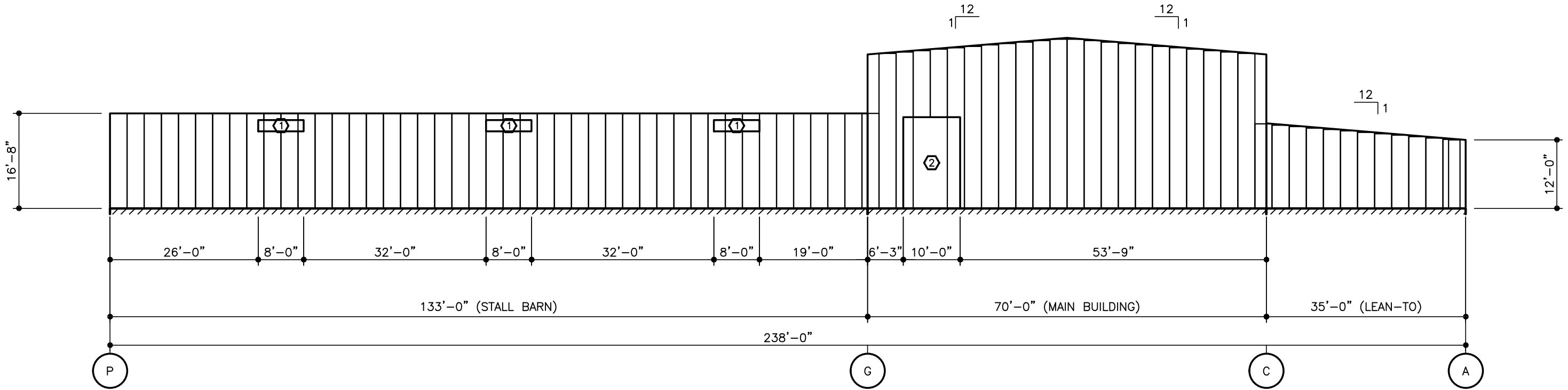
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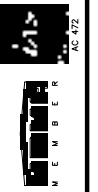
KEY PLAN



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	3	8'-0"	2'-0"	13'-6"	FACTORY
2	1	10'-0"	16'-0"	0'-0"	FACTORY



**WALL SHEETING ELEVATION AT LINE 8**  
 PANELS: 26 GA. R-PANEL - DARK BRONZE (PVDF)


 STEEL BUILDINGS  
 A TRILINGUIST BRAND  

 Drawing Generated By  


PROJECT NAME:  
**FARMINGTON PARTY BUILDING**  
 FARMINGTON, UT  
 CUSTOMER NAME:  
**FE2**  
 PRESTON, ID

**DO NOT USE FOR FINAL CONSTRUCTION**  
 SHEET TITLE:  
**PRELIMINARY SHEETING ELEVATIONS**  
 SHEET NUMBER:  
**WS7**  
 QUOTE NUMBER:  
**COA-24028-R2**  
 DATE:  
 7/15/2024 6:27 PM

FI LAND, LLC  
817 S. 1200 W.  
Farmington, UT 84025  
2/11/2025

**Farmington City**  
Building and Zoning Department

Dear Mr. Gibson,

**Re: Clarification regarding the intended use of property at 817 S. 1200 W., Farmington, UT 84025.**

I hope this letter finds you well. I am writing to give clarification regarding the intended use related to the property located at 817 S. 1200 W., Farmington, UT 84025 or Parcel ID# 080820013.

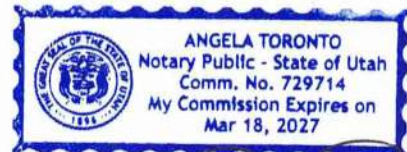
Specifically, I would like to give clarification to each portion of the property detailed on the site plan that is attached with this letter.

