

**FARMINGTON CITY  
PLANNING COMMISSION**

March 20, 2025

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

Regarding Agenda Item #2, the existing building is proposed to have a dentist office on the ground floor, and event/conference space upstairs. Assistant Community Development Director/City Planner **Lyle Gibson** said the event use would necessitate a lot of parking. He said since it is not allowed in the current zoning, the Planning Commission has a lot of discretion. Staff suggests getting permission from neighbors for a shared parking arrangement. Chair **Frank Adams** said it could be detrimental to the landowners across the street. Commissioner **Scott Behunin** said it doesn't seem like a good fit. This is not a main street, so on-street parking may not be a problem.

Addressing Agenda Item #1, **Gibson** said he reached out to the City's traffic engineers, who aren't overly concerned with the traffic from seven lots. It is difficult to get in and out of the current driveway. The further west it could go, the better. **Joey Green** is under contract with the **Frodsham** family, and will be representing the applicant at tonight's meeting. **Green** is lifelong friends with **Frodshams**. Commissioner **Kristen Sherlock** is concerned that the lots won't have enough usable space. There are concerns about installing sidewalks on the State road.

Community Development Director **David Petersen** talked about the central greenway in the project (Agenda Item #3), and how the developer had to abandon the original Low-Income Housing Tax Credit (LIHTC) element. In earlier iterations they proposed stacked podium parking with commercial on the bottom floor, which the City Council approved in 2022. Staff has some concerns with the amount of townhomes on a single row as well as lack of variation for the urban design. The applicant reduced their proposal by 20 residential units. Wetland issues slowed down the proposed pace of development. Staff proposes to table the issue tonight to consider Housing and Transit Reinvestment Zone (HTRZ) ramifications.

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

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

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

**Item #1: Joey Green – Applicant is requesting a consideration of rezone of 2.6 acres of property from A-F (Agriculture - Foothill) 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.**

Assistant Community Development Director/City Planner **Lyle Gibson** presented this item. The subject property is just north of the Farmington/Centerville border. There is an existing home on one of the current lots. At the bend on Tuscany Cover Drive there 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 Large Residential (LR) district with single family homes on a new cul-de-sac with one home fronting 200 East street.

The property is surrounded by Large Residential (LR) zoning to the north and west with Suburban-Foothill (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 Agriculture (A) district (a holding zone) to the LR district as requested. East of Interstate 15, most of the City is zoned LR, which is typically half an acre.

The applicant has also requested consideration of a Planned Unit Development (PUD) in order to allow for the potential of a private road, which may be needed based on the initial storm drain design concept. Storm water storage under private streets is being considered. 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.

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

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

The Development Review Committee (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, and 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 that lot 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.

**Gibson** said Staff recommends tabling the item and requesting additional details. City traffic engineers say the proposed layout is better than what is currently there now. Eliminating the existing buildings would provide better site distance. They said the number of lots wouldn't create a significant amount of traffic. The bend in the road would naturally slow traffic down, even with the slopes. Access further west would be preferred. The lot on the corner would be prohibited from installing fencing or landscaping that would obstruct the view of traffic. Staff feels the LR zone is consistent with the rest of East Farmington, and they are comfortable moving in that direction. They would like the moderate-income housing option for granting increased density.

Developers **Joey Green** and **Devon Loujan** addressed the Commission. **Green** said this project and feel could be the most cohesive proposal compared to other subdivisions in the area. They also plan to designate one lot as a Detached Accessory Dwelling Unit (DADU), more than likely Lot 1, which would have two options for access. It would take away from some of the frontage on 1700, but they can work with that. Lot 3 is another option due to its bigger size, but frontage is questionable. Their initial intention was to build out this subdivision.

Chair **Frank Adams** opened the public hearing at 7:20 pm.

**Gary Woodring** (1667 S. 200 E., Farmington, Utah) lives nearby and has a septic system easement, so he is curious about what will happen to the sewer lines. He is concerned about a septic riser. He also wanted clarification on the cement pads and stones with the property line between his home and the current property. **Adams** advised him to speak with the developers. **Gibson** said 200 East does not have a sewer line in it. Lot 8 may need to be on a septic tank as well. The impacts will need to be explored.

**Jami Almeida** is another neighbor in the Tuscany Cove subdivision. Since the white fence on the corner is already a blind spot, she wants to ensure it would be considered when developed. They also wanted to know about the red paint on the curbs because of the church across the street. In the nine years she has lived there, the red paint has faded. She would like the curb repainted. When the church parking lot is full, vehicles park there and make it impossible to get two vehicles down the street at the same time.

Chair **Frank Adams** closed the public hearing at 7:25 pm.

