

**FARMINGTON CITY
PLANNING COMMISSION**

October 23, 2025

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

Community Development Director **Lyle Gibson** said the City was able to get some grant money to work on a water plan required by the State. The element must be adopted into the General Plan by the end of the calendar year.

Susie Petheram, senior planner with FFKR Architects, addressed the Commission. The outline for the new water element of the General Plan followed the outline of the recently adopted General Plan. This will help the City pursue funding in order to implement both culinary and secondary water conservation initiatives. It is a requirement of state code to understand how local efforts relate to regional and state conservation goals. Future water supply will also be addressed, along with some water conservation success stories. The plan must address the effect of permitted development and patterns on water demand and infrastructure, methods for reducing demand for future and existing demand, and changes the local government is making on facility operations, parks, and open spaces in order to eliminate wasteful water practices. Most of the water connections in Farmington are residential connections with fewer business, institutional, and industrial connections. Benchland Irrigation is the secondary water provider on the north and east part of the City (including parts of Fruit Heights and Kaysville), with Weber Basin Water provides the rest. There is a question about what water the Davis and Weber Canal Companies provide in Farmington. The proposed plan mentions the average daily water use per capita individually per year, as well as a five-year rolling average, which accounts for spikes and drought years. In 2021, the goal was for 75 gallons of culinary water per capita per day. The average now is well below that mark. There is room for improvement for the peak culinary daily demand city-wide. It spikes in the summer months. This was about 148 gallons per capital per day in July. Secondary water is not safe for recreational uses like swimming pools.

Flushing hydrants and water lines, fire-fighting efforts, and water line breaks may not always be metered but is counted as “water loss” from water sources. The City is obligated to provide a certain flow and capacity to handle the peak daily demand. The water rate data is already reported to the State, but in the future, cities could be asked to report progress to the state regarding their water conservation goals. It would be interesting to find out how many private well connections are active in Farmington, because it doesn't impact the water supply the City is planning for. There is a data record for Lagoon, because the City does supply some water for them. Things should be kept general, which would allow for conservation efforts.

There are nine water regions in the state with individual water conservation goals from the baseline year of 2015 and 2065. Each region needs to look at its patterns and develop realistic conservation goals. For the five counties (Davis, Weber, Morgan, Box Elder, and part of Summit County) making up the Weber Basin Watershed, the baseline of average total daily water use per capita for both culinary and secondary was 250 gallons per capita per day. Their goal for reduction by the year 2030 was to bring it down to 200, 184 by 2040, and 175 by 2065. Farmington's culinary water use is 75. Starting in 2021, all new development was required to have secondary water irrigation connections in Farmington. The state requires all secondary water to be metered by 2030. In the last two to eight years, most secondary water was not metered at all.

Benchland started installing meters in 2021, and as of now, 60% of their connections have been metered. Weber Basin started in 2019, and they are up to 68% of their connections being metered. Benchland has added 275 new connections in the last four years. The main increase has been for commercial connections. For Farmington's average of 3.4 people per home, Benchland data so far shows an average of 267 gallons of irrigation secondary water being put on yards. Considering 75 gallons per capita per day of culinary water, added to the 267 gallons of secondary water, Farmington is at 342, which is above baseline (250) as a whole for the region and shows room for improvement. The goal is to keep peak daily consumption at 120 or lower. Farmington will need to collaborate with other providers to work toward regional goals, as well as communicate with the public. Incentives are available for low-flow toilets, high efficiency washers, and smart irrigation controllers. The City may want to consider matching those incentives. Enforcement can be difficult.

There are four drafted goals. First is to be good stewards of the City's culinary and secondary water resources. Second, help maintain the regional viability and recharge of groundwater. Third is to keep Farmington beautiful and well maintained while following water-wise practices. Last, aim to reduce peak water consumption levels. Some cities are looking at allowing high-water usage by condition only. Because Farmington got a state grant, the State will review this new water element draft and give feedback.

Gibson said development is changing in order to incorporate water-wise landscaping. **Petheram** said businesses are discovering it can be cost effective as well. There has to be a balance between rocks and water-wise vegetation. The draft will be sent out for Commission review prior to the upcoming public hearing.

