



**FARMINGTON CITY
PLANNING COMMISSION**

February 19, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday February 19, 2026

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session and training will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 PM on the day listed for meeting.

REZONE APPLICATION – public hearing

1. Lagoon Corporation – Applicant is requesting rezone of approximately 1 Acre of property from B (Agriculture-Foothill) to CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 North 200 West.

CONDITIONAL USE APPLICATION – public hearing

2. Scott and Nancy Prince – Applicant is requesting a renewal of the Conditional Use Permit for a Home Occupation located at 218 W 1000 N., for Fun on the Farm, on 1.67 acres of property in the LR-F (Large Residential – Foothill) zone.

SUMMARY ACTION AND OTHER BUSINESS

1. Applications and Approval of Minutes
 - a. Planning Commission Minutes 02.05.2026
 - b. Wyatt Bubak Conditional Use Extension
2. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Report 02.17.2026
 - b. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on February 13, 2026. Carly Rowe, Planning Secretary.



Farmington City Planning Commission Staff Report February 19, 2026

Item 1: Lagoon Administration Building - Zone Change B to CRT

Public Hearing:	Yes
Application No.:	25-01
Property Address:	410 North 200 West
General Plan Designation:	CR (Commercial Recreation) and LDR (Large Density Residential)
Zoning Designation:	B (Buffer) and C-R (Commercial Recreation)
Area:	app. 0.6 acres
Property Owner:	Lagoon Investment Company
Applicant:	Logan Hammer

Request: *The applicants are seeking a recommendation of approval for a zone change from B to Commercial Recreation Transition (CRT).*

Background Information

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). A large section of property was rezoned to the CRT district recently surrounding the applicable site. Lagoon has determined they would like to further expand the parking area associated with their new office building. To do this expansion on property they already own they need to demolish a house (triplex) and rezone an additional 0.6 acres to the CRT district.

The uses listed in that zone are limited, but reference that “any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone”. The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The Planning Commission has already seen the site plan for the office and potential parking area expansion.

Suggested Motion

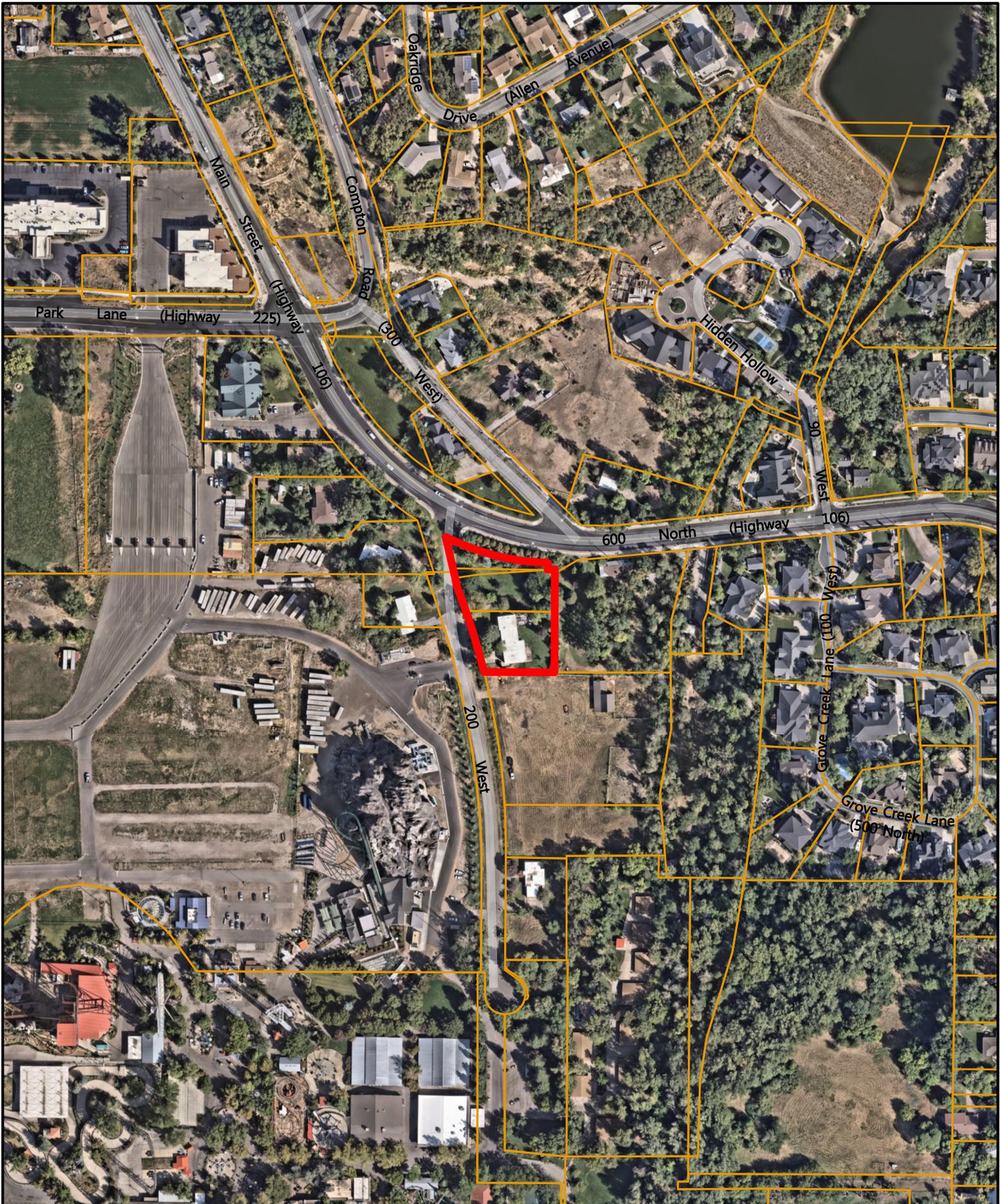
Move that the Planning Commission recommend approval for a zone change from B (Buffer) Commercial Recreation Transition for the Lagoon Administration Building expanded parking area, subject to all applicable Farmington City development standards and ordinances and that all DRC comments are addressed.

Findings:

1. The uses allowed in the requested zone are appropriate for the area and the requested zone matches surrounding zoning and allows for additional parking at Lagoon’s office.