The Commission talked regarding the fence (which is out of compliance with the ordinance) and painting the curbs red in the area. **Green** said the white fence does not need to stay. He didn't realize it was an issue until it was brought up tonight. He will consider the Right of Way to the septic system, and will map it out in future studies. Community Development Director **David Petersen** said since it appears that the fence violates City ordinance, it will come down. **Gibson** said Staff will consider a repaint of the curbing.

**Adams** requested that the Development Agreement be in a signature-ready form. It needs to address the corner fence and the leech field.

## **MOTION**

**Kristen Sherlock** made a motion 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 square foot alternative Lot size.

## **Findings for Approval 1-2:**

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 1-3:**

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

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner George "Tony" Kalakis	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

**Item #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.**

Lyle Gibson presented this item. 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 two of the lots now have restaurants with drive-thru windows. 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 second story of the building. At least one of the potential options would not be allowed in the existing RMU zoning district. Therefore, the applicant is interested in consideration of a rezone.

The RMU and GMU zoning district are both regulated by [Chapter 11-18](#) of the zoning ordinance. 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 the Staff Report. 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 square feet 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 square feet 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 square feet of floor area. Considering 4,000 square feet at 6 per 1,000 under the current requirement for dental, and 3 per 1,000 square feet 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, according to FMC11-18-100 B (5), 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, which would reduce 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 square feet 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 the Staff Report for reference, along with details specific to the proposed business.

**Gibson** said if the applicant can prove agreement with property to the west for additional parking, it would help with the required parking.

Applicant **Ryan Allen** owns Station Park Dental, which is located near Cabela's. He is moving from there because the neighbors play loud music in the gym and things are thrown against the wall. He would be a majority partner in the business going in on the second floor of the new building. When he purchased the land, he didn't understand the ramifications of the current zoning. The upstairs venue has 2,600 square feet of usable space, which would require 52 stalls. He has 65 stalls considering the standing shared parking arrangements. He doesn't want anything distracting to his dentist office during operating hours. Street parking would be on what is currently a dead-end road. The landowner to his west seems amenable to a shared parking arrangement, and that could bring another 100 to 150 stalls to the table. He expects him to sign the agreement shortly.

**Gibson** said the Chipotle parking may not be available to share at the same time the reception center would be needing parking. Dutch Bros patrons rarely use parking in the evening. This could mean there really is only 46 stalls available to the event center.

Chair **Frank Adams** opened and closed the public hearing at 7:47 pm due to no comment received.

**Joey Hansen** asked what shared parking agreements the applicant already has. Staff has the agreement between Dutch Bros, Chipotle, and Station Park Dental, so the applicant is only waiting on the signed agreement with Farmington Orthostar. **Allen** said the number of people at the event center at one time would be 150 at maximum.

**Sherlock** disclosed that **Allen** is her dentist, but that doesn't mean she can't vote here as there is no benefit to her. She supports fewer parking spaces so land is not wasted.

**Turner** said at the end of the day right now, there is not enough parking. However, with a signed agreement with the medical building, there would be enough. He suggests maybe a table until the shared parking document can be produced.

**Behunin** noted he wasn't feeling great about this in the beginning due to the parking situation, but if the document can be provided, he would likely have a change of heart.

**Adams** asked what the length is on the current shared parking agreements. **Gibson** said they are built in the Covenants, Conditions, and Restrictions (CC&Rs) of the subdivision. **Allen** doesn't believe the agreement with OrthoStar has a time limit on it. **Adams** said this could be tabled until the document is signed. Another option is to approve it subject to the signed, binding contract for shared parking being produced and reviewed by the City attorney. This would make it so that the applicant doesn't have to return to the Commission.

**Hansen** said to play devils-advocate, we've all been to receptions where there is inadequate parking but everyone makes it work. **Adams** said he wants to ensure the City takes every step possible to help the residents across the street somehow. **Gibson** said that tabling would take a while only because the Commission doesn't have another meeting for a month. **Allen** said he wants to get this going ideally because if denied, he wants to market it out soon in order to find a new tenant.

## **MOTION**

**Joey Hansen** made a motion that the Planning Commission recommend an approval, subject to the applicant providing binding legal documents obligating the other tenants in the area to provide sufficient shared space meeting the City requirements and that those be sufficient length to satisfy the City attorney.

### **Findings for Denial:**

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.

### **Supplemental Information 1-5:**

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

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

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

## **SPECIAL EXCEPTION APPLICATION – public hearing – the Commission chose to see item #4 before #3.**

### **Item #4: Russell Johnson – Applicant is requesting consideration of a Special Exception approval to exceed 27 feet in height for a new building to be located at 817 S. 200 W. (Shirley Rae Drive)**

City Planner/GIS Specialist **Shannon Hansell** presented this item. The parcel considered today was a Utah Department of Transportation (UDOT) surplus parcel that was acquired by the current property owner after the completion of the construction of the West Davis Corridor (WDC). The parcel is zoned A (Agricultural) and is west of the WDC. 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 diagram included in the Staff Report). 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.