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

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

SPECIAL EXCEPTION APPLICATION – public hearing

Item #1: Brock Johnston - Rainey Homes – Applicant is requesting a consideration of a Special Exception application, for an approval of up to 20% building height increase for a main dwelling, for the property located at 452 S. Daniel Drive, in the AE (Agricultural Estates) zone.

City Planner **Shannon Hansell** presented this item for property in Miller Meadows. This special exception is for a requested increase in building height up to 32.4 feet for a main single-family residential building. The proposed height of the structure is approximately 31 feet 9 inches. The applicant is requesting a special exception to exceed the maximum building height of 27 feet for main buildings as specified by 11-10-050 A. In Farmington, building height is measured from the finished grade to the midpoint of the highest pitch, or gable. The Planning Commission may consider an increase in height up to 20% of the requirement (32.4 feet total). In considering the Special Exception, FCC 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 **Brock Johnston** (1157 Gullane Circle, Syracuse, Utah) addressed the Commission. He said this is a matter of architectural integrity in Miller Meadows. They want to keep the design and style with daylight basements pushing the home a bit taller.

Chair **Frank Adams** opened the public hearing at 7:02 PM. No comments were received; closed at 7:02 PM.

MOTION:

Tyler Turner made a motion that the Planning Commission **approve** the special exception for an increased building height of up to 32.4 feet for the dwelling at 452 S Daniel Drive, subject to all applicable Farmington City development standards and ordinances.

Findings 1-2:

1. Increased height would not reasonably be detrimental to the traffic or safety of the persons residing or working in the vicinity.
2. 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

Tony Kalakis seconded the motion, which was unanimous.

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

PROJECT MASTER PLAN (PMP)/DEVELOPMENT AGREEMENT AND SUBDIVISION APPLICATIONS – all 3 public hearings

Item #2: Schematic Subdivision and Preliminary Planned Unit Development (PUD)/Development Agreement for the White Horse Subdivision consisting of 3 lots and 2 subordinate single-family (SSF) lots on approximately 1 acre at 1188 North Main Street for applicants Ben and Colain White.

Hansell presented this item. This proposed subdivision is located in the older part of the City, and Large Residential-Foothill (LR-F) zone, which has a minimum conventional lot size of 20,000 square feet and an alternative lot size of 10,000 square feet. This 0.95-acre parcel has existing structures, but could yield up to two lots conventionally, and three lots with the alternate lot size. This creates a difference of one additional lot that must be accounted for using open space, moderate income housing, transfer of development rights (TDR), historic preservation, or some other public benefit. The applicant has applied for a PUD, which states that proposal in the Large Residential (LR) zone shall be 2.5 acre minimum. However, per 11-27-120 A, proposals may be considered in areas smaller than 2.5 acres based on specific conditions related to site. Smaller PUDs are “encouraged in the older historical parts of the City” (11-27-120).

Part of the PUD requirements include a minimum 10% open space, with alternatives as listed above. This proposal lists historic preservation of the existing dwelling at 1188 N Main Street. The State Historic Preservation Office lists the 1960 structure as "eligible/contributing." If approved, the open space requirement is satisfied by the preservation of the home, allowing for the use of smaller alternative lot size per 11-12-070 (10,000 square foot lots in the LR zone). With the base number of lots established, the application also proposes two SSF lots – Lots 2 and 4. Lots 2 and 4 are part of the Detached Accessory Dwelling Unit (DADU) parcels of Lots 1 and 5. **Hansell** said access would need to be granted across Lot 3 to get to Lot 2 and Lot 4.

A DADU Parcel is defined as "area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone." Once the DADU parcel is separate, its components are the SSF lot and main lot. SSF lots are similar to DADUs with the main difference being that the DADU may be split off to provide ownership opportunities as part of the City's moderate-income housing strategy. The idea is that smaller units and smaller lots are more accessible to entry-level homebuyers. SSF lots may not be separated from the main DADU parcel until a certificate of occupancy or deed restriction is recorded. Said deed restriction requires that the property owner must live on site for a minimum of two years to prohibit the use of the SSF as an investment property. The DADU parcel minimum size must be 10,000 square feet:

Lot 1 and 2: 9717 sf [main lot] + 3074 sf [SSF] = 12791 sf [DADU parcel]
 Lot 4 and 5: 5489 sf [SSF] + 6511 sf [main lot] = 12000 sf [DADU parcel]