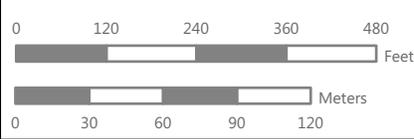
Supplemental Information

1. Vicinity Map
2. Rezone exhibit

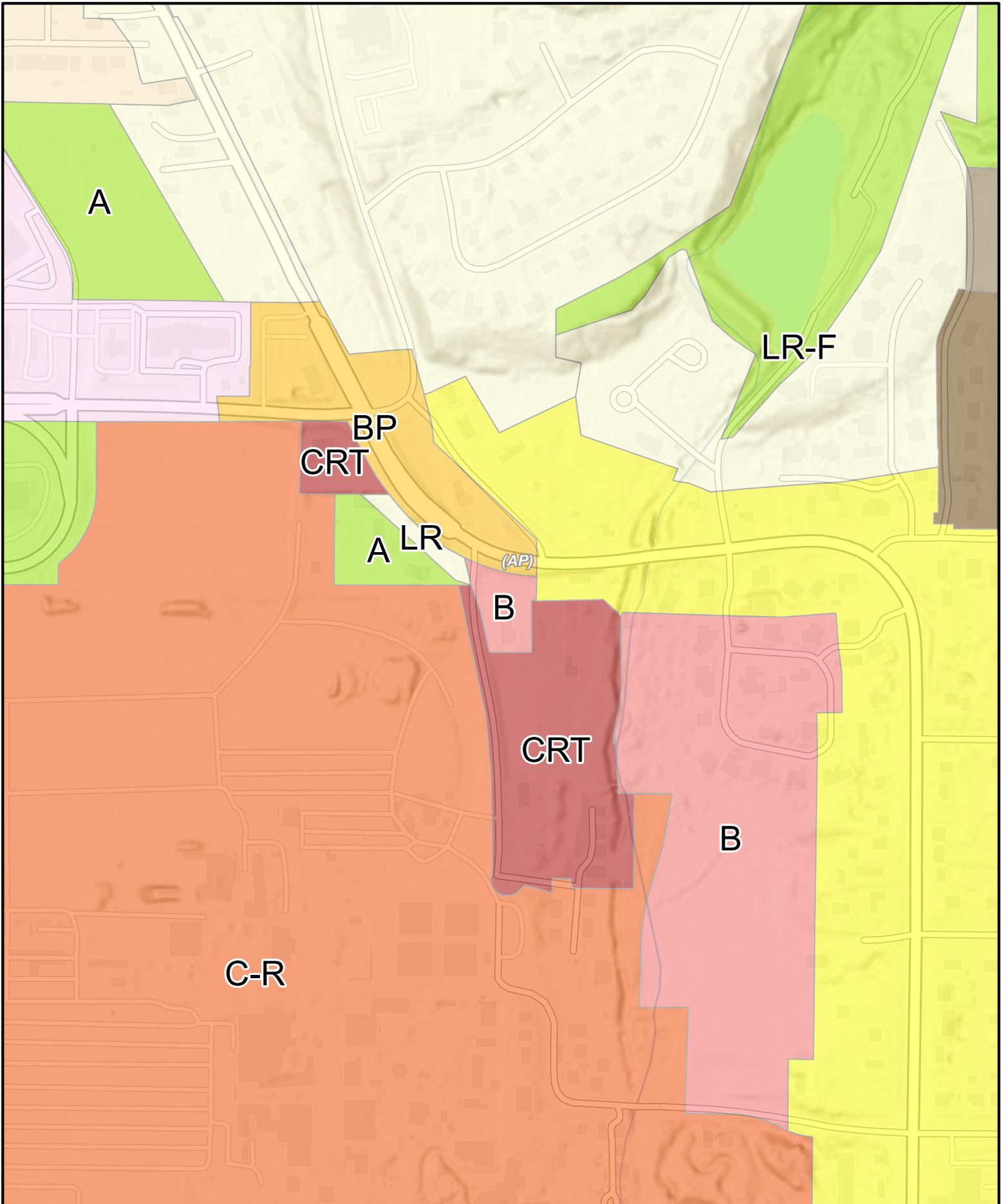


VICINITY MAP

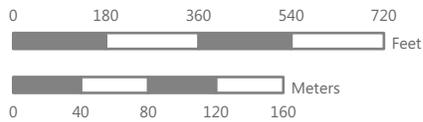
Lagoon Rezone B to CRT



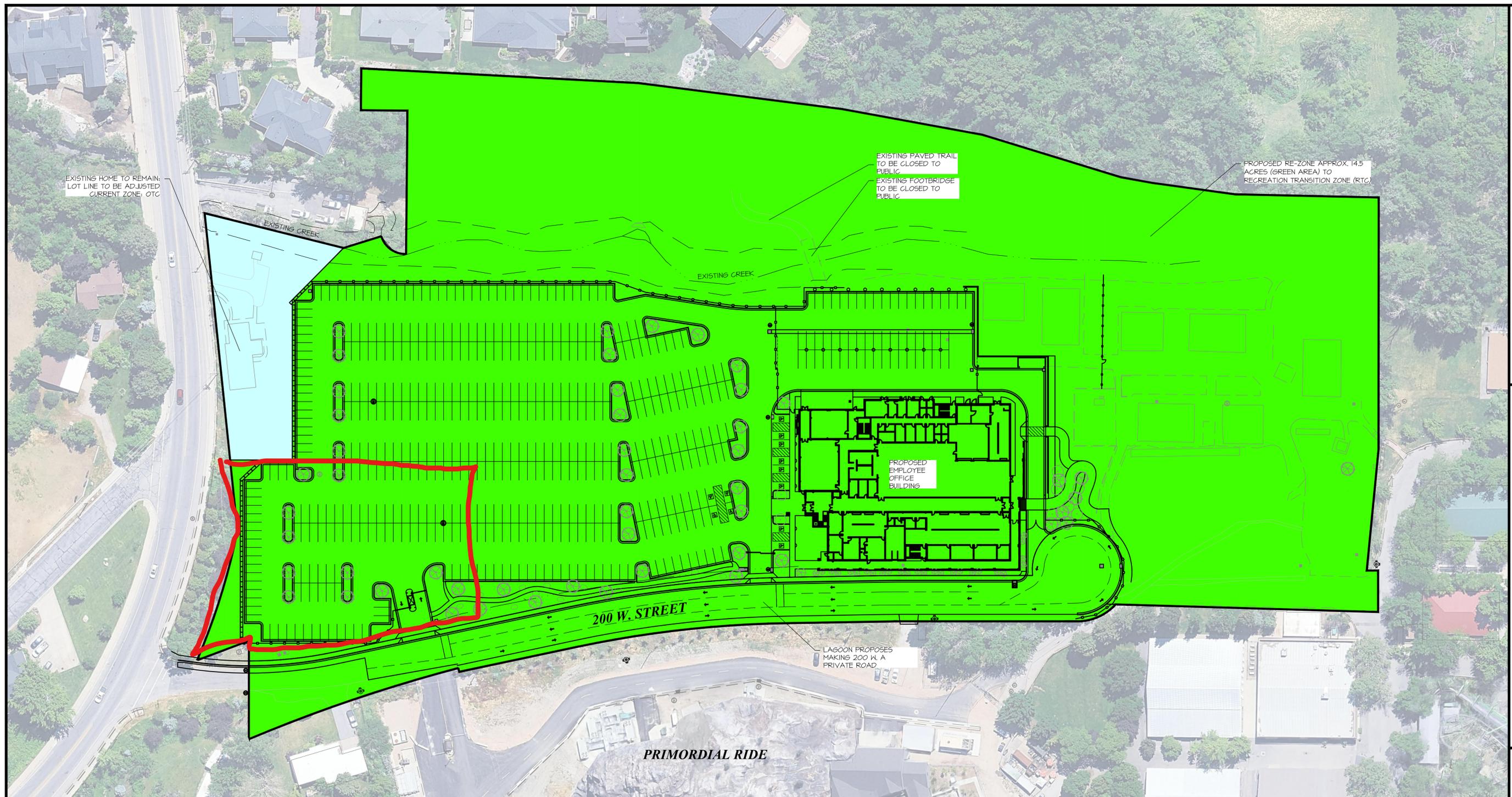
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



FARMINGTON CITY ZONING MAP



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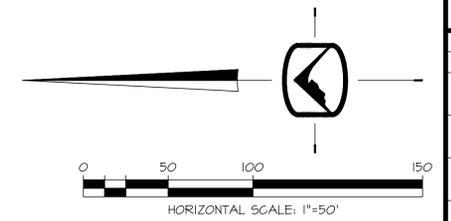


VICINITY MAP



PROPOSED EXTERIOR

- REZONE APPROX. 14.5 ACRES TO CRT
- EXISTING HOME TO HAVE NEW LOT SIZE, BUT WILL REMAIN IN RESIDENTIAL ZONE



RE-ZONE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054



SILVERPEAK
 ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON ADMIN BUILDING
 APPROX. 200 W. & MAIN ST.
 FARMINGTON, UTAH

SEAL:

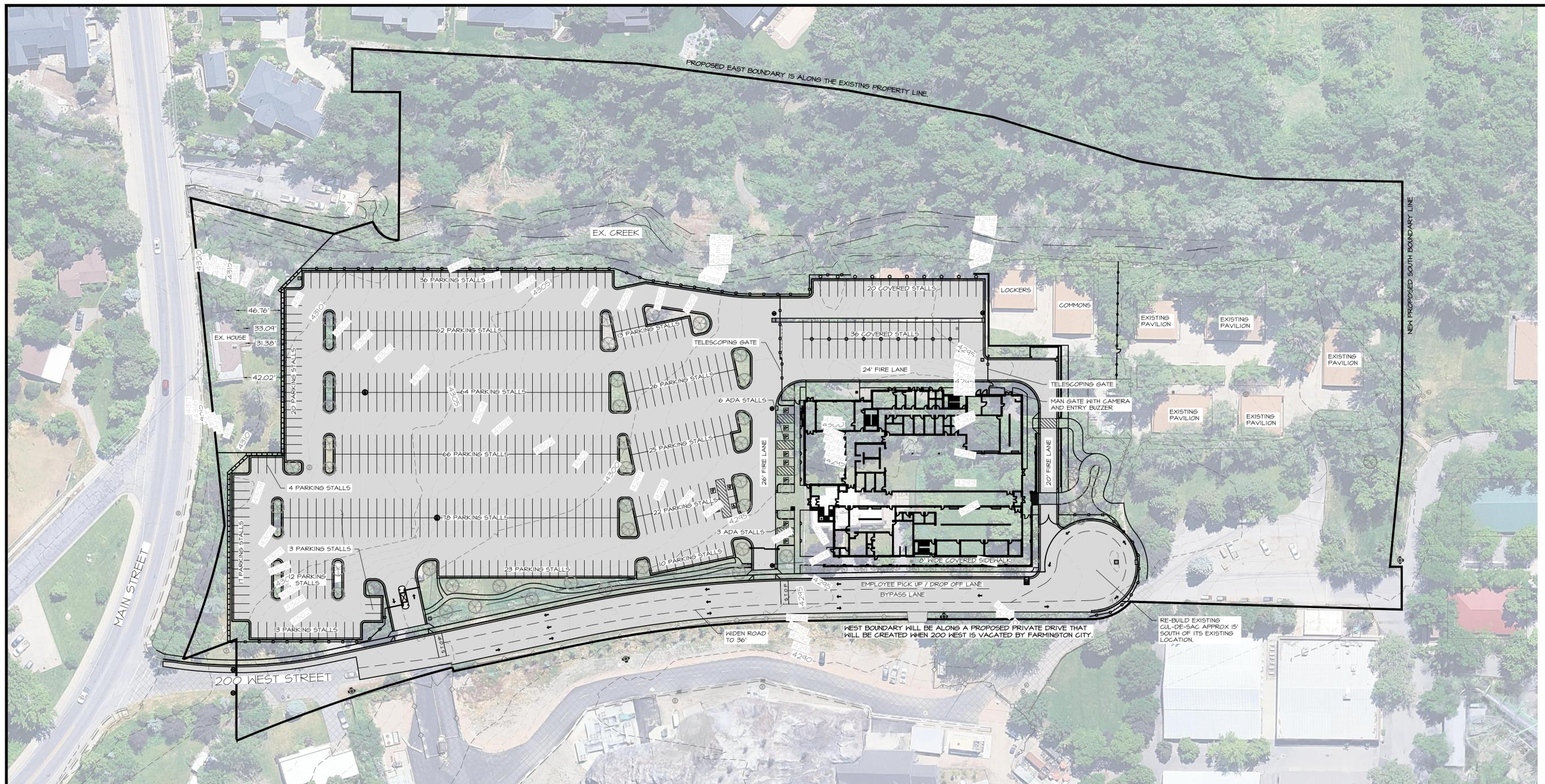
DATE: 01/26/2026
 PROJECT: AW-071
 MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

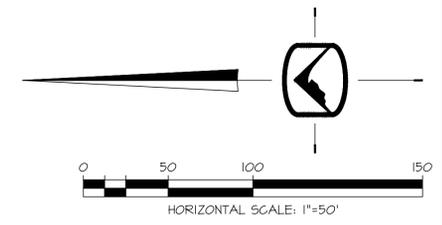
SHEET NUMBER:

C211



UTILITY CONNECTION NOTES :

- 1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
- 2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
- 3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
- 4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL.
- 5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING. A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
- 6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
- 7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.