**Hansell** said Staff recommends approval of this item because the parcel is of sufficient size to accommodate the request.

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:

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

Property owner **Blake Flannery** said the way the steel building is built leads to the height difference. **Rusty Johnson**, participating online, is the applicant.

Chair **Frank Adams** opened the public hearing at 8:02 pm.

**Johnathan Miller**, who lives across the street, wanted to ask where the building would be placed on the property as well as how it may affect him. He pointed out that a similar request to exceed building height was denied for the tennis courts down the road. **Gibson** said it would be on the northwest side of the property against the corridor, toward the cul-de-sac. The roof pitch is shallow, and the building is shorter than other buildings in the district. He explained how building height is measured and essentially why they are asking for the exception. They are not going to gain anything really; the wall plate is 27 feet in height, but there is an extra 2 feet because of the pitch/construction. **Miller** said this additional discussion helped him.

Chair **Frank Adams** closed the public hearing at 8:09 pm.

**Hansen** said the purpose is still somewhat agricultural. **Sherlock** said this area has an interesting mix of uses.

#### **MOTION**

**Tyler Turner** made a motion 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 for Approval 1-3:**

- The building is located next to the West Davis Corridor.
- 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.
- The project is located on a parcel of sufficient size to accommodate the special exception.

#### **Supplemental Information 1-4:**

- Vicinity Map
- Site plan
- Building plans (shortened for clarity and length)
- Clarification affidavit provided by applicant

**Scott Behunin** seconded the motion, which was unanimous.

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

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

**Item #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. (PMP-3-21)**

**Petersen** presented this item. 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 Office

Mixed Use (OMU) zoning, is permitted under the North Farmington Station PMP and DA approved in 2020. The latest proposal (March 20, 2025) consists of multifamily stacked flats, townhomes, and a small 10,000 square foot 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 a 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. **Petersen** said the greenway was a significant addition.

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 U.S. Army Corps 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; this omission is not consistent with the overarching North Farmington Station Master Plan. Subsequently, the Planning Commission recommended on January 20, 2025, 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.

**Petersen** said the greenway remained in the revised plans, but the podium parking did not. The new plans do not include L-shaped buildings, which Staff felt previously helped define the space and corners. Staff is concerned with the length of the proposed blocks of continuous townhomes. Amenity space provided by the clubhouse remained largely unchanged. The proposed units reduced since 2020. The northeast corner is in the Housing and Transit Reinvestment Zone (HTRZ) established in 2024.

**Gibson** said communities use tax increment financing to spur desirable development and eventual increased property values. The HTRZ is a form of that. In the right circumstances, cities can force other taxing entities into participation for a significant amount of time. In order to qualify, a certain amount of housing must be produced. If units are removed from the project area, they have to be made up somewhere else. Some of the project could be eligible for HTRZ funding. **Petersen** would like to further explain HTRZ options and funding to the developer. He thinks rooftop townhome elements are desirable, and he hopes some are retained in the new iteration.

**Adam Lankford** (620 S. State Street, Salt Lake City, Utah) with Wasatch Residential Group addressed the Commission. They are a development group, general contractor, and management company. They hold onto their projects long-term, which makes them different from other builder/developers. They went through three different consultants in order to figure out Army Corps wetland issues. Markets and demographics have significantly shifted over the last five years. Their application for Low-Income Housing Tax Credit (LIHTC) was turned down because Farmington is not considered an area focused on affordable housing. The number of units has decreased by 53. The four-story 58-plex has elevators on the back side, and the individual units are horizontal. The trail corridor is important to both the developer and City. The clubhouse and amenities are the focal point. The same square footages of the original nonresidential has now been combined into the newly proposed office building. Live/work units are proposed on Burke with its carved-out, on-street parking. The ends of each building will feature townhome rooftop decks. They are trying to break up the solid line of townhomes with three proposed townhome products. The corners will be dressed up, and four-bedroom options will be available. Two-car garages will be big enough to hold trucks.

**Turner** mentioned the loss of some green space. **Sherlock** said she looked at all three plans (January, November and March), and she likes the November one the best. She is saddened by the loss of greenspace, walkability, and interconnectedness with the redesign. She liked the flow of the November 2022 iteration. She liked the privacy offered for the outside roof elements in the March version. She said clients typically don't prefer west- and south-facing units, as they are in full sun. North- and east-facing are more preferable and appealing.

