



**FARMINGTON CITY
PLANNING COMMISSION**

May 08, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday May 08, 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/training will be held at **6:00 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. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

CONDITIONAL USE APPLICATION – *public hearing (1)*

1. David Howes – Applicant is requesting approval for a conditional use permit for a home occupation that uses space outside of the main dwelling; the request is to allow office use limited to the resident, in the detached barn building, at 612 S. 650 W. in the AE (Agricultural Estates) zone.

ZONE TEXT AMENDMENTS – *public hearings (2)*

2. Farmington City – Applicant is requesting a recommendation for a zone text amendment to Section 11-11-060: Accessory Buildings and Structures; for the purpose of modifying the rear yard coverage limitations and allowing for consideration of additional coverage as a Special Exception.
3. Farmington City – Applicant is requesting a recommendation for *zone text amendments to Chapter 11-17 of the Zoning ordinance related to alternative lot standards, setbacks, and additional lot criteria, and building height special exceptions--and a zone text amendment to Chapter 11-2-020 clarifying the definition for building height. (ZT-7-25).*

OTHER BUSINESS

4. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. PC Bylaws & Procedures
 - b. Planning Commission Minutes Approval: 04.10.2025
 - c. City Council Report: 05.06.2025
 - d. 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, the Utah Public Notice website at www.utah.gov/pmn on May 02, 2025.
Carly Rowe, Planning Secretary*



Farmington City Planning Commission Staff Report May 08, 2025

Item 1: Conditional Use approval of a Home Occupation which utilizes space outside of the main dwelling.

Public Hearing: Yes
Application No.: C-2-25
Property Address: 612 S 650 W
Zoning Designation: AE (Agricultural Estates)
Area: 2.12 Acres
Number of Lots: 1
Property Owner / Applicant: David Howes

Request: *Applicant is requesting approval to use an accessory building (barn) as an office for a home occupation.*

Background Information

Applicants request and description of use:

"We are requesting a conditional use permit to utilize the barn located on our residential property in Farmington as the main office for our LLC (A & H Sign Company LLC). This office will be used solely for administrative purposes, and David will be the only employee working at this location.

All sign production, sales, and additional employees will continue to operate from our commercial facility in South Salt Lake at 188 W 2950 S (A & H Signs).

A & H Signs has been in business for 53 years. We are requesting this new administrative location as David transitions from labor to administrative work within the Company.

Thank you for your consideration."

Typically, someone applying for a Home Occupation type business license can receive approval from city staff when they are seeking to run an office from their home, as this request seeks to use the barn on their property it requires consideration by the Planning Commission.

Suggested Motion

Move that the Planning Commission approve the requested Conditional Use application allowing the barn to be used as an office as described in this report.

Findings:

1. The proposed use meets all other applicable standards and will not create additional impact which would require conditions for mitigation.

Applicable code:

11-35-030: CONDITIONS:

K. Conduct Within Dwelling: The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental, secondary and compatible to the residential use of the dwelling. The home occupation shall not occupy or use any accessory building, yard space or activity outside the main building, or an attached garage to the extent that vehicle parking is displaced, unless approved by the Planning Commission as provided in section [11-35-040](#) of this chapter.

11-35-040: CONDITIONAL USES:

A. Permitted Conditional Uses: The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a conditional use permit:

1. Uses where the applicant proposes to use more than twenty five percent (25%) of the dwelling in connection with the business.

2. Any use where outside storage, use of an accessory building or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.

B. Review Standards: In evaluating a home occupation conditional use, the Planning Commission shall apply the review standards contained in chapter 8 of this title and, if applicable, site development standards contained in chapter 7 of this title.

11-8-050: CONDITIONAL USE STANDARDS:

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

A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the community;

B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;

C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;

D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;

E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and

F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;

2. If it will unreasonably interfere with the lawful use of surrounding property; or

3. If it will create a need for essential municipal services which cannot be reasonably met.

Supplemental Information

1. Vicinity Map



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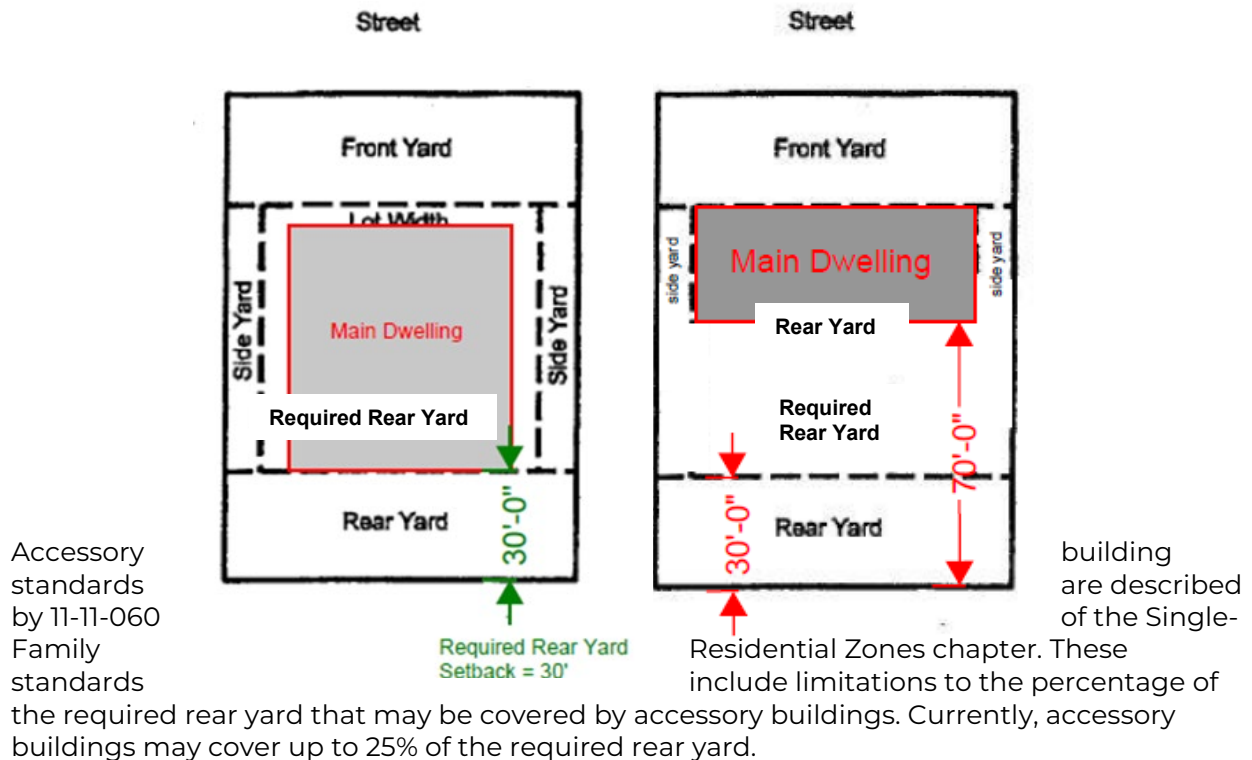
Item 2: Zone Text Amendment – Accessory building coverage in single-family residential zones