It is important to note that DADUs are already a permitted use as accessory buildings in the LR zone. This means that Lot 1 and 5 would be able to build DADUs according to 11-11-060 (Accessory Buildings and Structures) without Planning Commission permission. Under this proposal, the Planning Commission is granting permission for the creation of for-sale detached accessory dwellings. Other requirements that separate DADUs from SSFs can be found in 11-28-200. SSFs must also have separate utilities and off-street parking. As part of the submittal, the applicant has included potential building footprints. In keeping with 11-11-060, the SSF dwellings may not be more than 25% of the required rear yard of the entire DADU parcel. Lot 2 doesn't appear to meet this requirement, so it is up to the Planning Commission to include that flexibility in the PUD master plan.

Applicant **Ben White** (1188 N. Main Street, on Lot 1, Farmington, Utah) said all of his children are grown and he has less desire to do yard work. He desires for his children to have homes of their own, and he and his wife would like to build a new house to live in here.

Chair **Frank Adams** opened the public hearing at 7:09 PM.

Brian Perry said his family owns the property on the south side of this. He is shocked that the ordinances would allow five units to go in on an acre of ground. He is worried about how close the dwellings will be to his own existing home, which could be within 5 feet of the property line. There is a lot of traffic and a bus stop on the street there. Other neighbors feel the same way.

Blake Perry, **Brian's** brother, asked what the minimum square footage of lots is for the zoning there. **Hansell** said it is 10,000 square feet. **Blake** said some of these are 5,000 and 6,000 square feet, and it doesn't seem that it would be that appealing.

Adams said some of the codes and ordinances have changed. A PUD, along with ADUs and DADUs, allows for this. The City will not break any codes and ordinances to do this.

Chair **Frank Adams** closed the public hearing at 7:16 PM.

White said the goal is his existing house would be on Lot 3, and their daughter would have a home on Lot 2 or Lot 4. Financing would determine what would happen next. Lot 4 and Lot 5 might remain as one lot for a time. Lot 1 and Lot 2 are essentially one lot. Subdividing may happen in the future. They would like to reduce the number of steps.

Adams said Paragraph 4 of the Development Agreement should include successors since there is a time element of 25 years. **Gibson** said this could be done by deed restriction. The Development Agreement is set up to be recorded against the property referencing the agreement itself. **Adams** said there should be a deed restriction recorded with the County.

MOTION:

Kristen Sherlock made a motion that the Planning Commission **recommend** the City Council approve the schematic subdivision plan and preliminary PUD master plan for the White Horse PUD, subject to all applicable Farmington City development standards and ordinances, including the Chair's recommendation, and the following Conditions 1-4:

1. All remaining DRC requirements must be addressed, including Fire Department requirements.

2. Access and utility easements are recorded on the driveway portion of Lot 3.
3. Any work on Main Street is subject to UDOT permitting.
4. All other requirements of 11-28-200 pertaining to SSFs are addressed.

Findings:

1. The project meets the purpose of the Planned Unit Development Chapter, which allows flexibility for infill lots.
2. The creation of SSF lots aligns with the City's Moderate-Income Housing Plan.
3. The creation of SSF lots has a similar impact to that of the already-permitted Detached Accessory Dwelling Unit use.
4. Access to Lots 2 and 4 are granted access via Lot 3 as part of approval.

Supplemental Information 1-3:

1. Vicinity Map
2. Development Agreement
3. Preliminary PUD Master Plan, including schematic subdivision plan

Tony Kalakis seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

Item #3: Project Master Plan (PMP), Schematic Subdivision, and Development Agreement for The Violet which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way for applicant Chase Freebairn with Cole West.

Community Development Director **Lyle Gibson** presented this item. The subject property is located in the General Mixed Use (GMU) zoning district which in itself does not permit townhomes or residential development without the use of Section 11-18-140 and approval of a Development Agreement. However, this site is part of the Park Lane Commons Master Plan (2014) and is subject to prior agreements and entitlements, which—per the finding of City Staff—allows for residential development on this site. (See attachments included in the Staff Report and excerpts from the Park Lane Commons approved Master Plan and description of allowed uses in area E&H.)