SITE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054



LAGOON ADMIN BUILDING
 APPROX. 200 W. & MAIN ST.
 FARMINGTON, UTAH

SEAL:

DATE: 01/26/2026
 PROJECT: AW-071
 MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C220

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

STRUCTURAL CIVIL SURVEY
 WWW.SILVERPEAKENGINEERING.COM

FARMINGTON, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED BETWEEN 600 NORTH & 400 NORTH 200 WEST FROM B AND CRT(25-01).

WHEREAS, the Farmington City Planning Commission has held a public hearing and reviewed and made a recommendation to the City Council concerning the proposed Zoning Map amendment from B (Buffer) to CRT (Commercial Recreation Transition), pursuant to State Law and the Farmington City Zoning Ordinance; and

WHEREAS, the City Council of Farmington City finds that such Zoning Map amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zone Change. A portion of the property described in Application #25-01, within the City, between 400 North and 600 North 200 West, identified as all or part of parcel numbers 07-021-0001, 07-021-0002, & 07-021-0003 all totaled being approximately 0.6 acres in size, is hereby reclassified from zone B to CRT said property being more particularly described/illustrated as set forth in Exhibit A attached hereto and by the referenced made a part hereof.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately upon final passage by the City Council.

DATED this 16th day of September, 2025.

FARMINGTON CITY

ATTEST:

Brett Anderson, Mayor

DeAnn Carlile, City Recorder



Farmington City Planning Commission Staff Report February 19, 2026

Item 2: Conditional Use Approval for a Home Occupation – Fun on the Farm

Public Hearing:	Yes
Application No.:	26-02;
Property Address:	218 West 1000 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	1.67 acres
Number of Lots:	1
Property Owner:	Jason Prince
Applicant:	Nancy Prince

Request: *Conditional Use approval for a Home Occupation which occupies more than 25% of the dwelling, and where outside storage and use of an accessory building are also anticipated with the home occupation.*

Background Information

This conditional use was originally seen and approved by the Planning Commission on May 9, 2024. Action had not been taken within a year of that approval, which has now expired. The only difference in this application is that the proposed hay barn was a corral on the original site plan. The applicant has applied for building permits for the hay barn and garage.

The following is a description of the proposal from the original Planning Commission meeting from the applicant titled: "Re-doing the Barn with Living Quarters". It mentioned, among other things, "As for our home business which is and has been running for the last 7 years "Fun on the Farm" is a Day Camp and Farm Experience".

The current barn existed on the same parcel with a single-family home for years—accessory to the use of the land and the main dwelling. However, the barn, now located on a legally created flag-lot in 2020 (Parcel #08-052-0272) separate from a single-family home, is only accessory to the use of the land, but still has the same address as the dwelling at 218 West 1000 North (Parcel #08-052-0273).

The property owner proposes to replace the barn with a single-family dwelling, but designed in such a way where a good portion of the residence may still function as a barn. Fun on the Farm will use the "barn" portion of the home, as well as surrounding land and potential accessory/out buildings on the property. Regarding home occupations, Section 11-35-040 of the Zoning Ordinance provides the following:

11-35-040: CONDITIONAL USES:

- A. Permitted Conditional Uses: The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a conditional use permit:

1. Uses where the applicant proposes to use more than twenty five percent (25%) of the dwelling in connection with the business.
 2. Any use where outside storage, use of an accessory building or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.
- B. Review Standards: In evaluating a home occupation conditional use, the Planning Commission shall apply the review standards contained in chapter 8 of this title and, if applicable, site development standards contained in chapter 7 of this title.

Suggested Motion

Move that the Planning Commission approve the conditional use allowing Fun on the Farm to use more than twenty five percent (25%) of the dwelling in connection with the business and outside storage and use of an accessory building(s) subject to all applicable Farmington City ordinances and development standards and the following conditions:

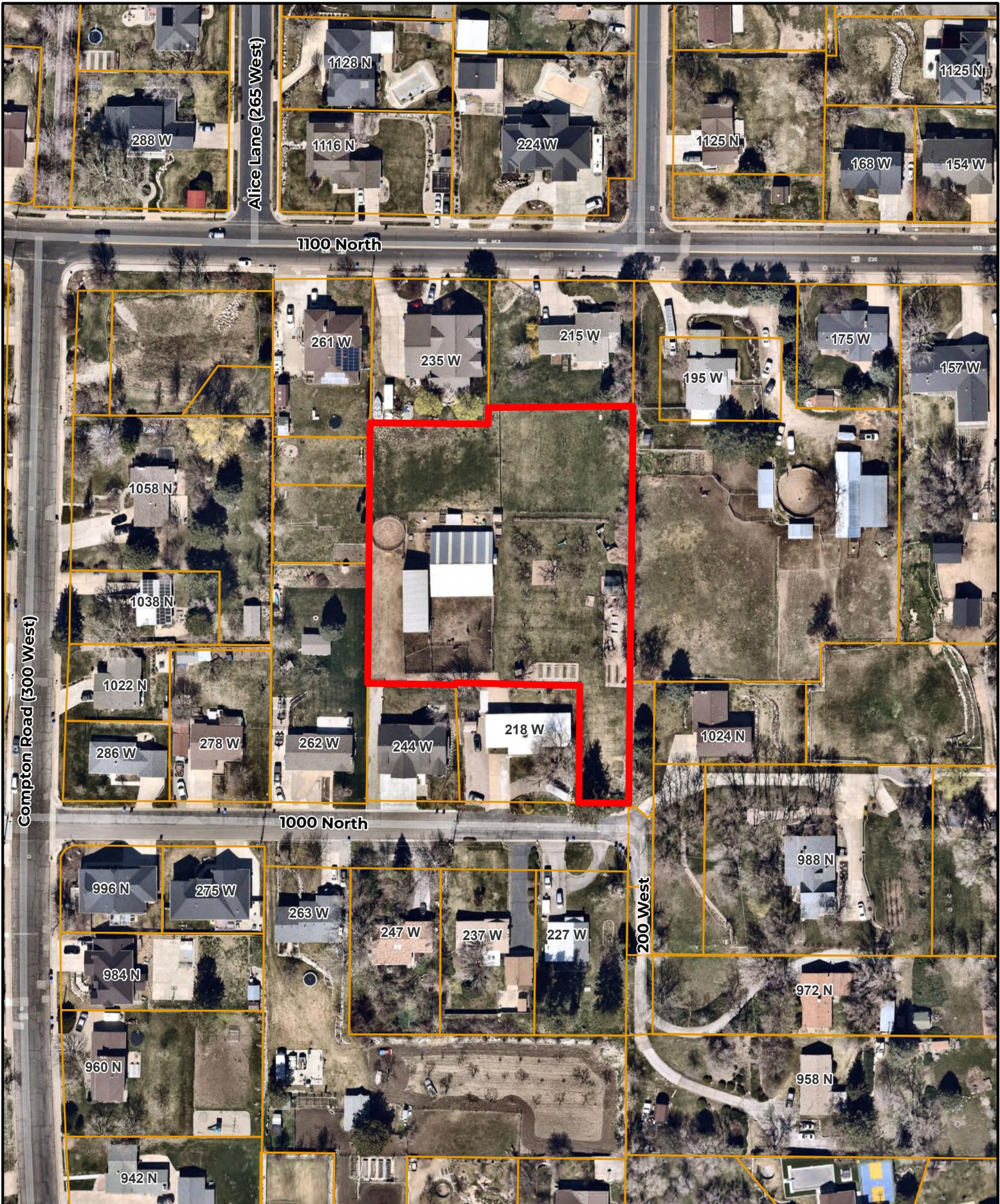
1. The applicant must obtain, or make measurable efforts to obtain, a building permit to construct a single-family home on site within one year of approval.
2. The address of the new dwelling must be different than 218 West.
3. The City shall issue a home occupation business license for Fun on the Farm.
4. The applicant shall continue to meet the parking needs of patrons of the business, including providing off-street parking when and where necessary.