Public Hearing: Yes
Application No.: ZT-8-25
Applicant: Jared Kay

Request: *The applicants are seeking recommendation for approval of a zone text amendment to 11-11-060 Accessory Buildings and Structures, which adds a special exception option to increase accessory building coverage of the required rear yard.*

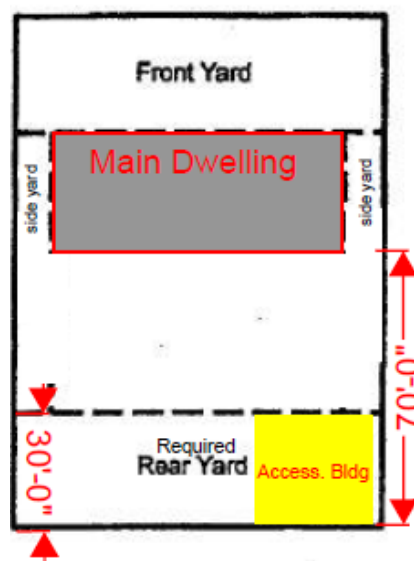
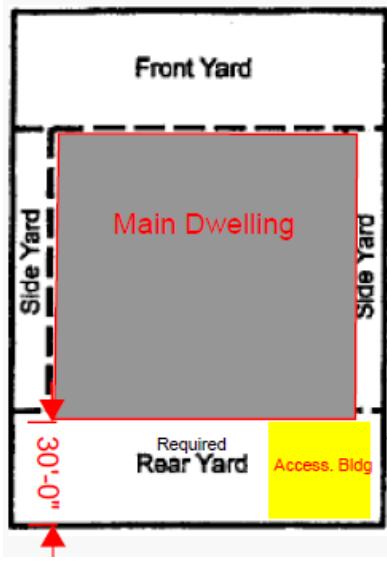
Background Information

The required rear yard refers to the area of the rear yard which is considered as part of the rear yard setback. The rear yard setback for conventional lots in the single-family residential zones is 30 feet (see image below).



On larger lots, there can be an excess of rear yard space outside of the required rear yard. However, this space is not encumbered by the percentage requirement, so accessory

buildings can extend into this area. Required rear yard space is limited in coverage by the ordinance in part because on smaller lots, most of the rear yard *is* the required rear 30 feet. For efficient use of space, and for the sake of flexibility many accessory buildings are placed near the rear property line. On larger lots the required rear yard limitation limits the usable accessory building area, as opposed to smaller lots where the 25% coverage limit prevents crowding, view impediment, air flow and open sky. The zone text amendment proposes a special exception option for lots greater than 0.4 acre in size.



In considering a 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 recommend the zone text amendment to 11-11-060 Accessory Buildings and Structures, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. Existing conditions would not change for the majority of single-family residential lots.
2. The proposed amendment allows owners to place buildings in a typical and expected manner on their lots, providing for more flexibility.
3. On lots in Agricultural zones, which may access the single-family residential standards per 11-10-040 H 1b, total lot coverage standards begin applying at 0.5 acres, which would limit those cases to what is permitted per 11-10-040 C. In short, the zone text amendment only affects agricultural and single-family residential parcels between 0.41-0.49 acres.

4. The Planning Commission retains discretion over individual cases which meet the specific criteria for a special exception for accessory building and structure coverage standards.
5. The proposed amendment is reasonably necessary for the reasons stated in the enclosed report.
6. The proposed amendment is in the public interest, as it does not affect the majority of parcels within Farmington City, and increases flexibility for others.
7. The proposed amendment is consistent with the city general plan and in harmony with the objectives and purpose of the zoning ordinance.

Supplemental Information

1. Zone text language

11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;
3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the required rear yard or thirty three percent (33%) of the required side yard; **On lots greater than 0.40 acres, additional accessory building coverage percentage in the required rear yard may be considered as a special exception according to 11-3-045.**
5. Accessory buildings shall, without exception, be subordinate in footprint to the main building.
6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard.



