

**FARMINGTON CITY
PLANNING COMMISSION**

July 17, 2025

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

Community Development Director **Lyle Gibson** shared Farmington trivia with the Planning Commissioners. According to the 2020 Census, there are 24,531 people in Farmington. There are six elementary schools; two junior highs; and one high school in Farmington. Farmington manages 121 acres of land as parks. The length of Planning Commissioners’ appointed term is four years. Four Commissioners makes a quorum. Every City Councilmember has previously been on a Planning Commission except **Melissa Layton**. City Councilmember **Scott Isaacson** served on a Planning Commission in Centerville. The Planning Commission is often the proving grounds for running for City Council. Appeals no longer go through the City Council, but now go through an Administrative Hearing Officer because it is a quasi-judicial setting. The Development Agreement is the document created to establish unique rules. Moderate-income housing should exist in a community to support a healthy and diverse population. In Utah, if there is ambiguity in the meaning of an ordinance, the applicant’s interpretation is most likely to win in the courts. Utah is a private property rights heavy state. Findings of facts should support a motion being made. Administrative decisions do not have to be handled by the Planning Commission. Parking zoning regulations that traditionally encouraged auto-focused and auto-oriented development are being phased out across the nation. The City must send notice of a public hearing before taking action on a legislative action. Common applications dealt with outside public meetings on a Staff level include single-family homes, and commercial projects under 5 acres and less than 30,000 square feet. A form-based code focuses on the way things look rather than what the property is used for. The State allows for land use regulations to be established by agreement.

Gibson said once the General Plan is updated and passed, Staff will try to reference it as much as possible. No one is required to follow the General Plan, but it is good practice to do so. Zoning ordinances are the main tools for implementing the General Plan. He doesn’t want this General Plan to sit on a shelf and collect dust. Taxing entities and utility providers were contacted during the community outreach process.

Susie Petheram, senior planner with FFKR and project manager for Farmington’s General Plan, said since they last met, a policy was added in transportation and the community outreach process was further detailed. A future land use plan matrix as correlated with zoning was also added. Each of the maps for future land use have been updated. Since the housing crisis and West Davis Corridor, there have been a lot of changes in Farmington and the region, and the plan has been updated to reflect those changes. Many cities will do an annual prioritization exercise, taking their General or Strategic Plan to decide what to focus on that year. It could be funding being pursued, including data points and metrics to measure progress toward the final goal. Most of the plan was started in the 1990s, with different sections being updated and rewritten over time. Some cities are aggressive with land use changes adhering to the General Plan, while others use it as an advisory document only. It is up to Farmington how to use this updated document. Farmington’s budget for this General Plan update was \$99,000; \$100,000 to \$125,000 is a normal fee for re-writing a General Plan.

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

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

ZONE TEXT APPLICATION – public hearing

Item #1: Farmington City – Applicant is requesting intent to consider a comprehensive amendment to the General Plan.

City Planner **Shannon Hansell** presented this item. The Comprehensive General Plan is a written statement and accompanying map, which describes overall goals and policies for the future development of the City. The plan is flexible enough to accommodate changing conditions, but sets the direction for the future growth and development of the City through setting a framework for decision-making. Implementation of the General Plan is seen mostly as a reference document for the Zoning Ordinance, Subdivision Ordinance, and other specific programs. The goals of this update are to bring the Plan into the modern planning landscape of Farmington—including more recent efforts like the North Station Area Master Plan and Moderate-Income Housing Plan—while conserving prior efforts like the Trails Master Plan and Downtown Policy Plan.

The current General Plan was adopted in 1993, with updates in 2001 and 2008. Staff began the process of updating the plan in 2023. The City Council approved FFKR Architects as the primary consultant to assist with creation of the Plan including drafting, public outreach, and Steering Committee coordination. A Steering Committee lead the efforts of this plan. It was comprised of two City Councilmembers, two Planning Commissioners, and City Staff. To inform the plan, goals, and vision, a robust public outreach effort was made to obtain input from the community. Public outreach efforts

included an online survey, a booth at Festival Days 2024, and four workshops aimed at assessing opinions of neighborhood-specific areas of Farmington (NW, SW, SE, NE).

The Plan is separated into three parts: an introduction with community context and vision; a policy guide with focus on key components like housing and transportation; and finally, a part describing future land use designations and the accompanying map. A key component that the Steering Committee requested was a matrix of land use designations and their corresponding zones as described by the current Title 11 (Zoning Ordinance). **Hansell** said the map is more detailed and up-to-date. Uses are similar or the same as the previous version.

Gibson said that since the area was settled, there has been nearly 175 years of planning, changing, and growth. This builds on what has been done previously without drastic changes.

Adams recognized the retirement of Community Development Director **David Petersen**, who was recently replaced by **Lyle Gibson**. **Hansell** has done a good job spearheading the General Plan update.

