

**FARMINGTON CITY
PLANNING COMMISSION**

June 26, 2025

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

Work Session initiated at 6:30 pm. Commissioners and staff discussed the agenda items for the regular session and the reasoning behind each. As this meeting is the last meeting of Community Development Director David Petersen, David gave some parting words and the Commission wished him well in his retirement. Work Session closed at 6:58 pm.

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

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

ZONE TEXT APPLICATION – public hearing (2)

Item #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)

Lyle Gibson presented this item. Staff is looking to update multiple sections of code to clarify regulations.

- 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.

Chair **Frank Adams** opened and closed the public hearing at 7:01 PM due to no comment.

MOTION:

Kristen Sherlock made a motion to Move that the Planning Commission recommend approval of the enclosed enabling ordinance to the City Council as proposed.

Supplemental Information

1. Enabling Ordinance

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Item #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)

Dave Petersen presented this item. *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.*

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 d**Developers 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 developer 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.

Chair **Frank Adams** opened and closed the public hearing at 7:05 PM due to no comment.

MOTION:

Spencer Klein made a motion to move that the Planning Commission recommend approval of the Preliminary PUD and Schematic Subdivision.

Supplemental Information

1. State Code, Effective 5/4/2022, 10-9a-535. Moderate income housing.

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 Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

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

- a. Planning Commission Minutes Approval: 06.05.2025
 - **Tyler Turner** motioned to approve the minutes; **Scott Behunin** seconded the motion.
- b. City Council Report: 06.17.2025
 - Budget cycle was approved and Frodsham acres was approved. Wasatch DA was approved. And new alternate commissioner (Eve Smith).
- c. Dave's Open House Retirement is July 14, 2025 from 4-6 pm. And thank you from the commission.
- d. Other

ADJOURNMENT

Frank Adams motioned to adjourn at 7:09 PM.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay



Frank Adams, Chair