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Item 3: Amendments to Chapter 11-17, and to Section 11-2-020 of the Zoning Ordinance

Public Hearing: Yes
Application No.: ZT-7-25
Applicant: Farmington City

Request: *Applicant requests zone text amendments to Chapter 11-17 of the Zoning ordinance related to alternative lot standards, setbacks, and additional lot criteria, and building height special exceptions--and a zone text amendment to Chapter 11-2-020 clarifying the definition for building height.*

Suggested Motion:

Move that the Planning Commission recommend the City Council approve the following zone text amendments to Chapter 11-17 of the Zoning Ordinance titled “Original Townsite Residential Zone (OTR)” and Chapter 2-2 “Definitions”, subject to all applicable Farmington City development standards and ordinances.

[Note: No modifications are proposed to Section 11-17-040, but it is part of the proposed changes below to provide context for the recommended amendment].

Findings:

1. Section 11-17-035 of the Zoning Ordinance requires a subdivider to “provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing . . .”. This is in violation of 10-9a-535 of the State Code because Section 11-17-035 does not provide an incentive. The proposed text amendment deleting Section 11-17-035 and adding Section 11-17-045 ensures that the Farmington OTR ordinance is consistent with State Law [Note: The incentive offered in the new section is greater lot flexibility (i.e. lot area, setbacks, etc.) for the property owner].
2. The new Section—11-17-045 mirrors language incorporated in the residential and agriculture chapters of the Zoning Ordinance.
3. In addition to moderate income housing, Section 11-17-045 also provides an incentive option for preserving an historic resource. Many such resources exist in the OTR zone.

4. The new Section 11-17-045 is better placed in the overall text of the Chapter than 11-17-035 because the alternatives to the “standard”, should come after the standards in Section -11-17-040.

Housekeeping items

5. A special exception to main building height is allowed in the single-family and agriculture chapters the Zoning Ordinance, but not in the OTR zone. The proposed zone text amendment rectifies this discrepancy.
6. Discounting the ground elevation in front of doors helps builders better meet the City’s building height definition and makes no difference to the overall height of the building related to the rest of the finished grade.

Proposed Amendments:

11-17-035: MODERATE INCOME HOUSING:

~~A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:~~

~~1. Open space; or~~

~~2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or~~

~~3. Some other public benefit; or~~

~~4. A combination of 1, 2, and 3 above.~~

~~B. Exemption: Subdivisions resulting in two (2) or fewer additional lots are exempt from the minimum moderate income housing requirements of this Section.~~

~~C. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.~~

11-17-040: MINIMUM LOT AND SETBACK STANDARDS:

A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks in the OTR Zone:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
OTR	10,000 square feet for each single-family	85'	95'	30'	10'	20'	30'
* Buildings may not be built over utility easements that may run along the side and rear property lines, unless an exception is provided from the zoning administrator with the consent of the City's Development Review Committee and other applicable utility providers in writing.							

- B. Class B Animals: Class B animals are permitted in the OTR zone only if the area of the lot is twenty thousand (20,000) square feet or larger. Class B animals shall be limited to not more than one horse or cow and not more than two (2) sheep or goats for each twenty thousand (20,000) square feet of a lot.
- C. Public Uses and Utility Installations: Public uses, public utility installations and quasi-public uses are only allowed on lots less than forty thousand (40,000) square feet in size.
- D. Special Standards for Lot Width: Certain large, wide and deep lots presently exist in the OTR zone. City records show that between 1969 and 1986, the minimum lot width in the original townsite area was seventy feet (70'). Furthermore, for all the years prior to World War II, no minimum lot width or lot size standards existed at all in the original townsite area. Consequently, scores of lots exist in this area with frontages less than eighty-five feet (85') in width. The purpose of this section is to provide special standards for narrower lot width for the subdivision of large, wide lots located in the OTR zone. A property owner may subdivide a parcel of land in the OTR zone resulting in a lot width less than the minimum requirement set forth herein so long as the following standards are met:
1. Any new construction on the building lot created therefrom, shall conform to the new construction design guidelines contained herein.
 2. The reduction in lot width shall not exceed fifteen feet (15').
 3. The lot size must meet the minimum standard lot size described herein.
 4. The lot, and any use proposed for the lot, shall comply with the minimum setback standards set forth herein, and standards related thereto set forth in chapter 28 of this title.
 5. Any structures existing prior to the subdivision shall meet the setback requirements set forth in this chapter within the new subdivision.
- E. Flag Lots: Flag lots, as defined by this code, shall be prohibited in the OTR zone

11-17-045: ALTERNATIVE LOT AND SETBACK STANDARDS, AND ADDITIONAL LOTS

- A. Alternative Standards: Following the subdivision yield plan defined in Chapter 11-2 and using the minimum standards of subsection 11-17-040A to establish a maximum number of lots, a subdivider may alter the lot area, width, and side and side corner setbacks of lots for main buildings within a subdivision using standards for the LR zone delineated in subsection 11-12-090, if the subdivider, at the sole discretion of, and by agreement with the City, implements one of the following public benefits:
1. Provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision (or an alternative proposal acceptable to the City if the subdivision is less than 10 lots) for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household, or pays a fee in lieu thereof for moderate income housing determined in consideration of factors set forth in Chapter 11-28 of this Title; or
 2. Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or
 3. Create open space; or
 4. Establish some other public benefit; or
 5. Provide a combination of 1, 2, 3, and/or 4 above.
- B. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide a public benefit.

11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:

- F. Building Height:
1. New **main** building height should be similar to those found historically in the vicinity, and shall not exceed twenty seven feet (27') in height; **unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section 11-3-045;**

11-2-020: DEFINITIONS OF WORDS AND TERMS:

BUILDING OR STRUCTURE HEIGHT:

- A. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or mansard roof, or to the midpoint of the highest gable of a pitched, hipped or shed roof, or to a point two-thirds ($\frac{2}{3}$) the height of a quonset, parabolic or round roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
1. The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (10') above lowest grade of the building, **except where such lowest grade is directly in front of a door.**
 2. An elevation ten feet (10') higher than the lowest grade of the building, **except where such lowest grade is directly in front of a door,** when the sidewalk or ground surface described in subsection A1 of this definition is more than ten feet (10') above **such** lowest grade of the building.

