

**FARMINGTON CITY  
PLANNING COMMISSION**

June 05, 2025

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**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.

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**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	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner Brian Shepard	<b>X</b> Aye ____ Nay
Commissioner Spencer Klein	<b>X</b> Aye ____ Nay
Commissioner Scott Behunin	<b>X</b> Aye ____ Nay

#### **SUBDIVISION 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 Tuscany Cover Drive are large buildings for pens or animal stables and vehicle storage. The proposed subdivision would remove the existing buildings from the property and redevelop it under the 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 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  
Commissioner Scott Behunin

X Aye \_\_\_\_ Nay  
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