The site is on the south side of Shepard Creek on the east side of Maker Way. The new City park is to the west and the adjoining neighbor to the east is the Legacy Assisted Living facility. Development within this area is subject to the 2014 version of the City code per existing agreements. Based on this entitlement, the project is not required to provide moderate-income housing. Within the Mixed-Use zoning districts, the development is considered via section 11-18-140 (11-18-114... 2014) where approval is granted through a Development Agreement that, in the case of this project, accounts for a few design standards from which the project needs flexibility.

The project is designed to put front doors along the public street and garage access is located on the interior. The project has individually platted lots accessed from a private street with common areas around the dwellings' buildable area. Within the common area is a trail along the south side of Shepard Creek identified in the North Station Area Plan that would lead to the trails in the park across the street to the west and the exiting Shepard Creek trail section to the northeast.

A couple of parking stalls are provided within the project for guest parking in addition to the on-street parking (3 stalls) available on Maker Way or shoulder parking on the new east-west street on the south side of the project. Per 11-18-100 (6), on-street parking located along the frontage of a lot may be credited toward meeting the parking requirement of that use (11-18-110 (6)... 2014).

As designed, there is a single point of access on the south side of the project. Construction of the project would include the completion of a public street between Maker Way and Market Street. Per Farmington City's Subdivision Standards, no dead-end street shall serve as access for more than 24 dwellings. Consideration for a second access point may be considered on the southeast part of the project connecting "Street D" to "Street A." As designed, snow can be pushed to the ends of the private streets and garbage collection is anticipated via cans along the curb both within the private street network and along "Street A."

The Planning Commission is tasked with making a recommendation to the City Council, who will have final say on whether or not to approve the Development Agreement. Should the Council approve the project, it would return to the Planning Commission at a future date after additional engineering review for consideration of Preliminary Plat approval.

Gibson said mixed uses are highly form-regulated, which means they are allowed, but it is about what it looks like. Requirements are very strict. The 39 attached single-family units are individually platted so they can potentially be a for-sale product. The 10-foot wide asphalt trail is planned along the creek. The DRC is satisfied with the layout and ability to service the development. Staff is recommending approval with a couple of conditions of note. They should prepare for a second access. The trail needs a public access easement over it.

Applicant **Chase Freebairn** (610 N. 800 W, Centerville, Utah), representing Cole West, addressed the Commission. This is one of the last parcels to be developed by the Haws family. Cole West is under contract to purchase this property from **Rich Haws**. They want this to offer an owner-occupied, for-sale product that would be more attainable than others in the area. It is close to a trail system, assisted living facility, and regional park.

Commissioners asked about parking including where it is and if it will be enough. **Freebairn** said there are parallel parking stalls along Maker Way. This may not solve every parking contingency, but there are other opportunities at the park and other public streets, as well as the two-car garages for each unit. **Gibson** said the parking ordinance requires two stalls per unit, which are accounted for in the garages. Because they are going through the approval process requiring legislative action, fenestration is required and negotiation is encouraged. Staff expects a lot of on-street parking, which winter parking rules have been changed to allow. Parking would not be on the inner private streets, but rather on the public streets.

Freebairn said there is not room for longer driveways due to the placement of surrounding wetlands and trails. Where they can, they will make driveways longer. This zone is more urban than the average townhome community. The expectation is people will drive less while walking and biking more. Shared parking with the assisted living facility next door is not a possibility, as they are proposing additional parking as well. The developer expects to police the prevention of tenants inadvertently parking on assisted living property. Homeowner's Association (HOA) Covenants, Conditions, and Restrictions (CC&Rs) will limit where they park and for how long, but they can't regulate how many cars a tenant has.

Chair **Adams** said he would recommend not counting garages when addressing parking requirements because tenants tend to store things there. **Freebairn** said it is a Utah tradition, but the HOA would police that. A lot of the units are 2,000 square feet and three stories, with big garages. This area is not short of places to park nearby. The price point is still in flux. A similar product in Roy would be about \$360,000 to \$370,000, but in Farmington they would be the mid \$500,000s. **Gibson** said Staff would like to see more guest parking spaces. **Adams** said he would like to see the parking enforcement provisions of the HOA. **Freebairn** said that could be available by the upcoming preliminary plat approval stage.