Supplemental Information

State Code

Effective 5/4/2022

10-9a-535. Moderate income housing.

- (1) A municipality may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:
 - (a) the municipality and the applicant enter into a written agreement regarding the number of moderate income housing units; or
 - (b) the municipality provides incentives for an applicant who agrees to include moderate income housing units in a development.
- (2) If an applicant does not agree to participate in the development of moderate income Housing Units Under Subsection [\(1\)\(a\)](#) or [\(b\)](#), a municipality may not take into consideration the applicant's decision in the municipality's determination of whether to approve or deny a land use application.
- (3) Notwithstanding Subsections [\(1\)](#) and [\(2\)](#), a municipality that imposes a resort community sales and use tax as described in Section [59-12-401](#), may require the development of a certain number of moderate income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the municipality before January 1, 2022.



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Item 4: Update to Planning Commission Policies and Procedures

Public Hearing: No

Background Information

The Planning Commission Chair has identified a couple small items which merit clarifying within the Planning Commission's bylaws to clarify how the agenda order is established and how public comment is managed during a meeting.

It is the intention that with this update, PC agendas would then include a note notifying the public what to expect during public comment portions of a hearing.

The city council must ratify the recommended update from the PC before it is final.

Suggested Motion

Move that the Planning Commission send a recommendation to the City Council to approve the update to the Planning Commission Policies and Procedures as included with this report.

Supplemental Information

1. Policies and Procedures with redlines showing proposed update.

Draft Date: 10/30/90, 10/22/90, 10/26/90, 11/15/90

Approved and Adopted: 11/15/90

Amended: 12/10/92, 02/09/94, 12/15/97 (Res. 97-61), 3/15/22

FARMINGTON PLANNING COMMISSION POLICIES AND PROCEDURES

I. PURPOSE

These policies and procedures are designed and adopted for the purpose of providing guidance and direction to the members of the Farmington Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these policies. Nothing in these policies shall be interpreted to provide an independent basis for the invalidation or alteration of a final decision of the Commission unless otherwise provided by City Ordinance or State Law.

II. OFFICERS AND DUTIES

Election of Officers – The Planning Commission shall annually elect a Chair, Vice-Chair, and representative to the Board of Adjustment at its last meeting of the calendar year. The officers and Board Member shall be elected from the duly appointed members of the Commission by a majority of the total membership and may be elected for subsequent terms. Terms of office shall be from January 1st to December 31st of the year following the election.

The Chair shall preside over all meetings and hearings. The Chair shall have the same rights, privileges, and duties as any other member, including the right to vote on any matter before the Commission. The term “Chair,” as used throughout this document, shall mean the Chair of the Planning Commission, or in the absence or incapacity of the Chair, the Vice-Chair unless otherwise designated. In the event that the Chair is only able to participate remotely, the Vice-Chair shall preside over meetings unless all meeting participation is conducted remotely. In the event the Planning Commission is scheduled to meet and the Chair or Vice-Chair is unable to conduct the meeting, the meeting may continue with the presence of a quorum who shall elect a Chair Pro-Temp to preside over that meeting. Selection of a Chair Pro-Temp requires a nomination and a simple majority vote.

The Chair shall execute official documents and letters on behalf of the Commission. In the absence of the Chair, the Vice-Chair may fill this role. The Community Development Director or designee may execute time sensitive documents on behalf of the Planning Commission to formalize an action taken in a public meeting.

III. NOTICE

In order to make residents of the City more aware of the various hearings conducted by the Planning Commission, and particularly those residents or businesses which may be affected

by changes in land use, procedures are established below for notification of affected property owners. These notice provisions are provided as a courtesy to these property owners and are not intended to subject the City to a greater notice requirement than required by Federal or State Law. Failure of any person to receive notice shall not invalidate, or serve as basis for appeal, of any Planning Commission decision.

1. **Meetings** – The Planning Commission shall give public notice at least once each year of its schedule for all regular meetings scheduled for that year specifying the date, time, and place of such meetings. In addition to public notice of the Planning Commission’s annual meeting schedule, the Planning Commission shall give not less than 24 hours’ public notice of the agenda, date, time, and place of each of its public meetings. Public notice shall be provided by:
 - a. Posting written notice:
 - i. at the Farmington City Offices, 160 South Main Street; and
 - ii. on the City’s website; and
 - iii. on the Utah Public Notice Website (www.pmn.utah.gov); and
 - b. Providing notice to:
 - i. at least one newspaper of general circulation within the City; or
 - ii. a local media correspondent.
 - c. In addition to the required notice above, reasonable effort shall be made to provide notice via relevant social media platforms such as (e.g. Facebook, Instagram).
2. **Special Emergency Meetings** – When, because of unforeseen circumstances, it is necessary for the Planning Commission to hold an emergency meeting to consider matters of an urgent nature, the notice requirements as listed above may be disregarded and the best notice practicable given. No such emergency meeting of the Planning Commission shall be held unless an attempt has been made to notify all of its members and a majority votes in the affirmative to hold the meeting. (Utah Code Ann. 52-4)
3. **Subdivision Approvals** – Applications for subdivision approval shall be noticed prior to the meeting in the following manner:
 - a. Applications shall be identified by name on the Planning Commission agenda ;
 - b. The City Planner shall notify all property owners within 300 feet from the boundaries of the affected property, by mail, of the meeting at which the preliminary plat will be considered. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended beyond 300 feet from the subject property in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission;
 - c. The meeting at which the final plat will be considered need not be noticed by individual mailing, but shall be identified by name on the agenda;