Findings:

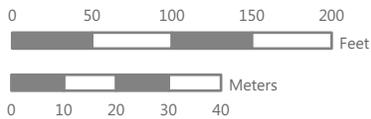
1. Fun on the Farm has been in operation for the past seven years and has proven itself not to be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
2. Davis County and the State of Utah are experiencing a housing crisis, and the use will provide another dwelling for a Farmington household.
3. The use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The location provides or will provide 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.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Prince Barndominium Schematic Design



VICINITY MAP
Prince Home Occupation



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Site Plan

Scott & Denise Prince
 218 W 1000 N
 Farmington, UT 84025
 Parcel #08052072

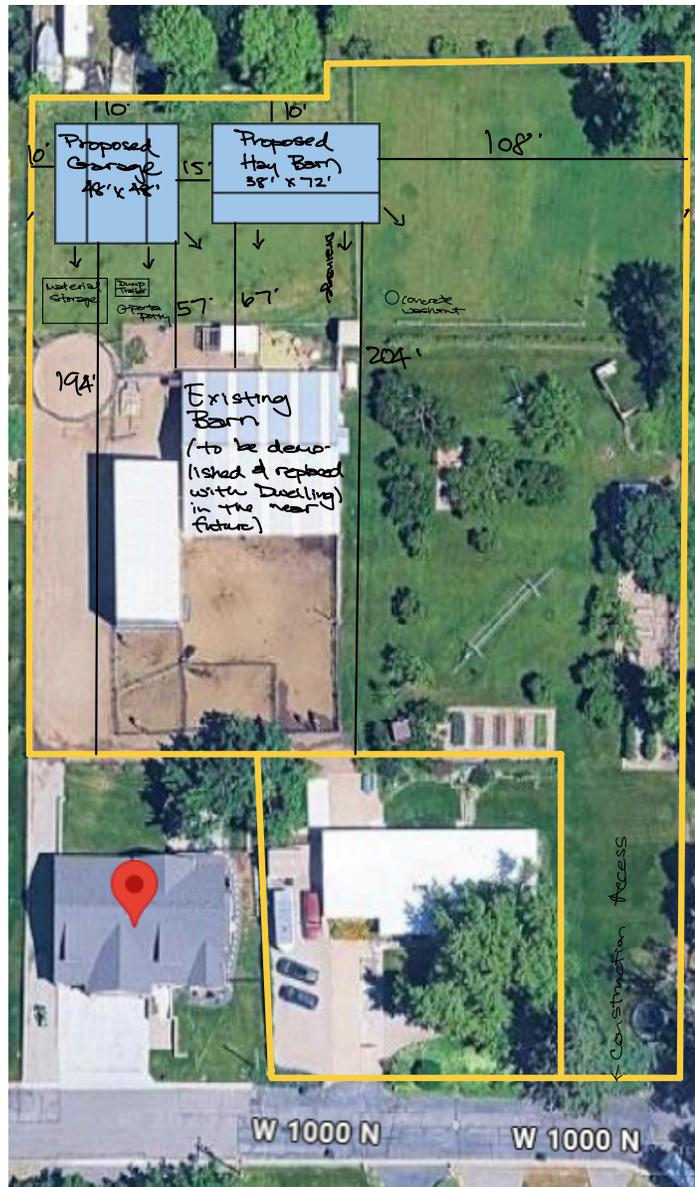
Garage

10' to North property line
 10' to West
 197' to East
 194' to South

Hay Barn

10' to North property line
 73' to West
 108' to East
 248' to South

Dimensions are from
 footing/foundation, not
 wall



Notes:

1. All storm water and dirt will be kept on site during construction until final landscaping is done. The General Contractor will be held responsible for keeping dirt/mud on site during bad weather and for cleaning up after subcontractors.
2. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 ft. (5%)
3. Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
4. Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction,
5. Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.
6. A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.
7. Finished floor elevation will be level with or above existing dwelling's finished floor

GENERAL CONSTRUCTION NOTES

-GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IRC, 2018 WSEC AND 2018 IEC SHALL BE USED.

-IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DETAILS AND DIMENSIONS.

-ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.

-ALL DIMENSIONS ARE TO ROUGH FRAME OF STUDS & POSTS.

-ALL FOOTINGS TO BE BELOW THE FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE WEIGHT OF THE BUILDING.

FOUNDATION & BELOW GRADE

-FOOTINGS AND STEM WALL SIZE AND DEPTH TO BE DETERMINED BY LOCAL FREEZE LINE/LOCAL ENGINEER.

-BASEMENT/SLAB ON GRADE INSULATION R-VALUE WILL MEET STATE CODE REQUIREMENTS.

-ANY PLUMBING THAT IS AT RISK OF FREEZING IS TO BE INSULATED.

-CONCRETE SLAB THICKNESS IS 4", UNLESS OTHERWISE NOTED.

-MONO FOOTING SIZES DETERMINED BY ENGINEER.

FRAMING & STRUCTURAL

-FRAMING MEMBER SIZES AND LAYOUT TO BE DETERMINED BY ENGINEERING TO ACCOMMODATE FOR THE LOAD OF THE STRUCTURE.

-OPENING HEADER SIZES TO BE DETERMINED BY ENGINEERING TO ACCOMMODATE FOR THE LOAD OF THE STRUCTURE.

-STEEL VS. LUMBER FRAMING WILL CHANGE LOAD REQUIREMENTS. ENGINEER WILL NEED TO KNOW WHAT THE STRUCTURE IS BEING BUILT WITH.

-TRUSS LAYOUT AND ENGINEERING MAY BE PROVIDED BY TRUSS COMPANY.

OPENING HEIGHTS & LOCATIONS

-INTERIOR DOOR ROUGH FRAMING IS TO BE 6" FROM ANOTHER WALL (IF POSSIBLE) OR CENTER WITHIN ITS OWN WALL, UNLESS NOTED OTHERWISE.

-AT LEAST ONE EGRESS WINDOW TO BE ADDED IN EACH ROOM.

-TEMPERED WINDOWS TO BE PLACED WHERE CODE REQUIRES.

-OBSCURED WINDOWS IN BATHROOMS OR OTHER AREAS WILL BE DETERMINED BY HOME OWNER.

-WINDOW GRID PATTERN WILL BE DETERMINED BY HOME OWNER IF CURRENT WINDOW PATTERN IS NOT DESIRED.

ELECTRICAL

-ELECTRICAL PANEL TO BE PLACED ACCORDING TO ELECTRICIANS SUGGESTION, AVOID PLACING IN EASILY SEEN AREA.

GFCI TO BE 48" AFF FOR KITCHEN CABINETS AND VANITIES.

-IF SWITCH IS NEAR RAILING, PLACE HIGHER THAN USUAL TO AVOID RAILING.

DESIGNER/DRAFTER:

JAMES STREET HOMES
509-412-2527 CELL
www.JSHHOMEDESIGN.com
OGDEN, UTAH



PROJECT NUMBER:

SQ FT TOTALS

LIVING AREAS

TOTAL LIVING - 0 Sq Ft

NON-LIVING AREAS

CARPORT - 576 Sq Ft

GARAGE - 1440 Sq Ft

REAR PORCH - 288 Sq Ft

TOTAL NON-LIVING - 2304 Sq Ft

TOTALS

TOTAL LIVING / NON - 2304 Sq Ft

TITLE	SHEET NUMBER
COVER SHEET	1
FOUNDATION PLAN	2
MAIN FLOOR PLAN	3
MAIN FP/SCHEDULES	4
ROOF PLAN/POST & BEAM SCHED.	5
ELEVATIONS	6
GIRT LAYOUT	7
GIRT LAYOUTS	8
PANEL LAYOUT	9
PANEL LAYOUTS	10
1ST FLOOR LIGHTING PLAN	11

CONTRACTOR:

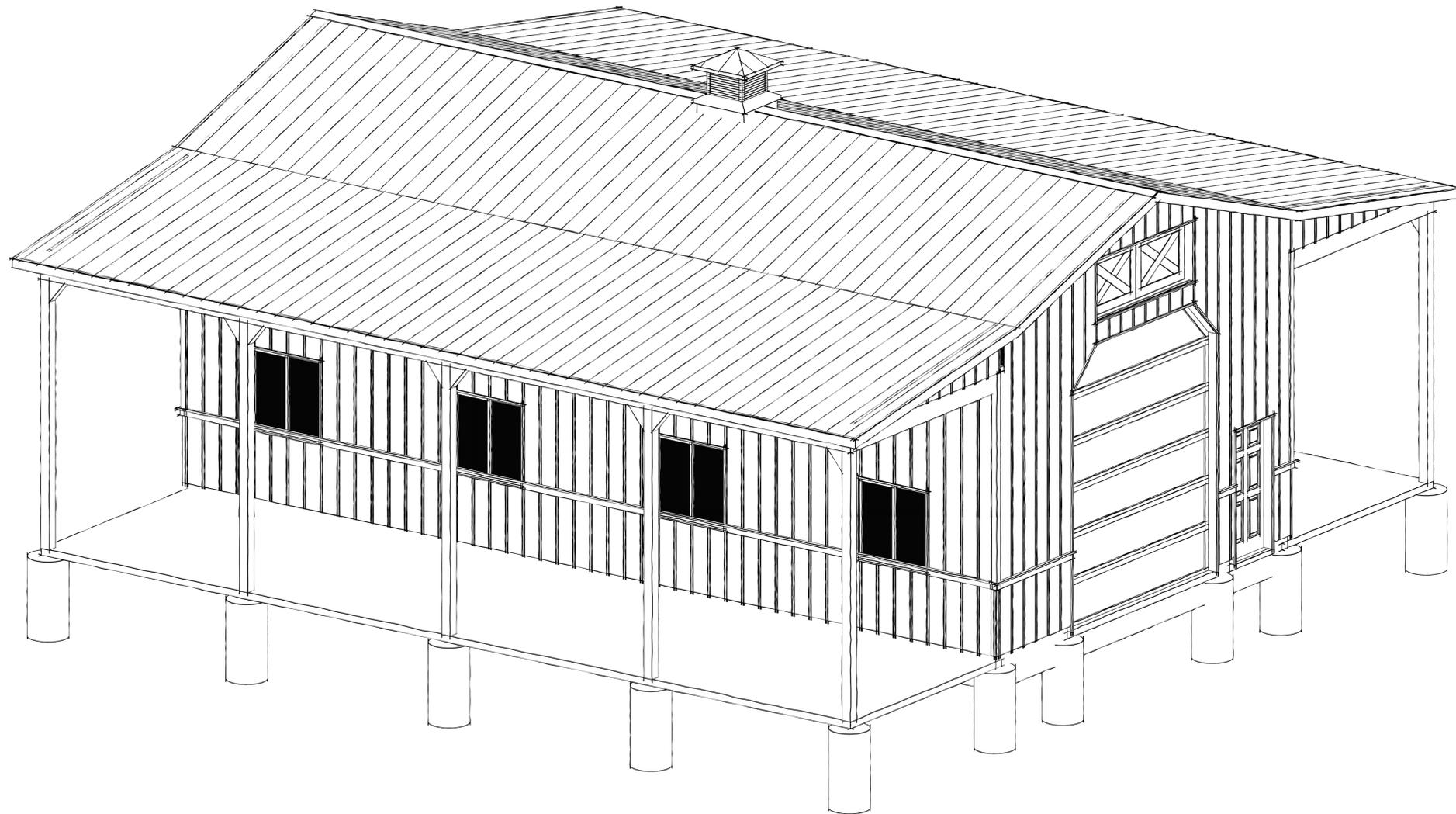
BEEHIVE BUILDINGS
801-821-9921 OFFICE
www.BEEHIVEBUILDINGS.com
CONTACT: TRESSA ROBERTS
TRESSA@BEEHIVEBUILDINGS.COM
OGDEN, UTAH