Chair **Frank Adams** opened the public hearing at 7:46 PM. No comments were received; closed at 7:46 PM.

Adams said the Development Agreement seems good to him, especially in that it requires the second access. The Commission has a serious concern about parking that he wants passed on to the City Council.

MOTION:

Spencer Klein made a motion to **recommend** approval of the Development Agreement and Schematic Subdivision plans for The Violet, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met subject to the following changes or conditions:

1. The street network provides for a secondary point of access satisfying the ordinance limit of no more than 24 units on a dead-end street. This access should be in addition to any emergency access that may be required to manage the length of "Street D" north of its intersection with "Street B."
2. A public access easement be provided over the trail along Shepard Creek.

Findings 1-2:

1. The Subdivision design align with the North Station Area Master Plan, the General Land Use Plan and original Park Lane Commons master plan from prior agreements.
2. With the proposed changes, the project will enhance safety and access.

Supplemental Information 1-3:

1. Vicinity Map
2. Pages from Existing Agreements
3. Development Agreement & PMP

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams
Vice Chair Tyler Turner

X Aye ____ Nay
X Aye ____ Nay

Commissioner Spencer Klein
 Commissioner Kristen Sherlock
 Commissioner Tony Kalakis

X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay

Item #4: Project Master Plan (PMP), Concept Site Plan, Schematic Subdivision, and Development Agreement for a gas station on Parcel C3 at the northeast corner of Innovator Drive and 950 North for applicant Spencer Hymas with Galloway.

Gibson presented this item, which the Commission heard about at their last meeting. This is the C3 area on the northeast intersection right off the I-15 interchange. Recently the Planning Commission reviewed the schematic details of commercial development near the subject property. The existing entitlements in place applicable to this site require that it be developed as a commercial property. The site is at the northeast corner of the intersection of North Station Lane (950 North) and Innovator Drive just off the I-15 and the Shepard Lane Interchange currently under construction. QuikTrip, a gas station/convenience store, is under contract with Stack to locate on this property. This is a name that is not yet in Utah.

The use fits the underlying zoning and existing entitlements as a permitted use (see TI-18-050 Vehicle service/convenience store, including gasoline sales but no auto repair). However, it is necessary to go before the Planning Commission and City Council for consideration of a Development Agreement in order to address some building design and site envelope variations from the Office Mixed Use (OMU) zoning district. The larger vision for the area anticipates more auto-focused uses north of North Station Lane (950 North), but the zoning designation requires that this type of design be allowed only through legislation consideration of a Development Agreement.

The OMU zone includes a heavy form-based element that seeks to create more pedestrian-friendly design and urban form. To do this building, they are required to be positioned close to the street/sidewalk and be scaled and oriented so as to block parking areas to a large degree. The amount of space required for the type of use and nature of the use limit the ability to meet the letter of the law with the City's requirements. The applicant has worked with Staff and made changes to meet the intent of the code and position their building up against the primary street, looking to the recently opened Maverik in Farmington as an example approved under the same process.

Notably the site plan requires approval of the following as a variation from the typical standards of the Mixed-Use Districts which are addressed by the Development Agreement. Following is a list of key topics the applicant is seeking to be addressed with the new Development Agreement and PMP.

1. Lot Width: OMU Standard ... 200 feet. Proposed... approximately 300 feet.
2. Building Siting: 60% Clarifies the height limit for the R1 area granting an option Maintaining 200 feet of two-story buildings to the west before transitioning to higher structures if rental units are pursued, with an option of increasing in height faster if for-sale townhome units are built instead.
3. Deviation from architectural standards including a reduction in required ground-level fenestration.
4. Approved plan for signage including monument signs.

The Planning Commission is tasked with making a recommendation to the City Council, who will have the final say in what may be developed. If the PMP/Development Agreement is approved, based on the size of the project, final site plan approval falls under the purview of City Staff.

Gibson said while the use is permitted, the Commission needs to weigh in on the proposed orientation. The back side of the building faces the primary street and doesn't have much detail on it. They are proposing lush, robust landscaping. The sign height is shorter compared to the existing Maverik sign height. Commissioners want windows. **Sherlock** liked the landscaping proposal.