1. **First, this property is to be for private use only. Owners have no intention to use the property for commercial purposes.**
2. **Owners would like to keep the property zoned as A: Agriculture**
3. **Property is 2.314 Acres or approximately 100,797.84 square feet. This includes all setback area. Description of each area is listed below.**
  1. **Heated Area (3500 SF)** - Owners are collectors of vintage arcade machines and will utilize this climate-controlled area to store these machines. In-addition, they are looking have a kitchen area to prepare meals, and bathrooms to use while they are working at the property.
  2. **Storage Area (6000 SF)** – This area is to be used for personal storage of Trailers. Recreational vehicles or any other personal items.
  3. **Tractor Storage and Shop Area (5320 SF)** – This area is to be used for equipment storage. Area could be used if needed to repair equipment or storage of tools to be utilized on property, i.e. landscaping tools, gardening tools, etc.
  4. **Parking / Landscaping (29,417 SF)** – This area is to be used for parking of owner's personal vehicles while working on the property. Owners will use a gravel like material or recycled asphalt millings. Area to be properly graded prior to installing final parking area materials.
  5. **Barn Parking (15,881 SF)** – The primary use of this area is for temporary vehicle or trailer parking. This area is to be fenced.
  6. **Pasture (38,864 SF)** – Parts of this area are to be used for gardening in addition to pasture space for animals.
  7. **Setback area not in the Pasture square footage.** – These areas are to be landscaped. Material to be determined at a later time.
4. **FI Land, LLC is owned by Blake Flannery & Zak Flannery. Both Owners a have equal ownership and both owners intent is to utilize the property and building for personal use only to store personal property, gardening, and raise livestock.**

If you require any additional information pertaining to the use of this parcel of property, please contact ownership..

Thank you for your attention to this matter.

Sincerely,  
FI Land, LLC



Blake Flannery  
FI Land, LLC Owner

Zak Flannery  
FI Land, LLC Owner

2.12.25  
Angela Toronto



**Farmington City**  
**Planning Commission Staff Report**  
**March 20, 2025**

---

**Item 5: Amendment to Section 11-32-040, MINIMUM PARKING SPACES  
REQUIRED**

Public Hearing: Yes  
Application No.: ZT-6-25  
Applicant: Farmington City

Request: *Applicant requests a zone text amendment to Section 11-39-070 of the Zoning ordinance, related to the parking standard for Dental and Medical Clinics.*

---

**Suggested Motion:**

Move that the Planning Commission recommend the City Council approve the following zone text amendment to 11-32-040 MINIMUM PARKING SPACES REQUIRED, subject to all applicable Farmington City development standards and ordinances.

[Note: even though only one number is proposed to change in this section (in the fourth row), the entire parking table is displayed below to provide overall context for the recommended amendment].

**11-32-040: MINIMUM PARKING SPACES REQUIRED:**

Required off street parking shall be provided for each land use as listed below. For any use not listed, the requirements for the most nearly similar use which is listed shall apply. The Planning Commission shall determine which listed use is most nearly similar. In special cases where it is determined that there is not a similar use, the Planning Commission, in consultation with the developer, shall establish the minimum parking space requirement:

Use	Parking Spaces Required
Auditoriums, assembly halls, theaters, churches, funeral homes	1 parking space for every 4 seats. Where there are no fixed seats, 1 space shall be provided for every 50 square feet of gross floor area.
Auto repair/body shop	3 spaces for each service bay (service bay itself shall not be counted as a parking space) plus 1 space for each vehicle customarily used in operation of the business.
Commercial recreation, such as golf course, bowling alley, etc.	Determined by the Planning Commission.
Dental and medical clinics	6.3 parking spaces per 1,000 square feet of floor area.
Drive-in facilities, required stacking space	There shall be sufficient distance in advance of a service window to store 4 cars, not including the vehicle at the window. In the case of a fast food restaurant, the distance between a menu board and the pick up window shall be sufficient to store 4 cars, not including the vehicles at the pick up window and menu board, and storage for at least 4 vehicles shall also be provided in advance of the menu board. A minimum of 20 feet per vehicle shall be provided. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on abutting streets.
Dwelling, multi-family (5+ units/building)	1.6 parking spaces per unit, plus 0.25 space per unit for visitors.
Dwelling, single-family to four-family	2 parking spaces per dwelling unit.
Elementary and junior high school	2 parking spaces per classroom.

