



**FARMINGTON CITY
PLANNING COMMISSION**

June 26, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday June 26, 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 will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. 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.

ZONE TEXT AMENDMENTS – *public hearings (2)*

1. Farmington City – Applicant is requesting a recommendation for an ordinance amending multiple sections of Title 11, Planning and Zoning, and Section 12-6-010 of Title 12, Subdivisions, to correct inconsistencies and provide clarification to the code. (ZT-11-25)
2. Farmington City – Applicant is requesting a recommendation for changes to Chapters 13 (Multiple-Family Residential Zones) and 18 (Mixed Use Districts) of Title 11, Planning and Zoning, to bring the city's ordinances into compliance with State law which requires moderate income housing to be incentivized and voluntary. (ZT-12-25)

OTHER BUSINESS

3. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes Approval: 06.05.2025
 - b. City Council Report: 06.17.2025
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

CERTIFICATE OF POSTING I hereby certify that 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 June 23, 2025. Carly Rowe, Planning Secretary



Farmington City
Planning Commission Staff Report
June 26, 2025

Item 1: AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING AND SECTION 12-6-010 OF TITLE 12, SUBDIVISIONS TO CORRECT INCONSISTANCIES AND PROVIDE CLARIFICATION TO THE CODE.

Public Hearing: Yes
Application No.: ZT-11-25
Applicant: Farmington City

Request: *Staff is looking to update multiple sections of code to clarify regulations.*

Background

The included enabling ordinances addresses a handful of items throughout the city's code.

- Currently 11-3-045 (5) indicates that the City Council can approve additional dwelling units as a special exception.
 - o The City Council can approve additional dwelling units by agreement for moderate income housing or otherwise, but it is not a special exception and they are not the body who considers special exceptions.
 - o The solution is to simply remove this section.
- Multiple zoning districts have language which allow for accessory uses. The way it is written is problematic in the opinion of staff because it could be interpreted to allow for the use without a primary use. A common request is whether or not someone could build a garage and then build a home later.
 - o The solution proposed is to use alternate verbiage to clarify that a primary use should be on site first.

- 11-12-090 D grants additional flexibility to conservation subdivisions and seems to promote certain home designs which is good. However, as written it also penalizes certain home design beyond.
 - o Rather than set a hard 30 ft. front yard setback for common home designs, staff is suggesting that the normal front setback for the zone be applicable. (often 25 ft.)
- 11-28-020 came onto the radar as an issue when considering accessory dwellings. It creates a conflict with a use the city has deemed appropriate not to mention to some degree mandated as an allowed use by the state. It also conflicts with mixed use zoning and multi-family projects.
 - o The proposed solution is to simply eliminate the language. When applicable and desirable, the regulations found within the city's zoning districts and allowed uses already address this so when it is not in conflict with code it is redundant.
- Finally, 12-6-010 includes language which assumes there is only 1 irrigation district. FAPID (Farmington City Area Pressure Irrigation District) is now Benchland Water District and is only 1 of 2 major irrigation providers in the city. Weber Basin Water Conservancy District also provides irrigation water to a large segment of the city.
 - o The proposed solution is to simple reference the applicable irrigation district.

Background

Move that the Planning Commission recommend approval of the enclosed enabling ordinance to the City Council as proposed.

Supplemental Information

- Enabling Ordinance

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 - 21

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING AND SECTION 12-6-010 OF TITLE 12, SUBDIVISIONS TO CORRECT INCONSISTANCIES AND PROVIDE CLARIFICATION TO THE CODE. (ZT-11-25)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 1st day of July, 2025.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

11-10-020: SCHEDULE OF USES:

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

Use	Agricultural Zones		
	AA	A	AE
Accessory dwelling unit	P	P	P
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Daycare, preschool (16 students or less)	X	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
Internal accessory dwelling unit	P	P	P
Public school	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C
Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C

Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to an established conditional use	C	C	C
Uses customarily accessory to an established permitted use	P	P	P
Veterinary clinic	C	C	C

11-11-020: PERMITTED USES:

The following are permitted uses in all single-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.

Agriculture.

Class A animals.

Class B animals (except in the R Zone).

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-11-030](#) of this chapter.

Internal accessory dwelling unit.

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family residential dwellings.

Uses customarily accessory to an established permitted use.