Susie Petheram, senior planner with FFKR and project manager for Farmington's General Plan update, presented a summary of the amended/updated General Plan. The first phase of the plan process involved reviewing the current plan, and consulting with the Steering Committee to establish key policies to retain as well as components to update and refine. Community outreach was conducted to capture visioning and values that may have changed from the previous General Plan. An online survey garnered 329 responses and there was a General Plan booth at Festival Days. Goals, strategies, and focus initiatives were presented at a community open house in November 2024. In the spring, the plan was refined identifying updates to the future land use categories and maps. The team created some profiles for the quadrants of Farmington with different sub-neighborhoods. Open houses were held in each of those four quadrants. Today, the final draft of the plan is being considered during a public hearing process.

There are nine key themes and priorities including family friendly; community heritage and culture; context sensitive design; safety; resilient/diverse economy; supportive/successful businesses; recreation; communication; and citizen participation. The General Plan contains overall goals and policies that help guide the City in decisions leading to the envisioned future of the City. The three parts of the plan include: Community context and vision framework; policy guide and plan elements, or the "meatier" part of the plan used on a day-to-day basis; and land use and city form.

The policy guide and plan elements include housing and neighborhoods; transportation; growth and development; parks, open space, and trails; community character and culture; and conservation and stewardship. The focus initiatives include quality of life and community wellbeing; community heritage and culture; and managed growth opportunities. Although there have been many changes in the past few decades, the heritage and culture established in the past century and a half is still important to Farmington residents. Farmington has had some great opportunities they have been able to leverage and capitalize on in the recent past.

The neighborhood profiles are new to this General plan including the Northwest with 8,157 people and 3,354 housing units; the Southwest with 4,864 people and 1,157 housing units; Northeast with 5,609 people and 1,814 housing units; and Southeast with 5,917 people and 1,901 housing units. The needs are different in each area. Future land uses are grouped into four categories including housing and neighborhoods; community spaces; mixed use; and centers and employment.

In housing and neighborhoods, the five key themes and priorities are: preservation of neighborhood character, compatibility, and integrity; housing diversity; cohesive and sustainable growth; compatible and planned development patterns; and celebrate and highlight distinguishing features. For community spaces, the five key themes are priorities are: quality of life; healthy and beautiful living environment; comprehensive and accessible parks, open space, and trails system; preserve and enhance open space; and stewardship of Farmington's context and physical environment. In the mixed-use category, the five key themes and priorities include housing diversity; compatible and planned development patterns; fiscal responsibility; sustainable development and resource conservation; and connected community. Centers and employment includes sustainable development and resource conservation; infrastructure management, coordination, and improvement; fiscal responsibility; safety and accessibility; and connected community.

The General Plan is an advisory guide and decision-making framework. City Staff and officials will use the plan for making land use decisions and to make amendments to City code. Residents can use the General Plan to stay informed on what is expected to happen in Farmington City and how that relates to what is happening in their neighborhood and the broader Wasatch Front region. Business and property owners can use the plan to understand the direction Farmington City is going and how that impacts the choices they have regarding their property and/or business. The General Plan also supports decisions related to local and regional issues and opportunities including: moderate-income housing; parks, open spaces, arts, and culture; economic development; and transportation and regional growth. It can

help in coordination and collaboration with other entities such as Davis County, the Utah Department of Transportation (UDOT), Utah Transit Authority (UTA), and Wasatch Front Regional Council (WFRC). The recommendations of the Plan are generally implemented through one or a combination of the following ways: specific programs, zoning ordinance, subdivision ordinance, and capital improvement plan. A reference guide is included in the update linking the map to the future land use and zoning correlation matrix.

Commissioners requested a change capturing the intent of coordination, collaboration, and funding and adding it to Section 1.4 to show the connection to outside funding resources. Commissioners said the public can be confident in this plan.

Petheram said Farmington is very forward-thinking in many ways, which is captured in the General Plan. Of note is the housing diversity in the Station Park area, transit-oriented development around the Front Runner Station, and comprehensiveness and detail in each policy guide chapter that provides leverage for future decisions. One of the goals was to make the General Plan more accessible to the public, avoiding jargon and a text-heavy document.

Adams said when he was on the Steering Committee, he asked to make the plan as short as possible. He reviewed General Plans from other cities, and many were obscenely long. Graphics and pictures make Farmington's more digestible.

Chair **Frank Adams** opened and closed the public hearing at 7:22 PM due to no comment.

MOTION:

Tyler Turner made a motion that the Planning Commission recommend the City Council approve the updated Farmington General Plan, subject to all applicable Farmington City ordinances and standards.

Findings 1-4:

1. The proposed plan considers the present and future needs of Farmington and its future annexation area.
2. The plan considers the health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities of Farmington.
3. Together with other City plans (adopted and in progress), the proposed plan fulfills the requirements of Part 4 of the Municipal Land Use, Development, and Management Act, including 10-9a-401 of the Utah Code.
4. Adding the comment made on section 1.4 in this meeting.

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay

OTHER BUSINESS

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

- a. Planning Commission Minutes Approval: June 26, 2025.
 - **Joey Hansen** motioned to approve the minutes; **Tony Kalakis** seconded.
- b. City Council Report: July 1 and July 15, 2025.
 - **Hansell** said the Council approved the zoning text amendment regarding changes to moderate-income housing as recommended by the Commission. Also, **Lyle Gibson** was appointed as Community Development Director.

ADJOURNMENT

Frank Adams motioned to adjourn at 7:25 PM.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay


Frank Adams, Chair