Fast food or drive-in restaurant	20 parking spaces per 1,000 square feet of sales and eating area plus a minimum of 4 employee parking spaces.
Hospitals	1 parking space per each bed.
Hotel and motel	1 parking space per unit, plus specified requirements for restaurants, auditoriums, meeting rooms and other related facilities.
Intensive commercial business, retail stores and shops	4 parking spaces per 1,000 square feet of floor area.
Less intensive commercial businesses, including auto, lumber, appliance sales, etc.	1.5 parking spaces per 1,000 square feet of indoor and outdoor sales and display area.
Manufacturing uses, research and testing, wholesale	2 parking spaces per 1,000 square feet of gross floor area, plus 1 space for each company vehicle operating from the premises. 1 parking space per 1,000 square feet of gross floor area shall be provided for warehousing and/or space used exclusively for storage.
Nursing home	1 parking space per each bed.
Offices and personal services	3 parking spaces per 1,000 square feet of floor area.
Senior high schools	7 parking spaces per classroom.
Sit down restaurants and bars	12 parking spaces per 1,000 square feet of floor area.

Findings:

1. In the 1994, the City increased its parking space standards for dental and medical clinics from 4 to 6 spaces per 1,000 sq. ft. of floor area. The current office use standard is 3 spaces per 1,000 sq. ft. of floor area, and has been so since, and before, 1994.
2. Attached is a table that shows a small sample of dental and medical clinic uses "Pre-1994" and "Post 1994". Except for uses 7 and 8, all of the post 1994

buildings were considered as office space first and dental and medical uses came after; meaning, the 3 spaces per 1,000 sq. ft. minimum is working for this type of tenant.

3. Clinics 7 and 8 on the table have too much parking for their use.
4. All of the “Post 1994” buildings exceed a 3 space per minimum, because it appears that office developers know their market and plan accordingly.
5. Past experience in Farmington shows that the 3-space minimum (per 1,000 sq. feet of floor area) is a workable starting threshold for the site plan review process which accommodates dental and medical tenants.
6. The preparation and implementation of building sites which do not result in “over parking” is good planning, better utilizes developable land (which is a limited resource), creates less impervious surface for over-taxed storm water systems—and may mean less parking related oils and fluids entering streams, ground water aquifers and the GSL, makes for more walkable communities (buildings are closer together—better urban design and open space preservation) resulting with a possibility of less cars on the roads, which may enhance the physical and mental health of Farmington residents and visitors—and less impacts to roads providing long term construction and operation & maintenance cost savings of local public improvements, and is consistent with the Farmington City General Plan.

### **Supplemental Information**

1. Dental and Medical Parking Table, 3.13.25

	Facility	Address	Approx. Bldg. sq. ft.	Proposed 3 per 1,000 sq. ft.	Existing 6 per 1,000 sq. ft.	Parking Spaces	Actual Spaces per 1,000 sq. ft.
Pre 1994							
1	Bailey Orthodontics (5 maybe)	122 E. State Street	3,282	9.8	20	9	2.7
2	Farmington Dental Group	56 S. 200 E.	3,523	10.6	21	15	4.3
3	Defay Orthodontics	193 S. 200 W.	3,217	9.7	19	14	4.4
4	Rock Hotel Dental *	88 E. State Street	7,300	21.9	44	6	0.8
* The ordinance allowed and still allows reductions for Historic Resource properties							
Post 1994							
5	Bradley Smith Orthopedic Surgeon, etc.	1179 Park Ln.	11,804	35.4	71	41	3.5
6	MVP Dental/Boardwalk Ped. Dental, etc.	1195 Park Ln.	14,039	42.1	84	53	3.8
7	Alpine Dental	1460 N. 1075 W.	3,837	11.5	23	20	5.2
8	Oakridge Dental	1838 N. 1075 W.	10,113	30.3	61	63	6.2
9	Ogden Clinic/Mountain View Ped. Dentistry, etc.	991 W. Shepard Ln	18,000	54.0	108	83	4.6
10	Station Park Dental	1169 W. Clark Ln	8,000	24.0	48	29	3.6
11	Tanner Clinic	444 W. Bourne Cir.	26,358	79.1	158	109	4.1