11-12-090: DIMENSIONAL STANDARDS:

D. Yard Regulations: The builder or developer of a conservation subdivision may consider variations in the principal building position and orientation, but shall observe the following minimum standards for buildings within a conservation subdivision. Exceptions to these minimum setback regulations may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

1. Front Setback: The minimum front yard setback for main buildings in a conservation subdivision shall be twenty feet (20'). Notwithstanding the foregoing, the minimum front yard setback for front-loaded attached garages which extend past the front of the dwelling toward the front property line in any conservation subdivision shall meet the required front setback of the underlying zone.

2. Rear Setback: The minimum rear yard setback for main buildings within a conservation subdivision shall be thirty feet (30').

3. Side Setback: The minimum side yard setback for main buildings within a conservation subdivision shall be ten feet (10') for lots within the S, LS, AE and AA Zones, and a minimum of five feet (5') for lots within the R and LR Zones, but the total of both side setbacks in the R and LR Zones shall be no less than thirteen feet (13').

4. Side Corner Setback: The minimum side corner setback for main buildings within a conservation subdivision shall be fifteen feet (15') from the property line in compliance with clear vision standards set forth in section [11-28-150](#) of this title.

5. Accessory Buildings: Accessory buildings on lots less than one-half ($\frac{1}{2}$) acre in size shall be located at least six feet (6') to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot. Such buildings may be located within one foot (1') of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

6. Animal Shelters: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

7. Detached Garage: A detached garage, or other architecturally compatible structure as approved by the planning commission, may be located in the side yard of a lot, providing that a six foot (6') separation is maintained from the residence and all front, side and rear setbacks are provided as specified in section [11-11-050](#) of this title.

8. Double Frontage Lots; Accessory Buildings: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

11-13-020: PERMITTED USES:

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling units (only in the R-2 Zone).

Agriculture.

Class A animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-13-030](#) of this chapter.

Internal accessory dwelling units (only in the R-2 Zone).

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family dwellings.

Two-family dwellings.

Uses customarily accessory to an established permitted use.

11-14-020: PERMITTED USES:

The following are permitted uses in the BP zone after a conceptual development plan has been approved as provided in this chapter. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Business and professional offices.

Commercial testing laboratories and services.

Data processing services.

Daycare/preschool.

Funeral home.

Internal accessory dwelling unit (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD)).

Printing/publishing.

Public or quasi-public administrative offices (excluding temporary or portable buildings).

Public park.

Public utility lines and rights of way.

- Research services.
- Residential facility for the elderly.
- Residential facility for the handicapped.
- Seasonal fruit/produce vendor stands.
- Signs complying with provisions of the sign ordinance.
- Uses customarily accessory to an established permitted use.

11-14-030: CONDITIONAL USES:

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

- Athletic or tennis club.

- Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

- Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

- Outside storage.

- Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

- Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.

- Restaurants (traditional sit down only).

- Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

- Temporary uses.

- Uses customarily accessory to an established conditional use.

11-15-020: PERMITTED USES:

The following are permitted uses in the BR Zone subject to site development review. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

- Residential facility for the disabled.

- Single-family dwelling.

- Two-family dwelling.

- Uses customarily accessory to an established permitted use.

11-15-030: CONDITIONAL USES:

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

- Athletic/fitness center.

- Business and professional offices.

- Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

- Daycare, preschool, that are not home occupations.

- Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

- Funeral home.

- Greenhouse/garden center (retail or wholesale).

- Hotels, motels and bed and breakfasts, all not to exceed five thousand (5,000) square feet in size.

Mixed use development, as defined in section [11-18-030](#) of this title.

Museums.

Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Pet store or pet grooming establishment.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities, including those which may allow or require that clients stay overnight or longer.

Reception center.

Residential facility for the elderly.

Restaurant (traditional sit down).

Small auto dealership.

Temporary uses as set forth in subsection [11-28-120](#)H1 of this title.

Uses customarily accessory to an established conditional Use.

11-16-020: PERMITTED USES:

The following are permitted uses in the C zone. No other permitted uses are allowed, except as provided by subsection [11-4-050](#)F of this title:

Agriculture.

Business and professional offices.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Data processing services.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Public or quasi-public administrative offices in an existing building (excluding portable/temporary buildings).

Public park.

Public utility lines and rights of way.

Research and development activities.

Research services.

Seasonal fruit/produce vendor stands.

Signs complying with provisions of the sign ordinance.