- d. The City Planner shall send a letter or email to the applicant within a reasonable time after the final decision of the Planning Commission indicating the action taken on the application.
- 4. **Conditional Use Applications** – Applications for Conditional Use approval shall be noticed prior to the meeting in the following manner:
 - a. Applications shall be identified by name on the Planning Commission agenda;
 - b. The City Planner shall notify all property owners within 300 feet from the boundaries of the affected property, by mail, of the meeting at which the application will be considered. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended beyond 300 feet from the subject property in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission;
 - c. The City Planner shall send a letter or email to the applicant within a reasonable time after the final decision of the Planning Commission indicating the action taken on the application.
 - d. The notice procedure for a new Conditional Use application shall also be followed if it becomes necessary to commence proceedings to revoke a Conditional Use Permit.
- 5. **Zoning Map and Ordinance Amendments** – The Planning Commission shall review all proposed amendments to the City Zoning Map and/or Zoning Ordinance and shall prepare written recommendations regarding the proposed amendments and forward the same to the City Council for its consideration. Notice of proposed Zoning Map or Zoning Ordinance amendments shall be provided as follows:
 - a. Proposed amendments to the Zoning Map and/or Zoning Ordinance shall be identified by name on the Planning Commission agenda.
 - b. The City Planner shall notify all property owners within 300 feet from the boundaries of any affected property, proposed to be rezoned, by mail, of the meeting at which the proposed rezone will be considered. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended beyond 300 feet from the subject property in order to notify additional parties of the proposed rezone. The mailing area may also be extended by a majority vote of the Commission.
 - c. The City Planner shall send a letter or email to the applicant of any proposed Zoning Map or Zoning Ordinance amendment within a reasonable time after the

final decision of the Planning Commission indicating the action taken on the application.

6. **General Plan Amendments** – The Planning Commission shall prepare and/or review all proposed amendments to the City General Plan and shall hold a public hearing on such proposed amendments. After the public hearing, the Planning Commission shall make any changes to the proposed amended Plan and forward its recommendations regarding the same to the City Council for its consideration. Notice of the public hearing before the Planning Commission on the proposed amended General Plan amendments shall be provided in accordance with City Ordinances and State Law regarding the same.
7. **Planned Unit Development / Condominium** – A Planned Unit Development or Condominium application shall be noticed in the same way as a Conditional Use.
8. **Annexation Applications** – Annexation hearings shall be identified by name on the Planning Commission agenda. In addition to the notice given on the agenda, notice of the date, time, place, and subject of the hearing shall be published at least one week prior to the hearing on the City's website and the Utah Public Meeting Notice website.
9. **Street Name Change, Street Dedication, or Major Street Plan Amendment** – Notice shall be provided in the following manner:
 - a. An application for a street name change, Major Street Plan change, or street dedication shall be identified by name on the Planning Commission agenda.
 - b. The City Planner shall notify all affected utilities of the date of the hearing and the proposed change;
 - c. The City Planner shall mail notice to all owners-of-record of land abutting the street on which the change or dedication is proposed and may also publish such notice on the City's webpage and the Utah Public Meeting Notice website within a reasonable time prior to the meeting date.
10. **Vacation of Alleys or Streets** – No requirement exists in State Law for sending street and alley vacations to the Planning Commission for a recommendation. If the City Council determines that a recommendation from the Commission is desirable, then notice shall be given in the following manner:
 - a. An application for a street or alley vacation shall be identified by name on the Planning Commission agenda;

- b. The City Planner shall notify all affected utilities of the date of the hearing and the proposed change;
- c. The City Planner shall mail notice to all owners-of-record of land abutting the street on which the change is proposed and may also publish such notice on the City's webpage and the Utah Public Meeting Notice website within a reasonable time prior to the meeting date.
- d. At the discretion of the City Planner, and with the concurrence of the Chair, the mailing area may be extended in order to notify additional parties. The mailing area may also be extended by a majority vote of the Commission.

IV. APPLICATION REQUIRED

An application may not be heard by the Planning Commission unless an application form is adequately filled out and accompanied by the appropriate fee and required plans drawn to scale with dimensions clearly indicated and with sufficient detail and clarity to show what is being requested. Applications must be received at least two weeks prior to the meeting at which they will be considered.

V. MEETINGS

1. **Time and Place of Meetings** – Regular public meetings of the Planning Commission will generally be held on the first and third Thursday of each month at 7:00 p.m. in accordance with Farmington City Code Section 11-3-030 (C). In person meetings will be held in the City Offices located at 160 South Main Street when there is business to conduct unless otherwise noted on the agenda. A preparation meeting may be held prior to regular meetings, typically starting at 6:30 p.m. This preparation meeting is still a public meeting and the start time of the preparation meeting must also be published on the agenda. As determined by the Chair or City Staff, meetings may be held to facilitate participation either entirely or partially via remote electronic means.
2. **Special meetings** may be called by the Chair, or upon an affirmative authorization of at least four members of the Commission.
3. **Open to the Public** – All meetings of the Planning Commission are open to the public unless closed pursuant to law.
4. **Public Comment.** - Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the

Commission regarding the agenda item. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate a large number of speakers. The Chair, in its sole and absolute discretion, may allow additional time to any speaker should it be deemed reasonable to do so. The allotted time for each individual for public comment is personal to each such individual and may not be ceded, aggregated or shared with any other individual.

5. **Order of Business** – Applications submitted to the Planning Commission shall appear on the agenda in such order as City staff may deem appropriate giving due consideration for the amount of time each item is anticipated to require. The following are examples of items that may appear on the Commission's agenda. This list is not exclusive:

- a. Approval of Minutes;
- b. City Council Report
- c. Subdivision and Planned Unit Development applications – hearings and decisions;
- d. Master Plan and Zoning Amendment applications – hearings and decisions;
- e. Conditional Use / Site Plan review applications – hearings and decisions.
- f. Annexation applications;
- g. Zoning Text Changes – hearings and decisions;
- h. Other Business;
- i. Adjournment.