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**FARMINGTON CITY  
PLANNING COMMISSION**

March 06, 2025

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

**Lyle Gibson** opened the work session at 6:02 pm. Wasatch Front Regional Council has a mission for transportation in the Wasatch Front areas. To help them with needs, they reach out to Cities. The WFRC asked the City recently for any updates and confirmation on their latest land use vision for the region. **Gibson** showed the commission the centers in which WFRC has to help with transportation. We have an urban center, as well as a city center and a neighborhood center here. The commission agreed it accurately reflected the cities anticipated growth and vision. **Dave Petersen** presented a ULCT PowerPoint, (Utah League of Cities & Towns), as he is our legislative committee representative. **Petersen** goes and meets every Monday with ULCT to discuss the legislative session. **Petersen** reflected back on helping in a classroom one time and how local government directly impacts everyone in many ways everyday with examples like school (education), restrooms (sewer), police, etc. But local government is impacted by State Government mandates so every year when the State legislature meets we have to keep an eye on what they are changing. He noted that the league discusses the bills that are approved within the 45 days that legislative is open. The PowerPoint that Petersen presented is attached.

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

Chair **Frank Adams** opened the meeting at 7:00 pm.

**PLANNED UNIT DEVELOPMENT APPLICATION – public hearing**

**Item #1: Anna and Nathan May – Applicant is requesting a recommendation for Development Agreement amendment and also seeks approval for Preliminary Plat, Final PUD Master Plan, a Special Exception for access over one lot to another, and a deed restriction related to a DADU parcel, within the Sycamore Lane Planned Unit Development at 59 South 300 West.**

**Shannon Hansell** presented this item. *Preliminary Plat and Final PUD Master Plan:* Initially this project was reviewed with only the front 0.31 acres, the proposed plan consists of a new home to the east of the existing historic home. The historic home has an addition which is planned to be removed, but the applicant is preserving the historically significant part of the home and plans to use it as an Accessory Dwelling Unit. ADUs are a permitted use in the OTR, but not in the front yard—this is the reason the applicant has applied for a PUD. To justify this flexibility, the applicant has agreed to enter into a development agreement to preserve the existing historic dwelling.

The Planning Commission reviewed this request at a public hearing on March 7, 2024, and most of the discussion focused on a .27-acre lot (Parcel # 08-089-0006 (or “Parcel 0006”)) owned by the applicant adjacent to the east boundary of the proposed PUD. Although this lot is “land-locked” it is a legal non-conforming parcel because its creation predates City ordinances. The applicant’s proposed March 7th building layout did not allow for future access to Parcel 0006. A member of the Commission noted that this may not be consistent with the Section 11-27-070 B. of the Zoning Ordinance regarding Preliminary PUD Master Plan review by the Planning Commission. The first sentence of this Section states in part: “The proposed planned unit development will create no detriment to property adjacent to the planned unit development . . .”

The applicant returned to the Planning Commission on May 23, 2024, with a modified proposal to increase driveway access width by 3 ft to Parcel 0006, which satisfactorily remedied the Commissions concern. At that meeting, the Planning Commission recommended the City Council approve the Schematic Subdivision Plan and Preliminary PUD Master Plan subject to the conditions that the applicant enter into a Development Agreement regarding the historic dwelling on Lot 1. The Development Agreement also included the ability to add Parcel 08-089-0006 (Lot 3) into the PUD consistent with 11-27 (Title 11, Chapter 27 Planned Unit Developments. The City Council reviewed and approved the recommendation and accompanying conditions on June 4, 2024. It has since been determined that actual inclusion of the additional property as part of the PUD, Plat, and DA at this time makes the most sense.

*Development Agreement Amendment:* Due to the inclusion of Parcel 08-089-0006 as Lot 3 in the Preliminary Plat, the approved Development Agreement must be updated. The following is a list of recommended amendments, which are ultimately under the purview of the City Council to approve:

1. “4. Compliance with Plans” – references “Exhibit B” which did not originally include Parcel 0006 (Lot 3). Exhibit B to be updated with Preliminary Plat and Final PUD Master Plan showing Lot 3.