Uses customarily accessory to an established permitted use

11-16-030: CONDITIONAL USES:

The following are conditional uses in the C zone. No other conditional uses are allowed, except as provided by subsection [11-4-050](#)F of this title:

Athletic or tennis club.

Auto, truck, recreational vehicle and equipment sales and rental.

Automobile and truck repair, not including bodywork.

Car wash.
Commercial complex (commercial center).
Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).
Commercial outdoor recreation, major (miniature golf, batting cages, go-kart tracks, drive-in theaters, etc.).
Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).
Daycare/preschool center.
Department store.
Fast food establishments, detached (may include vehicle drive-through facilities).
Fuel sales and/or storage.
Greenhouse/garden center (retail or wholesale).
Hotels and motels.
Lumberyard.
Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).
Pet store or pet grooming establishment.
Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.
Reception center.
Restaurants (traditional sit down).
Self-service storage facilities.
Supermarkets.
Temporary uses.
Uses customarily accessory to an established conditional use.
Veterinary hospital.

11-17-020: PERMITTED USES:

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.
Agriculture.
Class A animals.
Class B animals (as provided herein).
Home occupations complying with the provisions of section [11-35-030](#) of this title.
Internal accessory dwelling unit.
Residential facility for the disabled.
Single-family dwellings.
Uses customarily accessory to an established permitted use.

11-17-030: CONDITIONAL USES:

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Class D animals.
Daycare center.
Greenhouses, private with no retail sales.
Home occupations requiring a conditional use permit under section [11-35-040](#) of this title.
Private school.
Public uses (as provided herein).
Public utility installations, except lines and rights-of-way (as provided herein).
Quasi-public uses (as provided herein).
Residential facilities for the elderly.

Uses customarily accessory to an established conditional use.

11-19-040: ALLOWABLE USES:

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in a CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process. Among the uses that may be considered for approval in the CMU zone as part of a planned center development are the following:

Agriculture.

Athletic or tennis club.

Bed and breakfasts.

Business and professional offices.

Class A auto sales.

Class A self-storage.

Commercial complex (commercial center), with a maximum floor area of eighty thousand (80,000) square feet for any single tenant.

Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Data processing services.

Daycare/preschool center.

Department store.

Dwelling, multiple-family (minimum density: 5 units per acre; maximum density: 14 units per acre).

Fast food, detached, with drive-through.

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels and motels.

Medical clinics, offices and outpatient surgical facilities.

Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Private school or hospital.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer.

Public park.

Reception center.

Research services and development activities.

Restaurants (traditional sit down).

Specialty retail stores.

Temporary uses.

Uses customarily accessory to an established allowable use.
Veterinary hospital (no outdoor kennels).

11-20-040: ALLOWED USES:

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process.

A. Specified: Among the uses that may be considered for approval as part of a planned center development are the following:

Agriculture.

Athletic or tennis club.

Bed and breakfasts.

Business and professional offices.

Church, temple, synagogue or other place of worship.

Convenience store (sale of grocery items, nonprescription drugs, no gasoline sales).

Daycare, preschool.

Dwellings, multiple-family with no more than four (4) units.

Fitness center.

Funeral home.

Home occupations as identified in section [11-35-040](#) of this title.

Medical or dental clinic.

Neighborhood grocery.

Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Nursing home, convalescent center.

Pet store or pet grooming establishment.

Private school.

Public or quasi-public uses, material additions or modifications on a developed site.

Reception center.

Research services.

Residential facilities for the disabled.

Residential facilities for the elderly.

Restaurant.

Single-family dwellings.

Temporary uses.

Two-family dwellings.

Uses customarily accessory to an established allowed use.

11-22-020: PERMITTED USES:

Agriculture.

Class A animals.

Class B animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-22-030](#) of this chapter.

Park.

Uses customarily accessory to an established permitted use.

11-22-030: CONDITIONAL USES:

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the planning commission as provided in chapter 8 of this title and the requirements of this chapter:

Athletic or tennis club.

Class C animals.

Greenhouses, private with no retail sales.

Home occupations as identified in section [11-35-040](#) of this title.

Outdoor recreation, including such things as picnic grounds and excluding higher impact activities, such as water parks or miniature golf courses and any commercial recreation amusement ride of any type.

Reception center.

Restaurant that provides traditional sit down service (as opposed to fast food).

Seasonal fruit/produce vendor stands.

Single-family dwelling.

Sportsman kennel (3 to 5 dogs for noncommercial use).

Temporary uses.