ENGINEER:

WHITE PINE ENGINEERING
385-329-1033 OFFICE
jackson@whitepineeng.com
JACKSON SAGERS

DRAWING / REVISION DATE: 12/22/2025



PRINCE GARAGE

POST FRAME GARAGE

COVER SHEET

NANCY PRINCE:

**244 W 1000 N
FARMINGTON, UTAH**

DATE: 12/22/2025

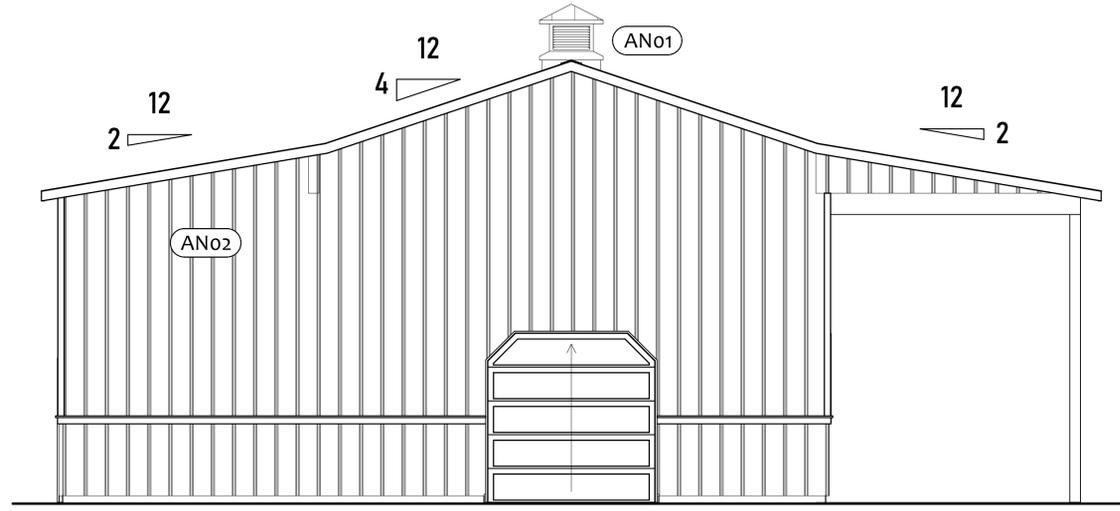
PLAN NUMBER :

SHEET

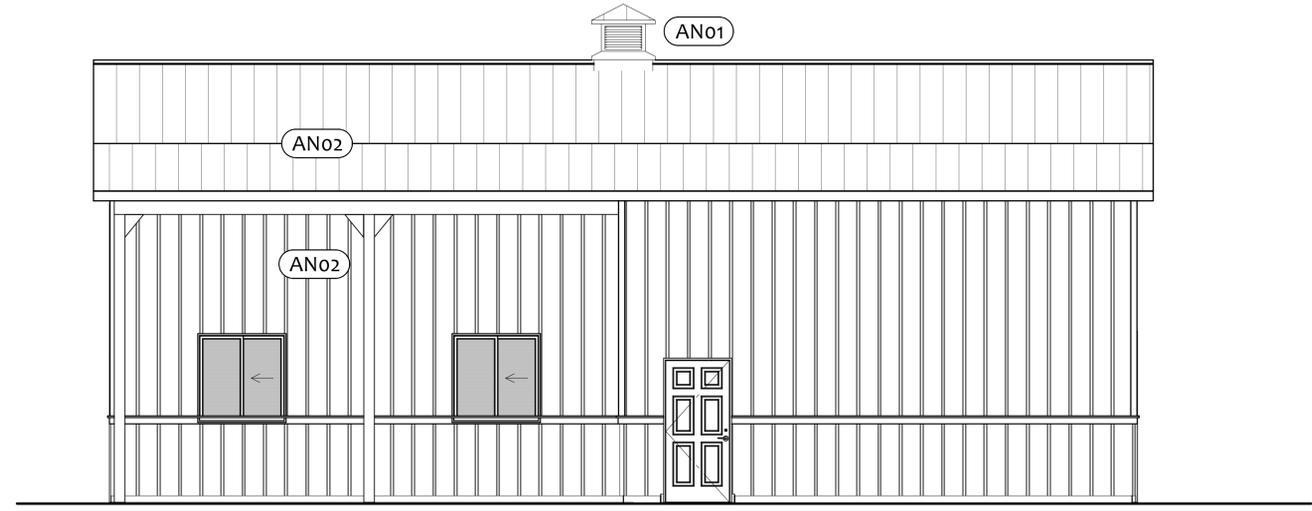
1



JAMES STREET HOMES
HOMES
YOUR DREAM HOME BEGINS HERE
NOTE THIS PLAN IS THE PROPERTY OF JAMES STREET HOMES
DO NOT COPY WITHOUT WRITTEN PERMISSION

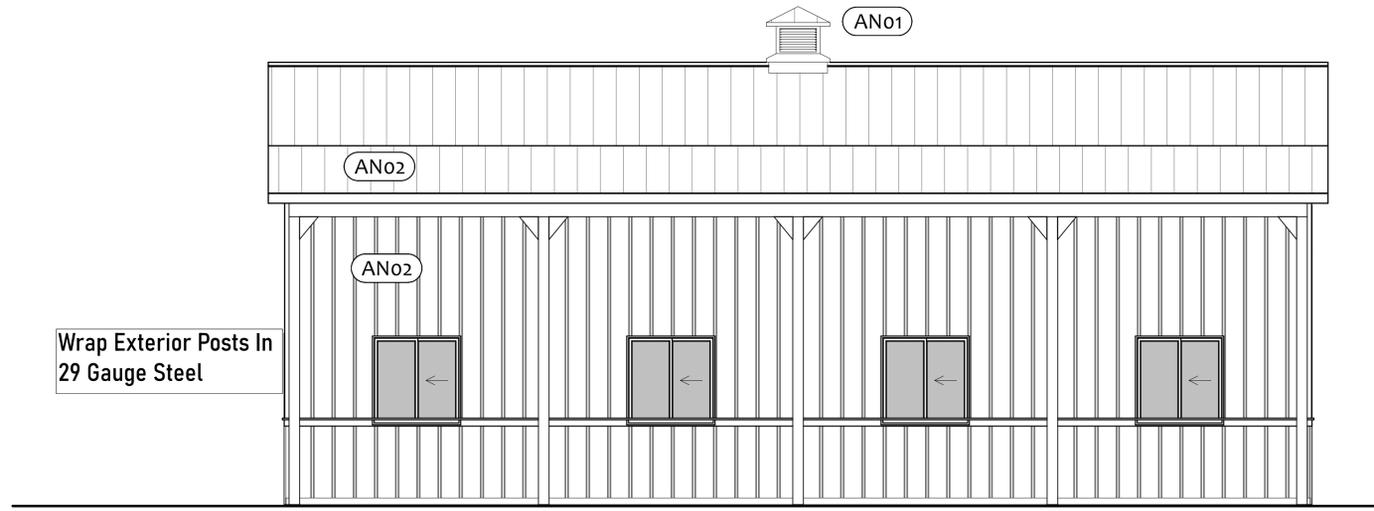


NORTH ELEVATION
 SCALE - 1/4" = 1'-0"

