

**FARMINGTON CITY
PLANNING COMMISSION**

May 22, 2025

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

Assistant Community Development Director/City Planner **Lyle Gibson** said Life Time should be starting construction next year. The technical items are 97% done, and they are still working with the Sewer District. The Commission plans to ask about the number of parking stalls. Commissioner **Kristen Sherlock** asked if there was any pushback from the gym at Station Park. Life Time believes their restaurants, kid care, and pools make them unique in the market.

Gibson said the City Council passed the change to the Commission's bylaws at their May 20, 2025, meeting. He expects the Boyer Company not to be on an agenda until July. The City still has not received a formal application, and it will still need internal review. Several projects could be coming up pending financing. A development proposal in the Buffalo Ranch area may be coming. The Zions Bank on Main Street is looking to relocate. Commissioners said they would like hardware/home improvement stores in Farmington. **Gibson** said the Commission should expect things from Stack soon. Commissioners are invited to attend the June 3, 2025, City Council joint work session at 6 p.m. to discuss an update to the Parks General Plan.

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

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

SITE PLAN AND SUBDIVISION APPLICATION – *no public hearing*

Item #1: LTF Real Estate Company Inc – Applicant is requesting approval for the final site plan and final subdivision for the Life Time project located at 1343 W. Maker Way (parcel ID 080600074), on 8.67 acres of property in the OMU (Office Mixed Use) zone

Assistant Community Development Director/City Planner **Lyle Gibson** presented this item. Life Time originally approached the City in 2022 to propose their facility at the subject location. Prior agreements required that the site be a non-residential use, and the Council approved the use of the property for this facility allowing for some deviation from mixed-use zoning standards for the site design. Since that time, construction of Innovator Drive and Maker Way has been completed, and Sego Homes and development to the west of the site is well underway. The building design and site plan have been updated and refined since the originally approved concept including a recent update approved by the Council allowing for the removal of outdoor pickleball courts. The existing agreements for this property require that there be 184 shared parking stalls in favor of the City/public on site to support the park under construction to the south. **Gibson** said this is ample parking and benefits the City. The fitness center is required to be at least 80,000 square feet in size, and the design should follow what is approved in the Project Master Plan (PMP).

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. It is the opinion of Staff that the Site Plan and Plat meet applicable code, the required elements of the applicable Development Agreement, and is consistent with the approved PMP.

The Development Review Committee (DRC) has reviewed the construction drawings for this project multiple times and is ready to recommend approval from the Planning Commission for completion of the public review process. There is a known item remaining with the sewer design that is to be resolved. The applicant continues to work with the DRC and Sewer District while looking for assurance from the Planning Commission regarding the final site plan and building architecture.

Applicant **Ross Stickler** addressed the Commission. Life Time has operated more than 180 athletic resorts in 44 markets since 1992. They are the nation's largest provider of children's swimming lessons. They have a location in South Jordan. The Life Time Club provides resort-like amenities and programming as well as luxury interior and exterior design. They brought three pickleball courts indoors instead of outdoors as originally planned. This was in response to the City's park across the street having six outdoor courts. They will have a sauna, cold plunge, concierge desk, locker rooms, kids club, resistance training, recovery areas, group training, free weights, cardio, Pilates, yoga, outdoor lap/leisure pools and deck, café/bistro, and lush landscaping. The South Jordan membership is \$189 per month, but

that may be changed. Two adults and one child would cost \$289 per month. There may be military and Senior Citizen discounts as well.

Everyone in the community is an ideal client including family members. It is not just for fitness gurus. He would like to get people from Salt Lake and the entire Davis County area. Hours of operation vary and can be 4 a.m. to midnight, with morning and evening hour peaks. In other areas, they welcome coffee clubs, book clubs, and group fitness groups. The indoor pool has six lap lanes.

Commissioner **Kristen Sherlock** appreciated the attention to the trees, as Farmington is known for its trees.

MOTION:

Tyler Turner made a motion that the Planning Commission approve the final site plan and final plat for Life Time Fitness subject to all applicable standards and regulations with the following condition:

- Construction drawings shall not be stamped, no site improvements shall commence, and no building permit application may be applied for until all remaining technical comments have been addressed by the City and applicable reviewing agencies.

Supplemental Information 1-5:

1. Vicinity Maps
2. Applicable Development Agreement
3. Site Plan and Supporting Plans
4. Subdivision Plat
5. Letters of Support

Tony Kalakis 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

ZONE TEXT APPLICATION – public hearing

Item #2: Farmington City – Applicant is requesting a recommendation for a zone text amendment to Section 11-35, in order to allow Staff to approve certain home occupation requests as a permitted use outside of the main dwelling.

Gibson presented this item. The Planning Commission recently reviewed a Conditional Use application for an office building in a detached structure. The Commission directed Staff to consider a text amendment that would make this type of proposal a permitted use, saving time for reports, reducing time in meetings, and providing a more efficient predictable process for applicants. The proposed text amendment would allow certain low-impact home businesses to be considered by Staff as a permitted use.

Frank Adams opened and closed the public hearing at 7:21 PM, due to no comments being received.

MOTION:

Tyler Turner made a motion that the Planning Commission recommend the zone text amendment to 11-35 Home Occupations with a change on K: adding "external" before incidental use, and "any" external home occupation instead of "the."

Findings 1-2:

1. The proposed text amendment clarifies that a home occupation may conduct business off site like in the case of a handyman or landscaping business.
2. The amendment allows for more efficient processing of low-impact home occupations.

Supplemental Information 1:

1. Zone text language

Kristen Sherlock 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

OTHER BUSINESS

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

- a. Planning Commission Minutes Approval: May 8, 2025. The vote was unanimous to approve.
- b. City Council Report for May 20, 2025. The Council accepted changes to the Commission bylaws and discussed its budget.
- c. Joint Planning Commission and City Council study session on June 3, 2025, at 6 p.m. for the Parks General Plan. A headcount is being requested.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 7:29 PM.

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



Frank Adams, Chair