Two-family dwelling.

Uses customarily accessory to an established conditional use.

Any use which the city considers to be similar to the other uses of this section and compatible with the description of the B zone as set forth in section [11-22-010](#) of this section.

11-28-020: RESERVED:**12-6-010: DESIGN STANDARDS:**

A. Preparation: Standards for design, construction, specifications and inspection of street improvements, water distribution systems, storm drainage and flood control facilities shall be prepared by the city engineer. Standards for fire hydrants shall be prepared by the fire department. Standards for sewage disposal facilities shall be prepared by the Central Davis County sewer improvement district. Standards for pressure irrigation systems shall be prepared by the applicable irrigation district. All such standards for design and construction of public improvements and amendments thereto, which are under the control of the city, shall be approved and adopted by the city council before becoming effective. All subdividers shall comply with the approved standards required herein.

B. Streets, Blocks, Etc.: The design of the subdivision in relation to streets, blocks, lots, open spaces, and other design factors shall be in harmony with design standards recommended by the planning commission and other city staff and approved by the city council.



Farmington City
Planning Commission Staff Report
June 26, 2025

Item 2: Zone Text Amendments to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc.

Public Hearing: Yes
Application No.: ZT-12-25
Applicant: Farmington City

Request: Applicant is requesting a recommendation for changes to Chapters 13 (Multiple-Family Residential Zones) and 18 (Mixed Use Districts) of Title 11, Planning and Zoning, to bring the city's ordinances into compliance with State Law which requires moderate income housing to be incentivized, and other related changes.

Suggested Alternative Motion:

Move that the Planning Commission recommend the City Council approve the following zone text amendments to Sections 11-13-035, 11-18-040 D. 1., and 11-18-045, of Chapters 11-13 and 11-45 of the Zoning Ordinance titled “Multiple-Family Residential Zones” and “Mixed Use Districts”.

Findings:

1. The text amendments offer a mechanism consistent with State Law, to enable Farmington City to consider requiring developers to provide moderate income housing related to applications for residential or mixed-use development; and
2. The RMU zone (Residential Mixed Use) is the most “residential” of the four-station area mixed use zones—RMU, TMU (Transit Mixed Use), GMU (General Mixed Use), and OMU (Office Mixed Use), and its block size should be similar in size to the OMU zone and not TMU or GMU zones.

Proposed Amendments:

11-13-030: CONDITIONAL USES:

[This section is included in the staff report to provide context for the zone text amendments proposed in 11-13-035]

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Apartment dwelling group.

Class B animals.

Class D animals.

Daycare center.

Dwellings, five- to eight-family in R-8 Zone only (may exceed density standard established by section [11-13-040](#) of this chapter as approved by the Planning Commission up to a maximum density of 15 dwelling units per acre).

Dwellings, four-family (R-4 and R-8 Zones only).

Dwellings, three-family (R-4 and R-8 Zones only).

Greenhouses, private with no retail sales.

Home occupations, as identified in section [11-35-040](#) of this title.

Private school or hospital.

Professional offices (except in R-2 Zones).

Public uses.

Public utility installations (except lines and rights-of-way).

Quasi-public uses.

Residential facilities for the elderly.

Temporary uses.

11-13-035: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a request for a Planned Unit Development (PUD), or exceeds density standards for five- to eight-family dwellings considered under Section 11-13-030 of this Chapter (Conditional Uses), a developer must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development 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 developer provides:

1. Open space;
2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
3. Some other public benefit; or
4. A combination of 1, 2, and 3 above.

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

C. Additional Dwelling Units: The City Council may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

11-18-040: REGULATING PLAN:

D. Street Network Design: The street network, street standards and street type hierarchy form the basis of the regulating plan. The street network is designed to provide connectivity and adaptability throughout the mixed-use districts as the area develops over time. New development shall follow the street network design; however, if minor realignments are necessary due to environmental and/or physical conditions, they will be evaluated during the development plan review process. Major alternative alignments or flexibility with the street network design may be proposed through the project master plan process; provided, that the following provisions are met:

1. Maximum Block Size: The maximum perimeter of any block may not exceed one thousand fifty-six feet (1,056') in the Office **and Residential** Mixed-Use Districts, two thousand feet (2,000') in the ~~Residential~~, General and Transit Mixed Use Districts, and two thousand eight hundred feet (2,800') in the Open Districts. Each block face may not exceed two hundred sixty-four feet (264') in the Office Mixed-Use Districts and seven hundred feet (700') in the Open Space, Residential, General, and Transit Mixed Use Districts. Block faces may be defined by any of the street types, including

pedestrian walkways, that are dedicated public rights-of-way or easements, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road including the width of side treatments, and the City shall find that there is appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in section [11-18-070](#) of this chapter.