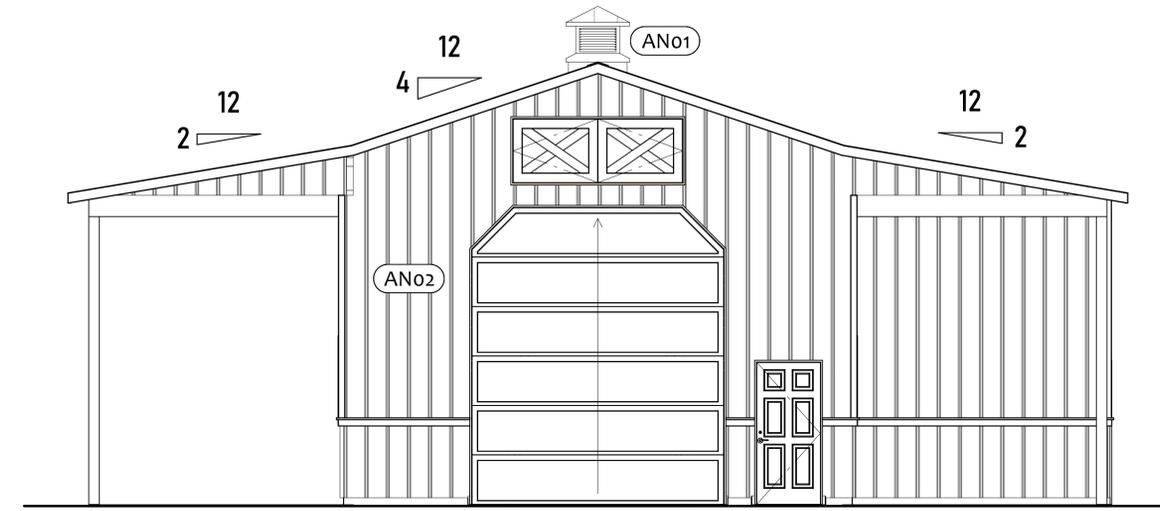


EAST ELEVATION
 SCALE - 1/4" = 1'-0"

ELEVATION ARCHITECTURAL NOTES	
Number	Note
AN01	3' Cupola
AN02	Tuff Rib 29 GA Metal



WEST ELEVATION
 SCALE - 1/4" = 1'-0"

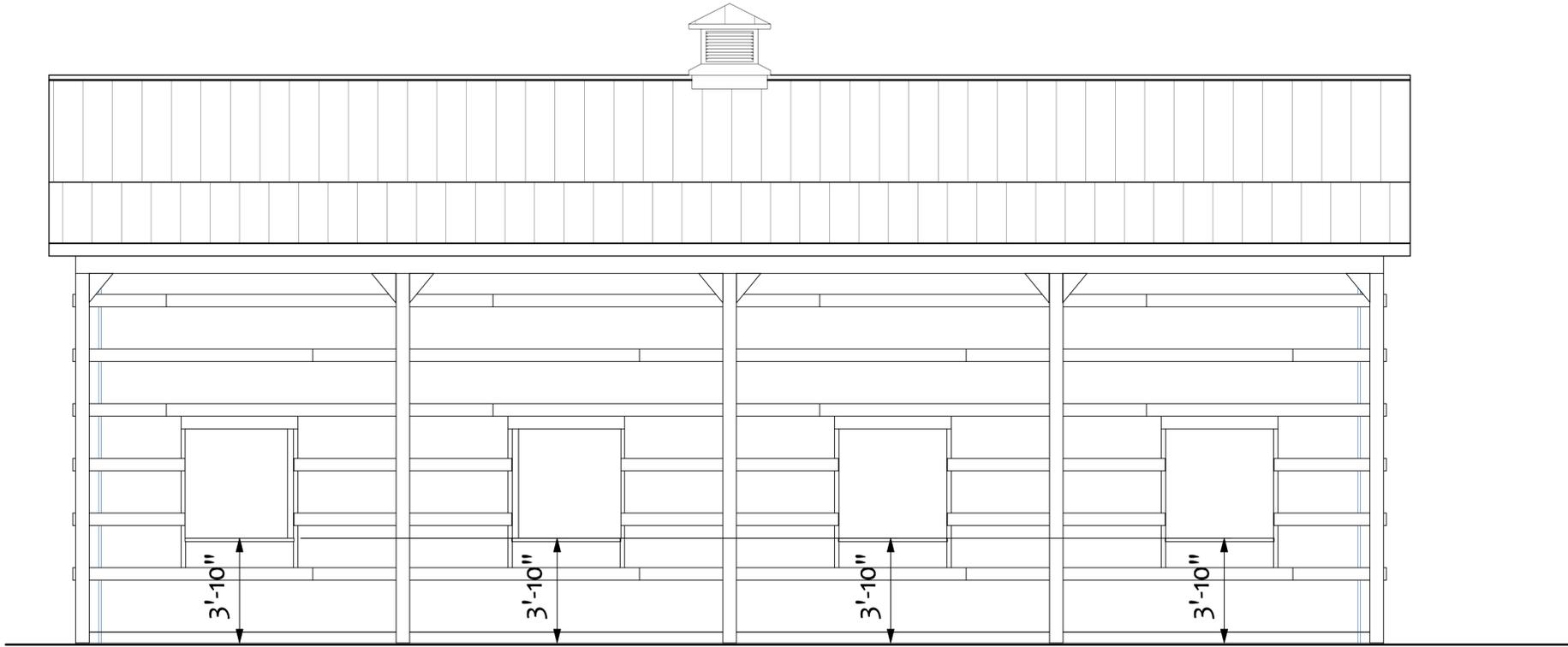


SOUTH ELEVATION
 SCALE - 1/4" = 1'-0"

Elevations are approximate, based on information provided. Field verify based on site conditions.



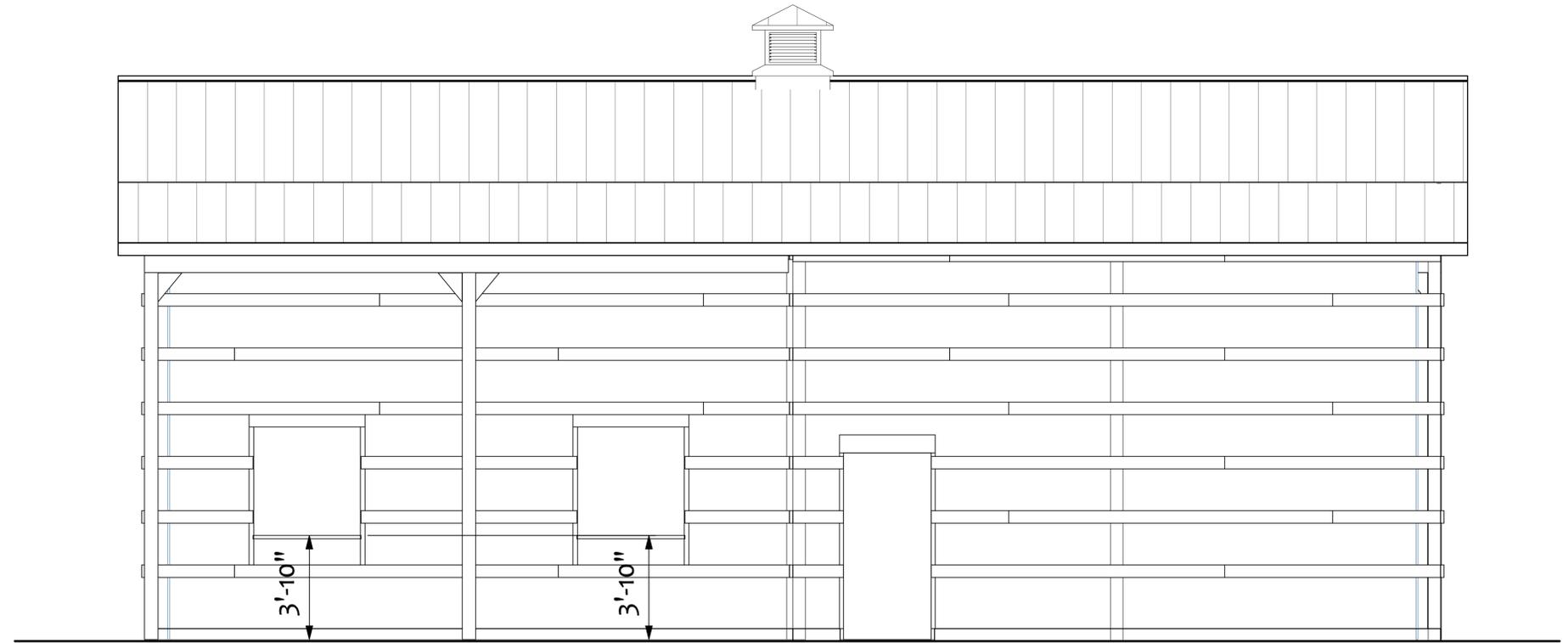
ELEVATION ARCHITECTURAL NOTES	
Number	Note
AN01	3' Cupola
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LEFT (WEST) ELEVATION STANDARD GIRT LAYOUT
SCALE - 3/8" = 1'-0"