**Lankford** said they would have a property management staff of 15 on site as well as common space to host parties, cooking classes, etc. Night security will be also on hand. **Lankford** said this will not be a for-sale, Homeowner's Association (HOA) project. Instead, it will be leased and managed all under one company. Leasing townhomes is a new concept in Utah. **Adams** said stairs will not be desirable for older tenants, nor viable long-term. **Lankford** said there will be Americans with Disabilities Act (ADA)-compliant units available in the 58-plex.



Chair **Frank Adams** opened and closed the public hearing at 8:55 pm due to no comments received.

### **MOTION**

**Tyler Turner** made a motion 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 based on the feedback received.

### **Supplemental Information 1-6:**

1. Vicinity Map
2. A time line of attachments:
  - b. North Farmington Station Land Uses Map
  - c. Concept Plan, Jan. 20, 2022
  - d. GSBS Farmington Station Small Area Plan
  - e. Concept Plan, November 1, 2022
  - f. 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

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

Chair Frank Adams	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Vice Chair Tyler Turner	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Kristen Sherlock	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Joey Hansen	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner George "Tony" Kalakis	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay
Commissioner Scott Behunin	<input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay

### **ZONE TEXT AMENDMENT**

#### **Item #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)**

**Petersen** presented this item. 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. [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 pickup window shall be sufficient to store 4 cars, not including the vehicles at the pickup 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.

**Petersen** said this will help Davis County and the Rock Hotel Dental negotiate while the dentist plans to buy a portion of the County's parking lot. He said the change from 4 to 6 parking spaces for clinics was approved shortly before he was employed by Farmington, and 6 is double what is needed.

Chair **Frank Adams** opened and closed the public hearing at 9:04 pm due to no comments received.

#### **MOTION**

**Kristen Sherlock** made a motion 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, changing the dental and medical clinic from 6 to 3 parking spaces, including Findings 1-6.

#### **Findings for Approval 1-6:**

1. In the 1994, the City increased its parking space standards for dental and medical clinics from 4 to 6 spaces per 1,000 square feet of floor area. The current office use standard is 3 spaces per 1,000 square feet of floor area, and has been so since, and before, 1994.
2. The Staff Report contains 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 square 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 Great Sale Lake, 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 and maintenance cost savings of local public improvements, and is consistent with the Farmington City General Plan.

#### **Supplemental Information 1:**

1. Dental and Medical Parking Table, 3.13.25

**Scott Behunin** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner George "Tony" Kalakis	<b>X</b> Aye ____ Nay
Commissioner Scott Behunin	<b>X</b> Aye ____ Nay

## OTHER BUSINESS

### Item #6: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

#### a. **Planning Commission Minutes Approval from February 20, 2025**

- **Joey Hansen** motioned to approve the minutes; **Scott Behunin** seconded the motion, which was unanimous.

#### b. **City Council Report from March 18, 2025: Gibson** presented this item. The Council approved the modification to PUD text, adaptive reuse on 200 East, and proposed project next to the Hampton Inn on Park Lane. The Lifetime Fitness DA had a change from pickleball courts to parking, since the City's new park across the street will have pickleball courts. They plan to start construction early next year.

#### c. **Hansen** motioned to move the April meeting from the 17<sup>th</sup> to the 10<sup>th</sup>. Seconded by **Behunin**.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Kristen Sherlock	____ Aye <b>X</b> ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner George "Tony" Kalakis	<b>X</b> Aye ____ Nay
Commissioner Scott Behunin	<b>X</b> Aye ____ Nay

**5 to 1 favor, motion passes.**

#### d. **Adams** asked about a site visit to Western Sports Park at the next meeting. **Gibson** is arranging that.

#### e. Boyer Company hosted an open house for their Old Farm project that will be coming to the Commission soon, possibly in May.

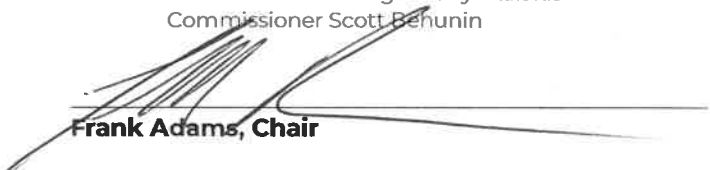
#### f. The Verizon cell tower near Lagoon was seen as an appeal recently. The hearing officer decided that the Commission was in the right for the decision made and the appeal was denied. **Adams** requested that the decision be forwarded to the Commission.

#### g. **Behunin** brought up the open house next week (Tuesday and Thursday) in neighborhood areas regarding the General Plan. Tuesday will be at Knowlton Elementary while Thursday will be at City Hall, both at 6 pm. All are encouraged to attend.

## ADJOURNMENT

**Tyler Turner** motioned to adjourn at 9:12 PM.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner George "Tony" Kalakis	<b>X</b> Aye ____ Nay
Commissioner Scott Behunin	<b>X</b> Aye ____ Nay

  
**Frank Adams, Chair**