11-18-045: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a rezone or zone text amendment request, or is considered under Section 140 of this Chapter (Alternative Approval Process; Development Agreements), a d**Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:
1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

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.

**FARMINGTON CITY
PLANNING COMMISSION**

June 05, 2025

WORK SESSION Present: Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Kristen Sherlock, Spencer Klein, Scott Behunin, and Joey Hansen; and Alternate Commissioner Brian Shepard. 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 George “Tony” Kalakis.

Farmington hired FFKR Architecture a year ago as a consultant to assist in updating the General Plan. **Susan Petheram**, Senior Associate Planner with FFKR Architecture, said as part of this update, the community has been involved in visioning, goals, and initiatives throughout the process. Involvement included online surveys, a booth at Festival days, and more recently in March, four neighborhood open houses were held. Future public hearings are planned. Key themes and priorities include family-friendliness, honoring past heritage and culture, safety, recreation, communication, citizen participation, a resilient and diverse economy, and support and success for local businesses. The General Plan update includes future land use designations and maps. Farmington's population has tripled in the last 30 years. The median age is increasing. The number of homes increased at a faster rate than the population as household size has decreased. The policy guide is the primary reference and guiding factor.

Neighborhood profiles are new to Chapter 5. The northwest quadrant is the most populated in the City, with the highest number of housing units and the most diverse housing mix. Most of the units in that area have been built since 2000. East Farmington has the highest voter participation. The southeast neighborhood has older duplexes. The southwest neighborhood has the youngest population and the most built since 2000 and even 2010. This area has the lowest number of housing units.

Assistant Community Development Director/City Planner **Lyle Gibson** said this draft brings together many older documents and hundreds of pages. They are trying to bring in the State-mandated water use and preservation element. However, it may need to be a stand-alone document like the station area plan and moderate-income housing plan, which need frequent update.

Petheram said the land use and city form section includes a list of the land use designations and categories. These came from input from both the Steering Committee and the public and includes housing and neighborhoods, original townsite residential, and mixed medium residential. The North Main area heading out to Highway 89 had a lot of interest and discussion. The last Steering Committee will meet next week, and they will review the final draft. A link will be provided to the Planning Commission for their review. A public hearing on the Commission level will likely be held in July.

Community Development Director **David Petersen** asked if the Commission would like to use preservation of a historic resource as an incentive that will allow flexibility for configuring lots in the OTR zone. This relates to Agenda Item #4.

REGULAR SESSION Present: Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Kristen Sherlock, Spencer Klein, Scott Behunin, and Joey Hansen; and Alternate Commissioner Brian Shepard. 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 George “Tony” Kalakis.

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

SPECIAL EXCEPTION APPLICATION – *public hearing*

Item #1: Michael Criddle – Applicant is requesting a special exception to allow an additional three (3) feet of building height to a proposed accessory building, at 147 Comanche Road in the AE (Agricultural Estates) zone.

Assistant Community Development Director/City Planner **Lyle Gibson** presented this item. The applicant is looking to build an Accessory Dwelling Unit (ADU) east of their home. The use itself is permitted and the proposed building meets allowed lot coverage or other applicable requirements. However, based on the owners' preferred building placement, the structure is too tall for a Staff level approval.

The Agricultural Very Low Density (AA) zone allows accessory buildings to be up to 25 feet in height. However, in this case the building would need to be 30 feet from the property line along Countryside Road as a corner side yard (see [FMC 11-10-050 B](#)). The AA zone also allows for accessory buildings to be considered following Single-Family Zoning regulations per FMC 11-10-040 H 1 b. Under this option, the accessory building may be as close as 20 feet to the Countryside Road property line as desired, but would be limited to 15 feet in height unless a special exception is approved allowing for additional height (see [FMC 11-11-070 B 1](#)).

The applicant is seeking an additional 3 feet in height to allow for a maximum height of 18 feet. This 18 foot consideration is the maximum allowed for consideration per FMC 11-3-045 B which states: B. "Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement."