- 2. "5. Alternative Development Standards" – recommendation to add:  
 "d) Lot 3 will not require full frontage on a public street, but may be included as a building lot. This subject to approval on access easement recorded and the full face of any dwelling located on Lot 3 fully exposed to 300 West. Also subject to approval of Special Exception by Planning Commission, and according to 11-32-060 Access to Off Streeting Parking and Loading Spaces A. 5," which states in part: "direct access for a building lot may include access over one adjacent building lot, **provided both building lots have full frontage on a public street...**"
- 3. Removal of "7. Parcel 08-086-006" – this section becomes obsolete if the above amendments are approved.

Special Exception: The Development Agreement amendment detailed in the above section specifies that a Special Exception according to 11-3-045 of the Zoning Ordinance be approved to grant access across Lot 2 to Lot 3.

DADU Deed Restriction: The historic home on Lot 1 will be preserved as a detached accessory dwelling unit (DADU). To provide for the possibility of separate ownership as a separate subordinate single-family dwelling on a DADU parcel, a DADU deed restriction must also be approved. The proposed restriction governs owner occupancy for a for-sale accessory dwelling unit parcel.

Chair **Frank Adams** opened and closed the public hearing at 7:05 PM due to no comment.

**MOTION**

**Spencer Klein** made a motion to move that the Planning Commission recommend the City Council approve the Development Agreement Amendment as included in the Staff Report. Also, move that the Planning Commission approve the Preliminary Plat, Final PUD Master Plan, Special Exception related to 11-32-060 A5, and finally the DADU Deed Restriction for Lot 1. All subject to all applicable Farmington City development standards, ordinances, and the following condition:

- 1. The property owner must provide and record a reciprocal access and utility easement agreement acceptable to the City between the owners Parcels 08-089-0004 and 08-089-0006 to ensure access to Lot 3 (Parcel 0006) now and in the future.
- 2. The applicant must enter into an extension agreement in lieu of installing public improvements, such as sidewalk.

Findings for Approval:

- 1. The applicant plans to preserve the historic home.
- 2. The impact of the PUD is similar to that of a traditional main dwelling unit and accessory dwelling unit setup.
- 3. The PUD option creates the most efficient use of the parcel.
- 4. The applicant worked with City staff and fire marshal to provide adequate future access to Lot 3 (Parcel 08-089-0006) to enable the construction of a dwelling on this lot.

Supplemental Information

- 1. Vicinity map
- 2. Modification to existing home
- 3. Preliminary Plat
- 4. Final PUD Master Plan
- 5. Development Agreement for PUD, including preservation of existing historic home and amendments to Exhibit B, and other enclosed amendments.
- 6. DADU Deed Restriction

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

Chair Frank Adams	<b>X</b> Aye ____Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____Nay
Commissioner Joey Hansen	<b>X</b> Aye ____Nay
Commissioner Spencer Klein	<b>X</b> Aye ____Nay
Commissioner Scott Behunin	<b>X</b> Aye ____Nay

**CONDITIONAL USE PERMIT / SITE PLAN APPLICATIONS – public hearings**

**Item #2: Wyatt Bubak – Applicant is requesting a consideration of a request to amend an existing conditional use permit for recreation use in order to convert a horse-riding business to a minor sport training facility at 732 West 500 South in an AE zone. (C-1-25)**

**David Petersen** presented this item. An equestrian center exists on-site, which received conditional approval by the Planning Commission on March 17, 2016 (CU Permit C-7-16), as a "Commercial outdoor recreation, minor" use. Although this is no longer an allowed use in the AE zone, one may request an amendment or modification of a conditional use as

per Section 11-8-060 of the Zoning Ordinance (see attached). The applicant has provided: 1) information that describes what he proposes to do, and 2) a conceptual site plan.