Chair **Frank Adams** opened the public hearing at 7:56 PM. No comments were received; closed at 7:56 PM.

MOTION:

Tyler Turner made a motion to **recommend** approval of the PMP/Development Agreement, concept site plan, sign details, and schematic subdivision QuikTrip as included in the Staff Report, subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings 1-3:

1. The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan, and original Stack Development Agreement from 2020.
2. The stated concept site plan, elevations, and signage align with the North Station Area Master Plan, the General Land Use Plan and original Stack Development Agreement from 2020.
3. Recommendation to include faux windows on back of building.

Supplemental Information 1-3:

1. Vicinity Map and Context Map
2. Master Plat
3. Development Agreement with PMP for C3 Commercial - Concept Site Plan, and Schematic Plat, Elevations, and Signage Details

Kristen Sherlock seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

OTHER BUSINESS**Item #5: Permission to construct a ride or attraction which exceeds 150 feet in height for Lagoon.**

Gibson presented this item. Lagoon is subject to a unique zoning district created to allow the one-of-a-kind use at the amusement park. The Commercial Recreation (C-R) District of course allows for the construction of rides and for the most part allows Lagoon to build them without the need for review by the City.

Lagoon has a new ride in design which has been shown to City Staff and the Planning Commission that requires the Planning Commission to approve of a height which exceeds 150 feet. The application for review of this ride was done with a trade secret request under Government Records Access and Management Act (GRAMA) limiting the information that cannot be provided to the public. Staff has looked at the ride to ensure its placement is at least 100 feet from adjacent zoning districts and that in the event of failure, no portion of the ride would impact property other than Lagoon's. The applicable ordinance is below. The code doesn't require a special exception, conditional use, or other common process used by the Commission which included public comment.

11-25-050: DISTRICT REGULATIONS:

B. Building Height: No building or structure shall exceed eighty-five feet (85') in height and no ride or device, or attraction, shall exceed one hundred fifty feet (150') in height without written permission granted from the planning commission.

Applicant **Dustin Allen**, Lagoon representative, addressed the Commission. The ride is difficult to describe due to trade secrets. They want to keep it under wraps until it is time to share with the public. **Sherlock** is concerned about the direction of the lighting into the nearby neighborhood. This would be similar to the Rocket ride, where the light shines up to highlight the structure itself, and does not have lighting entering the nearby neighborhood. There would be evacuation lights pointed to the north and west toward the parking lot in the event of an emergency.

MOTION:

Tony Kalakis made a motion to **approve** of the ride or attraction height above 150 feet and direct Staff to provide a letter to Lagoon memorializing the approval.

Findings 1-2:

1. The proposed height does not pose a detriment to the health, safety, or wellbeing of surrounding properties.
2. The extensive history and long-standing operation of Lagoon have established an expectation for a use such as is proposed.

Spencer Klein seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Vice Chair Tyler Turner	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay
Commissioner Kristen Sherlock	X Aye ____ Nay
Commissioner Tony Kalakis	X Aye ____ Nay

Item #6: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. **Gibson** provided the City Council Report for October 21, 2025.
 - Stack commercial and residential was approved and the sign height was reduced a little.
 - The parking ordinance for winter was amended.
 - The Council ended up scratching the live/work units on the south side of 950 North in order to have shorter units overall there. There has not been much success for live/work units along the Wasatch Front. Construction could begin in the spring of 2026.
 - The Council denied the petition for the Farmington Reserve project. The Council did not feel it was worth studying the annexation request at this point.

- b. Planning Minutes from October 9 and October 23, 2025, will be in next packet. The minutes from September 18, 2025, will be signed after a grammar correction on page 5 to add "exasperated" and making sure it has **Adams** closing the meeting rather than opening the meeting at the end.
- c. **Frank Adams** will not be attending the meeting November 6, 2025.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 8:07 PM.

Chair Frank Adams

Vice Chair Tyler Turner

Commissioner Spencer Klein

Commissioner Kristen Sherlock

Commissioner Tony Kalakis

X Aye ____ Nay

X Aye ____ Nay

X Aye ____ Nay

X Aye ____ Nay

X Aye ____ Nay



Frank Adams, Chair

Tyler Turner, Vicechair