Building height is measured to the midpoint of the sloped roof. Minor adjustments to the site plan as well as a small amount of final grade manipulation or adjustments to the structure may be needed before a building permit can be issued to ensure the building is 18 feet in height or less.

In considering whether or not to approve the Special Exception, FMC 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.

Applicant **Michael Criddle** said he has no interest in future subdividing, but wants to use this for a garage and apartment for his autistic son. He would therefore like to build an ADU. **Gibson** said that typically restrictions on height are for view and shadow reasons. In this case, there doesn't seem to be an impairment of any view.

Chair **Frank Adams** opened and closed the public hearing at 7:06 PM due to no comment.

MOTION:

Brian Shepard made a motion that the Planning Commission approve the special exception for an increased building height of up to 18 feet for the Criddle ADU, subject to all applicable Farmington City development standards and ordinances.

Findings 1-3:

- 1. The building is located near a utility corridor and common area for Shepard Creek with the building's height and placement closest to a street, not a neighboring property owner.
- 2. As stated in the property owner affidavit, the building is for personal use, and in that case, would not reasonably be detrimental to the traffic or safety of the persons residing or working in the vicinity.
- 3. The project is located on a parcel of sufficient size to accommodate the special exception.

Supplemental Information 1-3:

- 1. Vicinity Map
- 2. Site plan
- 3. Building plans

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 Brian Shepard	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

SUBDIVISON APPLICATION – *no public hearing*

Item #2: Joey Green – Applicant is requesting recommendation for Schematic Plat and Preliminary Planned Unit Development (PUD) for the proposed Frodsham Farms Subdivision, at 230 E. 1700 South and 1600 S. 200 East

**these items were previously tabled on March 20, 2025.*

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 Tuscan Cover Drive are large buildings for pens or animal stables and vehicle storage. The proposed subdivision would remove the existing buildings from the property and redevelop it under the 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 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 to the LR district as requested.

The applicant has also requested consideration of a PUD in order to allow for the potential of a private road, which may be needed based on the initial storm drain design concept. The City may choose to allow additional flexibility or

deviations from typical standards if it is found to be beneficial to the project. This may also be necessary to address lot frontage.

As proposed, the Frodsham Acres subdivision would include $\frac{1}{4}$ 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 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; some coordination has already been started. The applicant will need to determine how to deal with wastewater/sewage on Lot 8 as there is no main sewer line in front of Lot 8 in 200 East Street. These elements are normally worked out and verified with further engineering during the Preliminary Plat review process. Failure to solve these items could stall this project further along in the process.

At the initial public hearing, the Planning Commission voted in favor of the requested zone change to the LR-F district which would accommodate this or similar projects in the future, but tabled a decision on the Preliminary PUD and Schematic Subdivision with direction that the applicant provide more detail on their proposal to qualify for the 10,000 square foot lots.

The applicant is proposing including an SSF lot as part of the development with a deed restriction to qualify for the alternate lot by providing moderate income housing within the project. A Development Agreement outlining this along with a deed restriction has been prepared.

In addition to providing a plan to meet the ordinance to qualify for the number of proposed lots, there were a couple of comments that come out of the public hearing which the applicant has been working to address. The neighbor to the lot which fronts 200 East Street indicated that they are not on sewer and that their leach field to their septic system uses an easement across the proposed lot. The applicant is working with the neighbor on a proposal to eliminate the need for the leach field by installing sewer in the area and connecting both homes to it.

The public comment also highlighted concerns related to visibility around the southeast corner. The Development Agreement contemplates setbacks and fencing limitations which should greatly improve this situation. Public Works has also been notified of the red paint or lack thereof along the streets in the area and the City will work to repaint.

Gibson said Lot 1 is the SSF moderate-income housing lot that meets City code. Residents in the area are generally amenable to this development if the sewer items, red curbs, and turn radius on the southeast side issues are resolved. Staff recommends approval.

Applicant **Joey Green** commented on his changes from the last meeting to this meeting. His neighbors are excited to be connected to the sewer system, and he will be covering most of that cost including lift stations and sewer laterals. He is in the process of acquiring the land from the Frodsham family, as he is under contract. He would like to get this application through the City Council before closing on the property.

MOTION:

Tyler Turner moved that the Planning Commission recommend approval of the Preliminary PUD and Schematic Subdivision.

Findings 1-2:

1. The proposed DA and Deed Restriction qualify the project for the proposed number of lots.
2. The restrictions set for in the DA will create a desirable development compatible with surrounding homes which will improve traffic safety.

