

**FARMINGTON CITY
PLANNING COMMISSION**

May 07, 2026

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

City Planner **Shannon Hansell** said Agenda Item #1 is the Burt Brothers property over by the old K-mart Building. The storage space wants to expand into the remaining part of the building—which used to be a gym—for office space and more storage. It is a conditional use that was originally approved in 2014. It is still the same owner or relation to the owner. Commissioners didn't express any concerns about this request as long as the applicant doesn't have a desire to change the hours of operation. Staff hasn't received any public comments from this.

Regarding Agenda Item 2, the property was rezoned last summer. The Development Agreement (DA) is for flexibility for the requested setbacks as well as increased density depending on the public benefit, which was the Subordinate Single Family (SSF) unit in this case. The preliminary plat meets what was approved at the schematic. The Development Review Committee (DRC) has reviewed this four times and now approves this request. Community Development Director **Lyle Gibson** said the developer is going to sell it to a builder for custom-build products. **Hansell** said the engineering has been done since the Commission last saw it. The fence will not be replaced and will be open space instead. Underground detention along 200 East will help drainage and runoff on the west boundary.

Regarding the May 5 City Council meeting, **Gibson** said the Council approved the recommended code text amendment regarding accessory building height. The bulk of the meeting considered the budget process. They are anticipating a 5.8% property tax increase, or \$30 a year for an average home in Farmington. The State has adopted new rules, some of which were not followed precisely by many cities last year. The State is now requiring a one-page summary showing the proposed property tax increase and what the revenue will be spent on.

Gibson said the grand opening for the new North Cottonwood Commons Park will be held on May 23 complete with splash pad, concert, and food trucks.

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

Chair **Tyler Turner** opened the meeting at 7:01 PM.

CONDITIONAL USE PERMIT APPLICATION – *public hearing*

Item #1: JSA Properties & Management LLC / Extra Storage Space – Applicant is requesting a Conditional Use approval for the expansion of Extra Space Storage, located at 1318 N. 1075 W. Extra Space Storage is looking to expand its self-service storage facility into existing space at 1335 N. 1075 W. immediately north and adjacent to their existing space.

City Planner **Shannon Hansell** presented this agenda item. Farmington City code lists self-service storage facilities as conditional uses per 11-16-030. Extra Space Storage currently occupies an existing building, which has been used as self-storage since 2014, when the Planning Commission approved a conditional use for the site. Now the applicant would like to expand the use into the neighboring attached building, adding an office and more storage units. The expansion would add about 13,000 square feet of rentable space. Conditions from the June 5, 2014, Planning Commission for the original conditional use where related to refurbishing the exterior of the building where needed, the maintenance of the parking lot (to be addressed to Staff's satisfaction) and hours of operation (7 a.m. to 11 p.m.)

Standards for conditional uses are outlined in 11-8-050, which reads as follows:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and

F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, 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. A proposed use shall be considered detrimental:

1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
2. If it will unreasonably interfere with the lawful use of surrounding property; or
3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

Applicant **Mitchell Menlove** addressed the Commission online.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:02 pm.

MOTION:

Commissioner **Frank Adams** made a motion that the Planning Commission **approve** the conditional use for the expansion of the self-service storage facility at the subject location, subject to all applicable Farmington City development standards and ordinances.

Findings 1-2:

1. The project is located on a parcel of sufficient size to accommodate the use.
2. The proposal as shown complies with all requirements of Conditional Use standards (11-8-050).

Supplemental Information 1-2:

1. Vicinity Map
2. Plans

Randy Hopkins seconded the motion, which was unanimous.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

SUBDIVISION AMENDMENT – *no public hearing*

Item #2: Joey Green/Cherokee Green LLC – Applicant is requesting Preliminary Plat and Final Planned Unit Development (PUD) Master Plan for the project Frodsham Acres/Farms, located at approximately at 230 E. 1700 S. in the Large Residential-Foothill (LR-F) Zone.

Hansell presented this item. The subject property is just north of the Farmington/Centerville border. The site formally housed one house and at the bend on Tuscany Cove Drive were large buildings for pens or animal stables as well as vehicle storage. These buildings have since been demolished in preparation for redevelopment of the site based on the direction previously seen by the Planning Commission and City Council. The development proposal makes use of the Large Residential (LR) district with creating single-family homes on a new cul-de-sac with one home fronting, but not accessed via, 200 East street.

The property was rezoned by the City Council from Agriculture Foothill (A-F) to LR-F on June 17, 2025. At that same meeting, the Council approved the Planned Unit Development/Development Agreement aspect of the subdivision to allow additional flexibility or deviations from typical standards, such as setbacks and road widths. After receiving the initial approval for the project, additional design work and engineering has been performed and reviewed, and the Development Review Committee (DRC) is now ready to recommend approval of the Preliminary Plat and Final PUD Master Plan.

The Council and Planning Commission also approved a deed restriction for Lot 9, the subordinate single-family lot to Lot 1. Plat language and a specific Deed Restriction have previously been approved by the City Council. Developer further agrees to place the following note on the Final Plat: "A development agreement executed by the City and Developer on June 17, 2025 places certain restrictions on Lots 1 and 9. Lot 9 is considered a Primary Single-Family Dwelling lot to the associated Lot 9 which is a single-family dwelling located on Subordinate Single-Family Dwelling Unit ("SSF") lot. No building permits for dwellings on the Primary lot may be issued by the City unless it is accompanied or preceded by a building permit application for a dwelling on the SSF lot associated with the Primary lot. Additionally, no certificate of occupancy, whether temporary or final, may be issued for a dwelling on the Primary lot until a certificate of occupancy has been issued on the associated SSF lot."

Applicant **Joey Green** addressed the Commission. This was a long process that involved the Utah Department of Transportation. This project is being done in memory of Frank and Barbara Frodsham.

MOTION:

Commissioner **Joey Hansen** made a motion to move the Planning Commission **approve** the Preliminary Plat and Final PUD Master Plan for Frodsham Acres PUD subject to all applicable Farmington City development standards and ordinances and the following **Conditions 1-2:**

1. The applicant shall continue to address comments with the Development Review Committee (DRC) to satisfy any technical findings or requirements required prior to construction.
2. Before recording the final plat, a note shall be added consistent with Section 8d of the approved development agreement.

Findings 1-2:

1. The preliminary plat is not significantly different than the approved schematic plan and is in accordance with the approved Development Agreement for the project.
2. The applicant has been able to satisfy the required design criteria and standard with the DRC with only minor cleanup items to be completed prior to construction, final plat approval, and recordation.

Supplemental Information 1-3:

1. Vicinity Map
2. Schematic plan
3. Preliminary plan

Commissioner **Scott Behunin** seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

- a. **Planning Commission Minutes for April 16, 2026**

Item #4: City Council Reports, Upcoming Items & Trainings

- a. **City Council Reports from May 05, 2026 as addressed in the earlier work session**
- b. **Attendance on May 21, 2026**

Frank Adams made a motion to approve the **summary action items and City Council report as presented.**

Kevin Sanders seconded the motion, which was unanimous.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

ADJOURNMENT

Joey Hansen motioned to adjourn at 7:08 PM.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Alternate Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay

Tyler Turner, Chair