The Chair may change the order of business or consider matters out of order if there is no objection from any member of the Commission, or by majority vote of the Commission.

6. **Presentation of Application** – Staff shall present the application. The applicant is then invited to offer written or oral comments and clarification if needed. An applicant may represent themselves in person or remotely, and is not subject to three-minute time limits imposed on members of the public. The applicant may also choose to be represented by an attorney or other authorized agent at any meeting of the Commission, and the representing party may participate in person or remotely. Written authorization shall be required for an agent.

7. **Order of Procedure** – Except as otherwise provided in these rules, the order of procedure in the hearing of each application shall be as follows:

- a. Staff makes presentation;
- b. Applicant offers written or oral comments and clarification if needed;
- c. Public provides comments;
- d. Applicant given opportunity to answer comments and provide additional information;
- e. Public hearing is closed by the Chair.

The Chair may change the order of procedure if there is no objection from any member of the Commission or by majority vote of the Commission.

VI. VOTING

An affirmative vote of a majority of the members of a quorum shall decide any matter under consideration in accordance with Section 11-3-030(d) of the Farmington City Zoning Ordinance.

VII. DECISIONS

Decisions of the Commission shall be considered final, for the purposes of any appeal, at the end of the meeting at which the matter is heard and a decision rendered. The Zoning Administrator shall send a written notification or email of the decision to the applicant within a reasonable time after the date such decision was made. Such notification shall include the reasons for the Commission's decision.

VIII. RE-HEARING

The Commission may re-hear an application upon written request by the applicant and a showing that there is substantial new evidence that was unavailable at the time of the original hearing through no fault on the part of the applicant. The Commission shall, by vote, make a determination as to whether or not to reconsider its prior decision. In the event a re-hearing is approved, the matter shall be considered only after notice has been given in the same manner as was given for the original application. The applicant shall pay any costs incurred in re-advertising the hearing.

IX. RECORDS

1. **Written Minutes** – Written minutes shall be kept of all Planning Commission meetings. Such minutes shall include:

- a. The date, time, and place of the meeting;
- b. The names of members present and absent;
- c. The substance of all matters proposed, discussed, or decided, and a record, by individual member, of the votes taken.

The minutes are public records and shall be available within a reasonable time after the meeting. An official copy of the minutes shall not be made available until after formal approval by the Commission.

2. **Recording** – All proceedings of the Planning Commission shall be electronically recorded and the audio recording retained in the office of the City Planner for a minimum of six months following the meeting at which the recording was made. Such recordings may be used in the event a Commission Member misses a meeting and wishes to qualify to vote on a particular item, or if it is necessary to produce a verbatim transcript of all, or

part, of a meeting.

3. A recording of all or any part of a Planning Commission Meeting may be made by any person in attendance provided that the recording does not interfere with the conduct of the meeting.

X. RULES OF ETHICAL CONDUCT

1. **Definitions** – The following definitions shall apply to this section:

- a. **Assist** means to act, offer, or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity.
- b. **Business Entity** means a sole proprietorship, firm, partnership, association, joint venture, trust, corporation, foundation, or other organization or entity used in carrying on a business.
- c. **Compensation** means anything of economic value which is paid, loaned, granted, given, donated, or transferred to any person or business entity for, or in consideration of, personal services, materials, property, or any other thing whatsoever.
- d. **Substantial interest** means ownership, either legal or equitable, by an individual, a spouse, or minor children, of at least 10% of the outstanding shares of a corporation or a 10% interest in any other business entity.

2. **A Commission member shall not:**

- a. Disclose confidential information acquired by reason of his/her official position or use such information to secure special privileges or exemptions for him/herself or others;
- b. Use, or attempt to use, his/her official position to secure special privileges for him/herself or others;
- c. Knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift or loan for him/herself, or another, if the gift or loan tends to influence him/her in the discharge of his/her official duties, except for:
 - i. An occasional nonpecuniary gift having a value of less than \$50.00;
 - ii. An award presented publicly;
 - iii. Any bona-fide loan made in the ordinary course of business;

- iv. Political campaign contributions actually used in a political campaign.
- d. Participate in any Commission action which may result in a private benefit;
 - i. The private benefit may be direct or indirect, create a material, personal gain, or provide an advantage to relations, friends, groups, or associations which hold some share of a person's loyalty. However, mere membership in a group or organization shall not be considered a conflict of interest unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of an issue.
 - ii. A Commission member experiencing, in his/her opinion, a conflict of interest, shall declare this interest publicly, abstain from voting on the action, and shall be excused from his/her seat on the Commission during consideration of the action. He/she should not discuss the matter privately or publicly with any other Commission member. The vote of a Commission member experiencing a conflict of interest who fails to disqualify oneself shall be disallowed.
 - iii. A conflict of interest may exist under these rules even though a Commission member may not believe he/she has an actual conflict. A Commission member who has a question as to whether a conflict exists should raise the matter with the other members and the City Attorney in order that a determination may be made.
- 3. **Compensation** – a. A Commission member shall not receive or agree to receive compensation for assisting any person or business entity in any transaction connected with an action being considered by the Commission or which may come before the Commission.
 - b. Any Commission member who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does, or anticipates doing business with the City shall disclose the nature of his/her interests in that business entity prior to any discussion by the Commission of any matter concerning such business entity.
 - c. Any personal investment by a Commission member which creates a substantial conflict between the Member's personal interests and his/her public duties shall be fully disclosed.