Supplemental Information 1-4:

1. Site Photos
2. Vicinity Map
3. Schematic Plan
4. Development Agreement

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 Brian Shepard	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

Item #3: Paul Hirst (and Myriel Lyon) – Applicant is requesting approval for the Preliminary Subdivision Plat and Final PUD Master Plan for the Lyon Meadows PUD consisting of 16 lots on 5.7 acres of property at 1502 North Frontage Road. (S-9-24)

Community Development Director **Dave Petersen** presented this item. The City Council, after receiving a recommendation from the Planning Commission, approved the Schematic Subdivision Plan and Preliminary PUD Master Plan for the Lyon Meadows PUD on October 1, 2024. Moreover, the City Council also approved a Development Agreement and deed restriction on November 12, 2024. [Note: The Commission recommended approval of these documents as well.]

Section 11-27-100 of Chapter 27 of the Zoning Ordinance, states in part: "The Planning Commission shall review the submitted final PUD Master Plan and may approve or disapprove it. The Planning Commission may approve the Final PUD Master Plan if they find that the proposed planned unit development meets all of the requirements of this chapter, that it is in substantial compliance with the approved Preliminary PUD Master Plan and that it meets the objectives and purposes of this chapter."

Petersen said this property is near Kaysville. As part of getting from a 20,000 square foot yield plan to a 10,000 square foot yield plan, and in order to get a reduction in setbacks, they went the PUD route. This helped because the property is a triangle, which is difficult to develop. The applicant also agreed to provide two SSF lots, although they were originally unsure where to place them. Staff would like the two SSFs to be built for a moderate-income price and be deed-restricted for owner occupancy for 10 years.

Applicant **Paul Hirst** said the SSFs may be best on corner lots, but the Lyons (property owners) didn't like them there.

Frank Adams asked about an appraisal later on to motivate the builder to keep the price point in the affordable housing range. Staff said the City Council knew where the SSF lots were going to go and approved it, perhaps not

knowing how it would affect the neighbors. **Adams** said he is considering voting against it because of how it will affect the neighbors. **Sherlock** said the existing neighboring Silverwood residents should not be disregarded.

Gibson will confirm what was known about the neighbors when the public hearing was held. The public hearing was only done on the Commission level, not the City Council level. **Petersen** said approval of the SSF was administrative, and a public hearing is not required for SSF lots.

MOTION:

Joey Hansen made a motion that the Planning Commission approve the preliminary subdivision plat and Final PUD Master Plan for the Lyon Meadows PUD subject to all conditions of past approvals, applicable Farmington City development standards and ordinances, and the following:

- 1. The applicant must comply with final approved plans/improvement drawings by the City's Development Review Committee (DRC), and any conditions related thereto; and
- 2. The Development Agreement and deed restriction must be fully executed and recorded prior to and/or concurrent with the recordation of the final plat.

Findings 1-4:

- 1. The proposed use of land and lot size is consistent with the existing zoning on the property and surrounding development.
- 2. The street layout and project configuration comply with applicable design standards and completes the street network without creating any new dead ends.
- 3. The requested flexibility in setbacks will allow for the construction of desirable homes which will complement the surrounding neighborhoods.
- 4. The development agreement and deed restriction are consistent with the moderate-income housing goals of the City.

Supplemental Information 1-6:

- 1. Vicinity Map
- 2. Proposed Preliminary Subdivision Plat and Final PUD Master Plan.
- 3. Schematic Subdivision Plan and Preliminary PUD Master Plan, October 1, 2024.
- 4. Development Agreement.
- 5. Deed Restriction.
- 6. Development Agreement

Scott Behunin 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 Brian Shepard	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

ZONE TEXT AMENDMENTS – *public hearing***Item #4: Farmington City – Applicant is requesting a recommendation for changes to multiple sections of Title 11, Planning and Zoning, to clarify that preservation of an historic resource may be used as an incentive for alternate lot standards and to bring the City's ordinances into compliance with State law, which requires moderate-income housing to be incentivized and voluntary. (ZT-10-25)**

Petersen presented this agenda item. Applicant is requesting a recommendation for changes to multiple sections of Title 11, Planning and Zoning, to clarify that preservation of an historic resource may be used as an incentive for alternate lot standards and to bring the City's ordinances into compliance with State law, which requires moderate-income housing to be incentivized and voluntary.