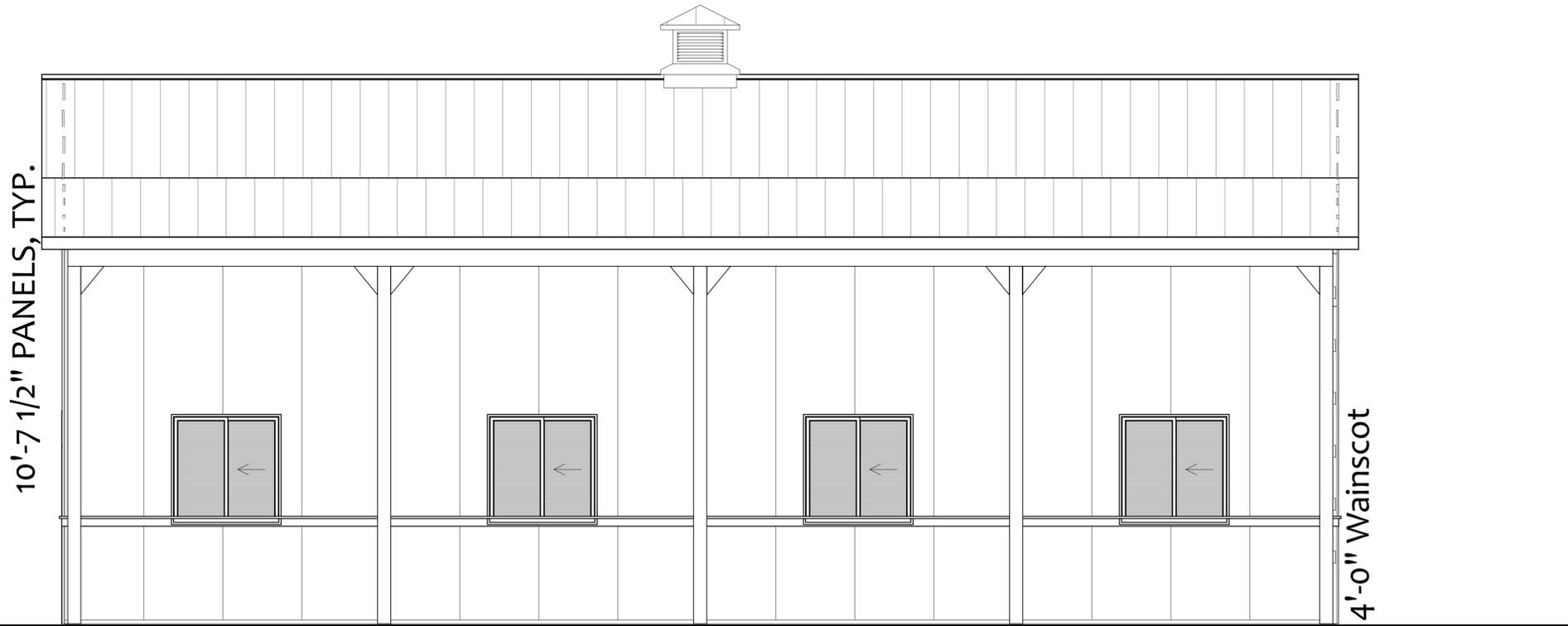
NOTES

- STANDARD GIRTS & PURLINS ARE 2x6 LUMBER.
- GIRTS & PURLINS @ 24" O.C. TYPICALLY.
- SEE WINDOW & DOOR SCHEDULES FOR HEADER HEIGHTS AND OPENING SIZES
- ENGINEERING HEADERS AND FRAMING INFO TAKES PRECEDENCE.



RIGHT (EAST) ELEVATION STANDARD GIRT LAYOUT
SCALE - 3/8" = 1'-0"

Elevations are approximate, based on information provided. Field verify based on site conditions.



LEFT (WEST) ELEVATION
SCALE - 3/8" = 1'-0"

NOTES

-36" WALL PANELS

-48" WAINSCOT



RIGHT (EAST) ELEVATION
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 -TEMPERED WINDOWS TO BE PLACED WHERE CODE REQUIRES.
 -OBSCURED WINDOWS IN BATHROOMS OR OTHER AREAS WILL BE DETERMINED BY HOME OWNER.
 -WINDOW GRID PATTERN WILL BE DETERMINED BY HOME OWNER IF CURRENT WINDOW PATTERN IS NOT DESIRED.

ELECTRICAL

-ELECTRICAL PANEL TO BE PLACED ACCORDING TO ELECTRICIANS SUGGESTION, AVOID PLACING IN EASILY SEEN AREA.
 GFCI TO BE 48" AFF FOR KITCHEN CABINETS AND VANITIES.
 -IF SWITCH IS NEAR RAILING, PLACE HIGHER THAN USUAL TO AVOID RAILING.

DESIGNER/DRAFTER:
 JAMES STREET HOMES
 509-412-2527 CELL
 www.JSHHOMEDESIGN.com
 OGDEN, UTAH



PROJECT NUMBER:

SQ FT TOTALS	
LIVING AREAS	
TOTAL LIVING -	0 Sq Ft
NON-LIVING AREAS	
GARAGE 1-BARN -	1963 Sq Ft
PORCH, FRONT COVERED -	906 Sq Ft
TOTAL NON-LIVING -	2869 Sq Ft
TOTALS	
TOTAL LIVING / NON -	2869 Sq Ft

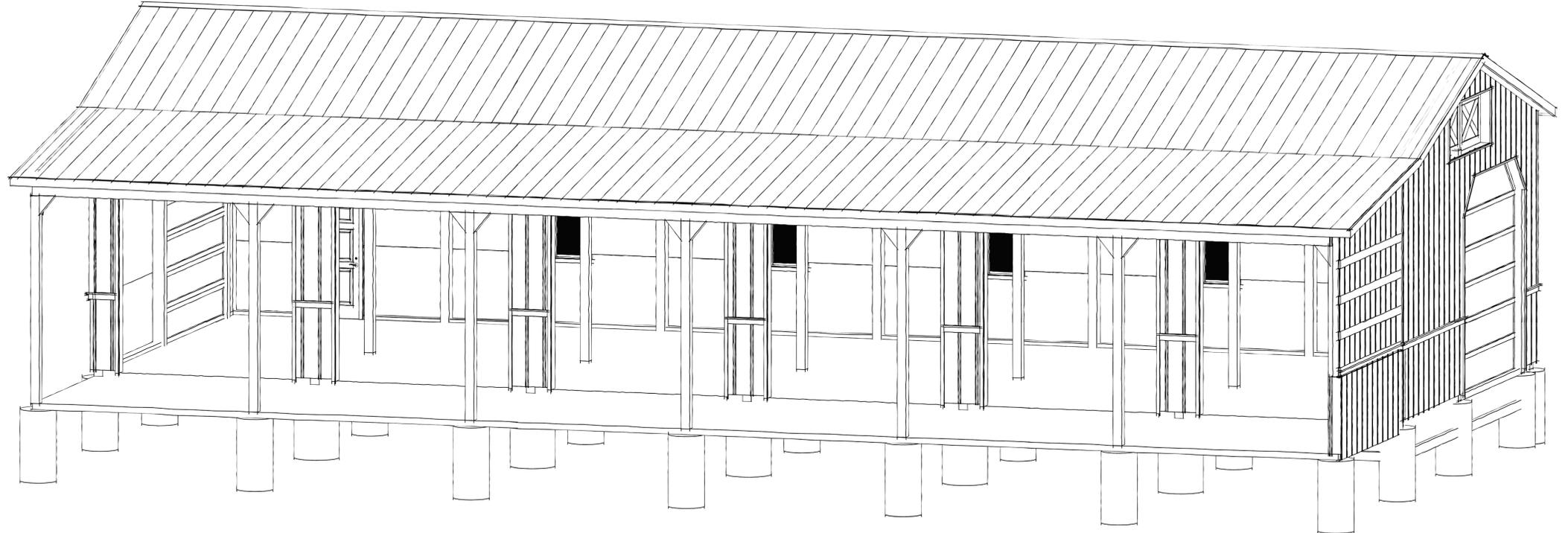
DRAWING / REVISION DATE: 1/20/2026

TITLE	SHEET NUMBER
COVER SHEET	1
FOUNDATION PLAN	2
MAIN FLOOR PLAN	3
PLAN NOTES/SCHEDULES	4
ELEVATIONS	5
PANEL LAYOUTS	6
PANEL LAYOUTS	7
GIRT LAYOUT	8
GIRT LAYOUTS	9
ROOF PLAN/POST & BEAM SCHED.	10
1ST FLOOR LIGHTING PLAN	11

CONTRACTOR:
 BEEHIVE BUILDINGS
 801-821-9921 OFFICE
 www.BEEHIVEBUILDINGS.com
 CONTACT: TRESSA ROBERTS
 TRESSA@BEEHIVEBUILDINGS.COM
 OGDEN, UTAH



ENGINEER:
 WHITE PINE ENGINEERING
 385-329-1033 OFFICE
 jackson@whitepineeng.com
 JACKSON SAGERS