XI. RULES OF ORDER

All regular meetings of the Planning Commission will be conducted according to such rules of order as are passed and approved by a majority vote of the Commission. These Rules may be amended from time to time in the same manner.

XII. TIE VOTE

In the event of a tie vote on any decision before the Commission, the motion shall fail and the Chair may ask for another motion. If no other motion is made, or in the event the second motion also ends in a tie vote, the matter shall be continued until the next regular meeting of the Commission. In the event that a final decision is not made at the next meeting, the application shall be deemed denied and the applicant shall have a right to appeal as provided in the Farmington City Code.

XIII. AMENDMENTS

These Policies and Procedures may be amended at any regular meeting of the Commission by an affirmative vote of the majority of all members, provided that such amendments have been presented in writing to each Commission member at least 48 hours preceding the meeting at which the vote is taken. Such amendment must be ratified by the City Council per Farmington City Code 11-3-030 (B) before taking effect.

**FARMINGTON CITY
PLANNING COMMISSION**

April 10, 2025

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

Regarding Agenda Item #1, Chair **Frank Adams** said he thinks the Cleghorn’s could see they didn’t have much of an argument in their favor, and that paying a lawyer could get expensive. The City did a good job responding to their opposition.

For Agenda Item #2, **Adams** asked if the Development Agreement calls for a playground/Active Play Area, as he didn’t see it in the Staff Report. Community Development Director **David Petersen** said there is no definition of the Active Play Area, and there is only a grass/dog park area, pickleball court, grow boxes, and play area. However, there are conflicting exhibits. **Petersen** also described the yield plan process.

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

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

SPECIAL EXCEPTION APPLICATION – no public hearing

Item #1: Richard Baggett – Applicant is requesting special exception for additional driveway width for access to a rear yard and/or access for more than three (3) properly designated parking spaces, for the property located at 217 S. 25 West (Glen Avenue), in the LR (Large residential) zone. [M-1-24]

Planning/GIS Specialist **Shannon Hansell** presented this agenda item. The Planning Commission considered **Richard Baggett’s** application for special exception in installing a second driveway on February 20, 2025, and took public comment on the matter. The public hearing, which included submission of a petition signed by 39 neighbors, is now closed. The Commission solicited written arguments from the opponents of the application, the applicant, and the City. **Scott and Lisa Cleghorn**, who own the property immediately abutting the applicant’s property to the south, timely submitted their written argument against the application.

Staff has reviewed the **Cleghorn’s** argument, as well as the response provided by the **Baggett’s**, and maintains their recommendation that the Commission approve the special exception. In this case, there is no persuasive evidence that the second driveway will be injurious to property or improvements, nor imperil the health, safety, or welfare of the neighborhood. Nor will it create unreasonable traffic hazards on the local road with which it will connect. There is sufficient lot size to fit the 10-foot driveway without encroaching on neighboring property. As such, it should be approved.

Hansell said the arguments brought against the special exception application regarded storm water risk and drainage concerns. In the City’s opinion, the project is not of a sufficient size to require a storm water prevention permit, as it is less than 1 acre in size. It is 620 square feet of additional impervious surface, producing a negligible amount of storm water according to the City Engineer’s review. However, the applicant has decided to install drainage systems so the water will drain toward the **Baggett’s** backyard.

Regarding the argument about negative curb appeal and property value, **Hansell** said double driveways and wide driveways are common in the neighborhood. There is sufficient land for this use. As for poor property stewardship, it is not a relevant issue since the ordinance does not address property stewardship. City ordinances do not guarantee the privacy of residents; the code establishes certain parameters by which all residents are required to abide. For example, a neighbor might not want a side yard converted to a lighted basketball court, due to the noise of a bouncing ball, impacts with a backboard, light pollution in the evening, and the likely event that a stray ball will enter their property. But the ordinances do not prohibit basketball hoops in side or front yards, so the City does not take action to eliminate them. As this is an administrative matter, the Commission is required to apply the ordinance to the application. Staff continues to recommend approval of the application for special exception because the applicant has met the requirements of the ordinance. **Hansell** said while Staff understands the situation from both perspectives, they are trying to apply the ordinances as fairly as possible.

Adams said the parties were given 10 days to try to mediate a solution, which apparently didn’t happen. The **Cleghorns** then had 14 days to file arguments in support of their opposition, which they did. The **Baggett’s** then submitted their documents in the 14 days following that. The Commission has reviewed those items.

MOTION

Joey Hansen made a motion to approve this special exception for a combined driveway width not to exceed 35 feet, subject to all applicable Farmington City development standards and ordinances.

Findings 1 a-f:

1. If the above conditions are followed, then:
 - a. The lot meets and exceeds the minimum lot size allowing for consideration of a second driveway.
 - b. The distance between driveways meets and exceeds the 40-foot separation requirement per ordinance.
 - c. A typical single-car driveway width is 10-12 feet; therefore, the proposed driveway is designed at a minimum width necessary to provide adequate access to the designated parking space.
 - d. The applicant has designed the driveway to avoid causing detrimental impacts to adjacent properties by managed impacts from storm water.
 - e. The property is of sufficient size to accommodate the special exception.
 - f. The proposed driveway will not create unreasonable traffic hazards per review of City Staff.