Adams asked if those with a deed restriction could be asked to voluntarily self-report on an annual basis. He would like to see a reporting and enforcement mechanism; otherwise, it would be a toothless requirement. **Gibson** said it is difficult to get anyone to do moderate-income housing, but it is easier with multi-family vs. single-family so we haven't been able to really start monitoring new units. The Davis County Housing Authority may be able to audit or get involved to see how well people are complying.

Chair **Frank Adams** opened and closed the public hearing at 7:57 PM due to no comment received.

MOTION:

Spencer Klein made a motion that the Planning Commission recommend the City Council approve the following zone text amendments to Sections 11-10-040 and 11-11-050 of Chapters 11-10 and 11-11 and of the Zoning Ordinance titled "Agriculture Zones" and "Single-Family Residential Zones."

Findings 1-3:

1. The text amendments further implementation of, and is consistent with, an underlying goal of the general plan; that is, "Preserving [the City's] historic heritage."
2. The changes mirror language in a recently adopted Section 11-17-045 of the Original Townsite Residential (OTR) chapter of the Zoning Ordinance, which provides incentives for preserving an historic resource.
3. Historic resources are not limited to the OTR zone (i.e. central Farmington), but exist in other parts of the City as well.

Brian Shepard 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 Brian Shepard	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay

Tyler Turner made a motion that the Planning Commission **table** consideration of changes to Chapters 13 and 18 (see supplementary information) of the Zoning Ordinance pending more input, discussion, and thoughts regarding the same, including statistical information; and requiring another public hearing.

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 Brian Shepard	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

OTHER BUSINESS

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

- a. Planning Commission Minutes Approval: 05.22.2025
 - **Tyler Turner** and **Kristen Sherlock** motioned to approve the minutes.
- b. **Petersen** presented the City Council Report for June 3, 2025. **Shelby Willis** will be the new Fire Chief for the City. She comes from Ogden, where she was the assistant fire chief. The James Wilcox home in South Farmington past Glover's Lane was designated a landmark on the Landmark Registry. He was the City's first mayor from 1892-1896. Portions of his home were built in 1860 and 1890. A zone text amendment for 11-35 for home occupations was approved, allowing an office in an accessory building without going through a public hearing process.

ADJOURNMENT

Spencer Klein motioned to adjourn at 8:02 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 Brian Shepard	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Frank Adams, Chair

Info about Criddle Exception

From Rebecca Child <rebecca.child@yahoo.com>

Date Tue 6/3/2025 11:00 PM

To Carly Rowe <crowe@farmington.utah.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carly!

I received notice that the Criddle's at 147 Comanche Rd. are seeking an additional 3 feet of building height to a proposed accessory building. What part of their property are they planning on building an accessory building? Also, how big will the the accessory building be? What else can you tell me about it? Their house is to the east as I look towards the mountains. Depending on the size of the building and the location, I am hopeful there is little to insignificant impact to us so they can proceed as they planned.

Thank you,
Rebecca Child

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, June 17, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. 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 – 6:00 p.m.

- Discussion of I-15 widening landscape
- Budget discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Melissa Layton, Councilmember
- Pledge of Allegiance – Amy Shumway, Councilmember

PUBLIC HEARINGS:

- Amending Municipal Budget for Fiscal Year ending June 30, 2025
- Amending the Consolidated Fee Schedule (CFS)
- Adopting the Compensation Schedule for Executive Municipal Officers
- Adopting the Municipal Budget for Fiscal Year 2026

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

Minute motion to reconvene the City Council Meeting

BUSINESS:

- Rezone of 2.6 acres of property from A-F to LR-F and consideration of Schematic Subdivision, Preliminary PUD, and Development Agreement for the Frodsham Farms Subdivision at 230 E 1700 S
- First Amendment to the Supplemental Development Agreement for Canopy Square Development
- Amendments to Chapters 10 and 11 to allow for the preservation of historic resources related to additional lot alternatives

SUMMARY ACTION

- Main Street (Park Lane – Shepard Lane) Davis County Interlocal Agreement
- Main Street (Park Ln. - Shepard Ln.) Local Government Contract with AECOM
- Lyon Meadows PUD Overlay Enabling ordinance
- Resolution appointing Eve Smith to serve as an Alternate Member of the Planning Commission
- Monthly Financial Report
- Approval of Minutes for 06-03-25

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 June 12, 2025