**Petersen** mentioned that the City put in a storm drain pipe there back in the 90's. The commission asked about the business side – the applicant, **Bubak** stated that there is no curb and gutter there currently and to install, can hurt the business. He hopes to keep this minor and it would likely take 10 years to break even right now, not in addition to the installation of curb/gutter. He also said that no water run off happens on the property nor does anything that they're proposing have run-off. He just wants to explore the requirement of curb/gutter. **Sherlock** asked about comparable businesses and wondered if he had a lease like others? **Bubak** answered no – and it's a lower scale facility. He said during winter, when it would be used more, they can handle 8 teams or so. **Klein** asked about the change in business? **Bubak** said the equestrian business required his wife to work more so he wanted to take that load off of her and if it meant half the income to increase family time, he said it is worth it. **Adams** asked if baseball is the main sport? **Bubak** said softball and could potentially house other sports. **Adams** asked if he wishes to do curb/gutter at a later time? **Bubak** said ideally yes. **Adams** asked if he could bond instead? **Petersen** said yes.

Chair **Frank Adams** opened the public hearing at 7:28 PM.

**Jake Wright**, the next-door neighbor, wanted to support this idea and feels they have great intentions on this business. In regards to curb/gutter, he asked if there is existing piping. Noting he is aware that a neighbor has run-off issues. Not wanting to add to the current issue.

**James Carlson**, neighbor, supports this decision and feels it's a great asset to the neighborhood and city.

**Brock Williamson**, coach's youth baseball. He is not a neighbor but feels this can really enhance the city.

Chair **Frank Adams** opened the public hearing at 7:30 PM.

**Adams** asked if the improvements (curb/gutter) were required with the initial Conditional Use, **Petersen** said there is a chance there could have been an extension agreement and he'd look into it. **Petersen** said that in Farmington, much like other cities, when you build, you have the obligation to install the sidewalk, curb, gutter etc. this property used to be rural (70's) – and back then, the county would receive "extension agreements" to delay improvements, so that the owners can help pay when we were ready to improve the road and not at the time of building. Agreements were recorded against the property, meaning they ran with whoever currently owned the property, if sold, etc. There was a protest where property owners did not want to pay because one thing or another. In turn, the council at the time the high school was being built and 650 W was being improved, decided that it would be handled not by the agreements/commitments, but rather all citizens of Farmington. **Petersen** said that this area was apart of this protest/agreement dispute. **Petersen** suggested that the **Bubak's** sit down with the public works director and city engineer to see if this can be waived or delayed. The conditional use permit in 2016 never mentioned the extension agreement, **Petersen** seems to believe it was the same time as the protesting. **Gibson** noted ordinance 11-28-170 states that city administration can work on a solution with the applicant on the details listed above but the commission does not need to hold it up for curb/gutter only (i.e. they can approve and city would work out the details prior to any permits).

**MOTION**

**Spencer Klein** made a motion to move that the Planning Commission approve an amendment to a previous conditional use permit to create a minor sports training facility subject to all applicable Farmington City ordinances and development standards, the same conditions of the existing CU permit (items 1-4 below), and additional conditions (5 and 6) as follows:

1. Any Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 8 a.m. to 10 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. City staff shall review and approve a final site plan for the property, including members of the City's DRC (Development Review Committee) where applicable; and
6. In addition to complying with City drainage requirements, the site plan shall include, but not be limited to, curb and gutter, sidewalk, and asphalt tie-in on 500 South Street—all such improvements must be constructed the entire east to west street frontage of the property.

Findings for Approval:

[Note: these are the same findings from the March 17, 2016, C-7-16, approval].

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from 500 South.

**Joey Hansen** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____Nay
Commissioner Joey Hansen	<b>X</b> Aye ____Nay
Commissioner Spencer Klein	<b>X</b> Aye ____Nay
Commissioner Scott Behunin	<b>X</b> Aye ____Nay

**Item #3: Tyra Williamson – Applicant is requesting a recommendation of a Planned Unit Development for Promontory on Park. The Promontory on Park project is an office/commercial building on 0.15 acres at 326 Park Lane.**

**Shannon Hansell** presented this item. The subject property was temporarily owned by Farmington City. Prior to that, there was a house on the parcel that upon acquisition by the City, was demolished and portions of the original lot were separated to be included in the Park Lane right-of-way that will eventually be widened from this property east to Main Street.