Supplemental Information 1-3:

1. Vicinity Map and Site Photos
2. Original Site Plan
3. Proposed Site Plan and Details

Tony Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner George "Tony" Kalakis	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

SITE PLAN APPLICATION

Item #2: Jeremy Carver/Evergreen 1525 & Burke Land LLC – Applicant is requesting final site plan approval for The Trail project, located at 1674 W. Burke Lane, on 10.21 acres of property, in the OMU (Office Mixed Use) zone. [SP-10-22]

Hansell presented this agenda item, which is on the corner of Burke Lane and Innovator Drive. In October of 2023, the Planning Commission approved a final site plan for this project as it was designed at the time. Since that time, the subdivision plat for the area has been recorded and the commercial/office component of the project has started construction. The original apartment building as it was designed contained nearly 400 apartments, including units which wrapped around the parking structure on the south and west sides of a parking garage. Since that time, the developer has further studied the building construction requirements, leasing, marketing, and financing capabilities of their project, determining that the original design was not feasible. With this information, the developer approached the City Council about a modified version of the plan where the building would have less units. The Council approved an updated Development Agreement allowing for less units and a building design which didn't include units wrapping the parking structure on the south and west sides.

Upon receiving the approval of the Council to pursue the updated concept, the developer has produced updated civil, architecture, and landscape drawings that have been reviewed by the City's Development Review Committee (DRC). The site layout is similar to the original proposal and is consistent with the Development Agreement approved by the City Council. Of note, the Council approved a plan which included an "Active Play Area" on the south face of the parking structure. The developer's final landscape plan includes a pickleball court and playground in this area, but they have noted that these particular elements may be done at a future date, if at all. No matter the final improvement to this area, it would be landscaped to a finished state and provide screening of the garage structure.

The unit count has changed from 392 to 315. Removing units and reducing the height of the garage puts the building further east and will have reduced visual impact. Townhome units are not proposed at this time, but would be located on the southwest portion of the property. A plat amendment and future site plan review will be necessary for consideration of units at that time. Those units are subject to two-story height restrictions per the original Development Agreement. The site meets required parking ratios and the developer has maintained robust landscaping originally requested by the Planning Commission. A Final Site Plan consideration is an administrative act in which the Planning Commission is tasked with simply verifying whether or not the project has met the requirements previously determined by code or agreement with the Council.

Applicant **Chris Jensen** (Provo, Utah) addressed the Commission. The project is now reduced by 77 units, and the parking is now one surface level. A building was set back an additional 37 feet off Burke Lane, and screening was added to the parking deck as per Commission request. Parking deck columns were changed to brick, and landscaping was enhanced. He is still trying to decide what to do in the Active Play Area, as the City has a public park just a quarter of a mile away. Lifetime Fitness may also dictate the amenities they choose to put in, as they do not want to duplicate other amenities within walking distance. What is being proposed tonight is a pickleball court and playground. **Jensen** said the plan is to sale the 1.25-acre townhome parcel to a developer/home builder.

Adams said he would like to see the obligation the applicant made to the Council regarding the Active Play Area met. He said he can't figure out if the obligation has been met, and "Active Play Area" does not mean just grass. Community Development Director **David Petersen** referenced the agreement reviewed by the City Council on January 21, 2025. **Jensen** said it could be a basketball court, grass area, pickleball court, playground, or dog park. They are trying to start construction by July, and they still need to get building permits and Staff technical review. **Adams** said the Development Agreement doesn't resolve the ambiguity surrounding the "Active Play Area." It may need a future supplemental agreement, as approved by the City Council, to lay out what would be in those two areas. In the meantime, the applicant could continue pursuing needed permits and approvals. This issue shouldn't hold up the whole project. **Petersen** said a building permit could be issued without that amendment being done first.

MOTION

Spencer Klein made a motion that the Planning Commission approve the final site plan for The Trail subject to all applicable standards and regulations, with the condition that any remaining comments from the Development Review Committee be addressed related to technical issues. An additional condition is that it is subject to a supplemental agreement detailing what is going into the two park areas, and defining what "Active Play Area" means.

Supplemental Information 1-4:

1. Vicinity Map
2. Applicable Development Agreement
3. Site Plan
4. Landscape Plan

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner George "Tony" Kalakis	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

OTHER BUSINESS

Item #3: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. **Planning Commission Minutes Approval from March 20, 2025**
 - **Spencer Klein** motioned to approve the minutes; **Scott Behunin** seconded the motion, which was unanimous.
- b. No City Council Report
- c. Notice went out regarding the Western Sports Park (WSP) Tour the Commission went on April 24, 2025, at 5:30 p.m.
- d. **Petersen** presented a discussion regarding Chapter 17 Zone Text Change Proposal regarding flexibility of conventional subdivision yield plans vs. nonconventional plans with smaller lots/higher density. The difference has been made up with open space, Transfer of Development Rights (TDRs), moderate-income housing, some other public benefit, or a combination of any of these. Historic preservation is another option, especially in the Original Townsite Residential (OTR) Zone. The Legislature now mandates that the City must give an incentive for moderate-income housing, so Staff is proposing a change, offering incentives in the form of alternative lot setback standards and additional lots.

ADJOURNMENT

Scott Behunin motioned to adjourn at 8:00 PM.

Chair Frank Adams	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner George "Tony" Kalakis	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Frank Adams, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, May 6th, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 5:00 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. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 5:00 p.m.

- Budget presentations and deliberation
- Park naming discussion

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Melissa Layton, Councilmember

PRESENTATIONS:

- Introduction of new police officers Tanner Johnsen, Jerry Shepherd, and Kyle Shine

BUSINESS:

- Local Building Authority (LBA) creation
- Adoption of FY 2026 Tentative Municipal Budget

Minute motion adjourning to the Redevelopment Agency meeting. (See RDA Agenda)

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION:

1. Change Order for Ivy Acres Park
2. Agreement Related to Vacation of a Portion of 1100 West Street
3. Interlocal Cooperation Agreement for Municipal Election Services
4. Resolution Adopting the 2025 Polling Locations and Vote Centers
5. Approval of Minutes 04.15.25 and 04.16.25

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 and the Utah Public Notice website at www.utah.gov/pmn. Posted on May 2, 2025