The original lot was already fairly small and limited in what could be done for commercial development, but removing a portion for the right-of-way made it even more challenging. After securing what was needed for the future Park Lane improvements, the City worked through a Request for Proposals (RFP) process to find a buyer and a future use that worked best for the site. The applicant was selected by the City Council and has been preparing a proposal since then. In 2022, it was apparent to City staff with this process that any future development would struggle to take place under the BP (Business Park) zoning designation so Planning Staff recommended that the CMU district be considered. Following a positive recommendation by the Planning Commission, the City Council approved the rezone from BP to CMU on June 21, 2022.

The CMU zone requires that all projects are considered as either a planned center development, which is a conditional use process, or as a planned unit development. The applicant has proposed a financial planning office with a small grab-and-go type café use. Staff recommended that the applicant seek a PUD approval with accompanying development agreement to allow the Planning Commission and City Council to consider deviations from the underlying zone and Title 11, including the following:

1. **Front required build-to range.** Minimum percent of building within the front RBR (required build-to range) is 60% for collector roads. As proposed the building only occupies 30% of the RBR.
2. **Parking Location.** Parking areas located to the side of structures shall be located a minimum of ten feet back from the back of the adjacent sidewalk.
3. **Parking.** The site contains 12 parking spaces (2 ADA dedicated spaces). The use is split into approximately 2,619 sf professional office use which requires 3 spaces per 1000 sf of area (about 8 spaces for proposal). The café use is about 750 sf. The closest equivalent use is a sit-down restaurant which is required by 11-32-060 to have 12 spaces per 1000 sf of area (9 spaces for proposal). Therefore, the total required parking for the site would be 17 spaces. When the upstairs sitting area and bathrooms are removed from the calculation, the office requires only 6 spaces. The total parking needs for the site are between 15-17. In either case, the site will require legislative approval via DA to allow for reduced parking.
4. **East Setback** – Typical setback for a 25 ft. tall building would need to be 5 ft. from side and rear property lines. Currently the building is designed to be 4 ft. from the east property line.

**Sherlock** asked about parking sharing as there is so many between the two neighboring lots. As to staff's knowledge, the hotel nearby does not want to "lease" spaces for parking. **Brock Williamson**, the applicant, said they reached out to the two buildings and said they are not willing to have a shared agreement in writing. The owners also offered compensation. With the denial from neighbors, they swapped the building to accommodate what they are trying to do. One assumption is hotel guests would walk there, **Williamson** agreed and said since he lives so close, he would likely

bike. **Adams** asked about hours and if they would stay open for dinner hours, **Williamson** said it is likely to close after lunch daily and focus primarily on breakfast and lunch. **Gibson** said that the wall around the property was installed by the neighboring hotel due to the residential component that was previously at this location. He said per a conversation with the hotel owners that the hotel hopes this new use can self-contain the parking but understands if people park there and walk over. **Hansen** asked on menu – **Williamson** said healthy. They would offer grab and go breakfast bowls, shakes/smoothies, etc. he feels it will be an asset to the community.

Chair **Frank Adams** opened and closed the public hearing at 7:53 PM due to no comments.

**Sherlock** said it makes sense and she likes the traffic flow. **Hansen** said the home owner was a “hold-out” with the hotel going in. He said he likes the idea and that the parking can work itself out.

**MOTION**

**Joey Hansen** made a motion to move that the Planning Commission recommend the City Council approve the Development Agreement and Preliminary Planned Unit Development Master Plan, subject to all applicable Farmington City development standards, ordinances, and the following condition:

1. Refuse area must be shown on plan and include screening so as not to be visible from street.
2. All other conditions as required by the Development Review Committee.
3. The Planning Commission may delegate review of the Final PUD Master Plan to the Planning Department

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

Chair Frank Adams	<b>X</b> Aye ____Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____Nay
Commissioner Joey Hansen	<b>X</b> Aye ____Nay
Commissioner Spencer Klein	<b>X</b> Aye ____Nay
Commissioner Scott Behunin	<b>X</b> Aye ____Nay

**ZONE TEXT AMENDMENT**

**Item #4: Farmington City – Applicant is requesting a recommendation for a zone text amendment to Chapter 11-27, Planned Unit Development (PUD), to clarify the review process and what documentation is required for reviews. (ZT-4-25)**

**Lyle Gibson** presented this item. In 2023 the city updated several sections of ordinance addressing the subdivision process, establishing an administrative hearing officer, and clarifying who has land use authority over certain actions. Recently staff has identified a conflict with that update in the Planned Unit Development process that it is looking to correct. The proposed Zone Text Amendment clarifies that the City Council is the Land Use Authority over a Preliminary PUD Master Plan and that their review process follows all other rezone type applications where legislative authority is used.

Other than minor language cleanup to more accurately follow the application process used by the city, the amendment also looks to clarify who reviews CCRs and what the city's is looking for within those covenants. As the city is not a party to private associations or CCRs for neighborhoods and developments, many of the elements of CCRs are not germane to the city's review process as they can be modified or changed at any time by the applicable association or group of owners. The intent is to indicate that when there is an area to be owned in common that the city will simply look to ensure that an entity is being established which will have responsibility for that property.

Chair **Frank Adams** opened and closed the public hearing at 7:59 PM due to no comment.

**MOTION**

**Scott Behunin** made a motion to move that the Planning Commission recommend that the City Council enact the enclosed ordinance to remove amending portions of Chapter 11-27.

Findings for Approval:

1. As proposed, the amended ordinance will clarify discrepancies with existing ordinance and process.
2. The proposed changes simplify and focus the purpose of the review of CCRs on items relevant to the interest of Farmington City.

**Spencer Klein** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____Nay

Commissioner Joey Hansen  
Commissioner Spencer Klein  
Commissioner Scott Behunin

X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay

**OTHER BUSINESS**

**Item #5: City Council Reports, Approval of Minutes, Upcoming Items & Trainings**

- a. **Planning Commission Minutes Approval from February 06, 2025**
  - **Spencer Klein** motioned to approve the minutes; **Scott Behunin** seconded the motion, which was unanimous.
- b. **Other**

**ADJOURNMENT**

**Kristen Sherlock** motioned to adjourn at 8:00 PM.

Chair Frank Adams  
Commissioner Kristen Sherlock  
Commissioner Joey Hansen  
Commissioner Spencer Klein  
Commissioner Scott Behunin

X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay  
X Aye \_\_\_\_Nay

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**Frank Adams, Chair**

## CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, March 18th, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so to [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

### **WORK SESSION – 6:00 p.m.**

- Legislative Update
- Discussion of regular session items upon request

### **REGULAR SESSION – 7:00 p.m.**

#### **CALL TO ORDER:**

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

#### **PRESENTATIONS:**

- Students of the Month Elliot and Bella Duncan
- Musical Number from Farmington City's production of Mary Poppins Jr
- Introduction of the New Youth City Councilmembers and Administration of Oath of Office by Mayor Anderson
- Recognition of Chad Boshell as Outstanding City Engineer of the Year

#### **BUSINESS:**

- Amendment No. 1 to a Supplemental Development Agreement for Life Time Health Club.
- Additional Text and Amendments to Chapter 11-27, Planned Unit Development
- Preliminary Planned Unit Development Master Plan and Development Agreement
- Gubler Adaptive Reuse Development Agreement

#### **SUMMARY ACTION:**

1. Interlocal Agreement with Davis County related to Contributions for Shuttle Services
2. Early Intervention System
3. Somerset Farms Lot 31, 32, and 33 Amended
4. Development Agreement Amendment – Sycamore Lane PUD
5. Surplus Property
6. Monthly Financial Report
7. Approval of Minutes 02.18.25
8. Contract for Tree Sculpture

#### **GOVERNING BODY REPORTS:**

- City Manager Report
- Mayor Anderson & City Council Reports

#### **ADJOURN**

**CLOSED SESSION** – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on March 13, 2025*