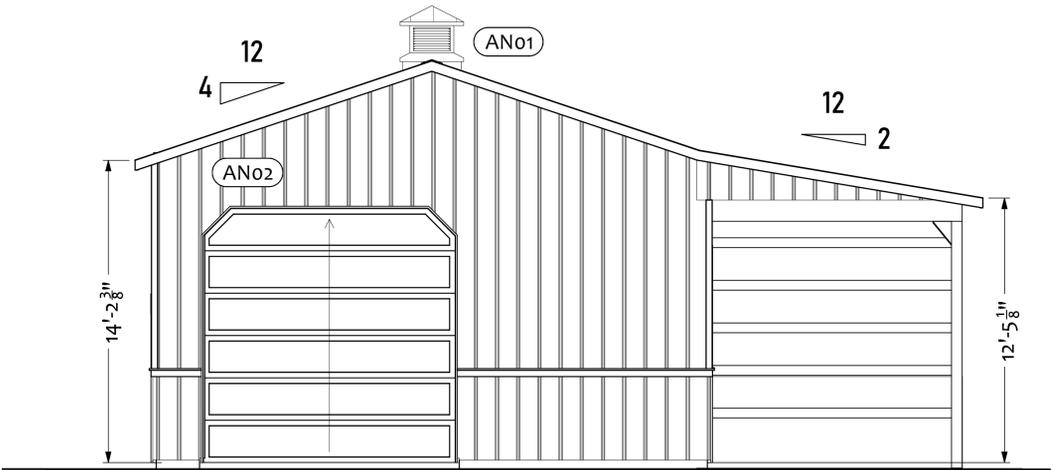
PRINCE HAY BARN



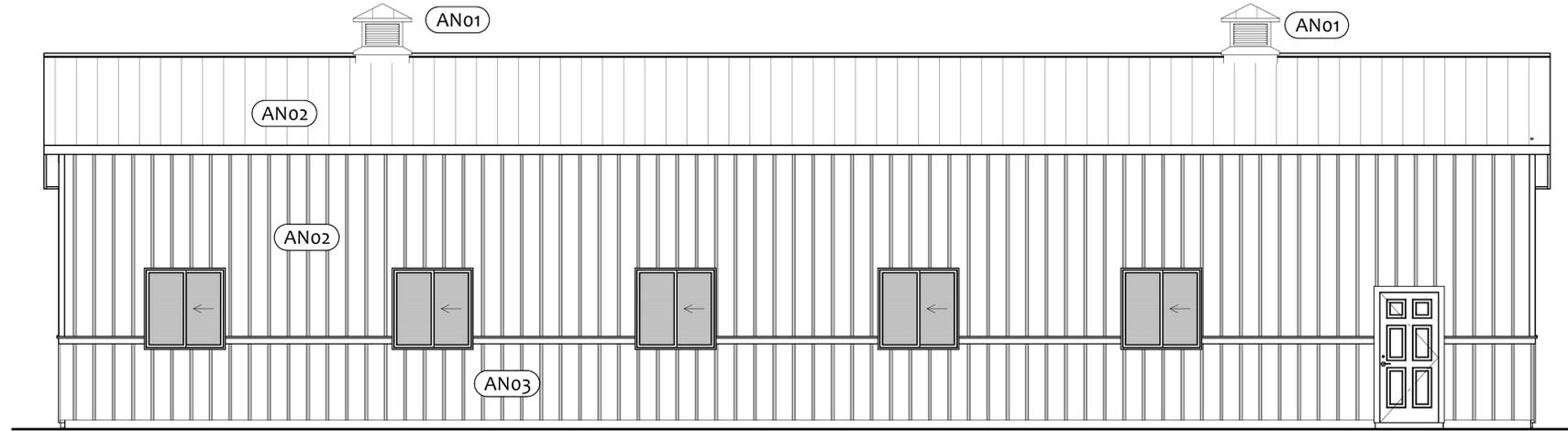
JAMES STREET HOMES — HOMES —
 YOUR DREAM HOME BEGINS HERE
 NOTE THIS PLAN IS THE PROPERTY OF JAMES STREET HOMES
 DO NOT COPY WITHOUT WRITTEN PERMISSION

COVER SHEET

N. PRINCE HAY BARN:
 218 W 1000 N
 FARMINGTON, UTAH

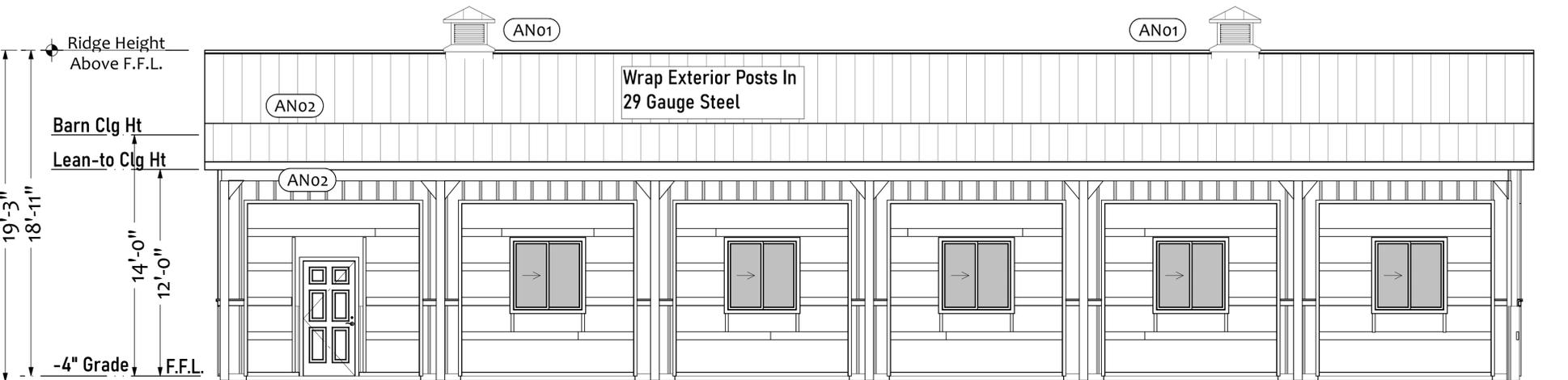


NORTH ELEVATION
 SCALE - 1/4" = 1'-0"

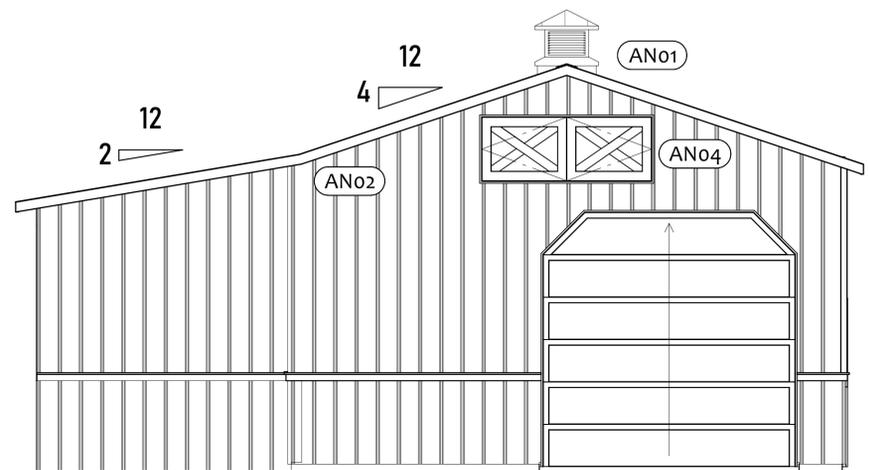


EAST ELEVATION
 SCALE - 1/4" = 1'-0"

ELEVATION ARCHITECTURAL NOTES	
Number	Note
AN01	3' Cupola
AN02	Tuff Rib 29 GA Metal
AN03	4' Tall Wainscot
AN04	8/0x3/0 Hay Door



WEST ELEVATION
 SCALE - 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE - 1/4" = 1'-0"

Elevations are approximate, based on information provided. Field verify based on site conditions.

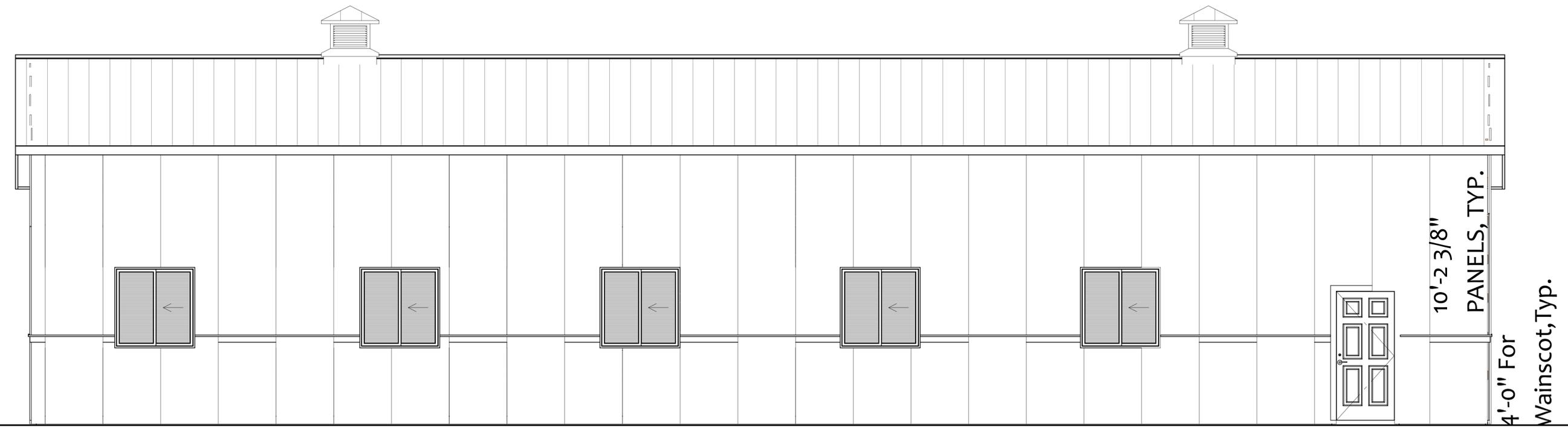




WEST PANEL ELEVATION
 SCALE - $3/8'' = 1'-0''$

NOTES

-36" WALL PANELS



EAST PANEL ELEVATION
 SCALE - $3/8'' = 1'-0''$

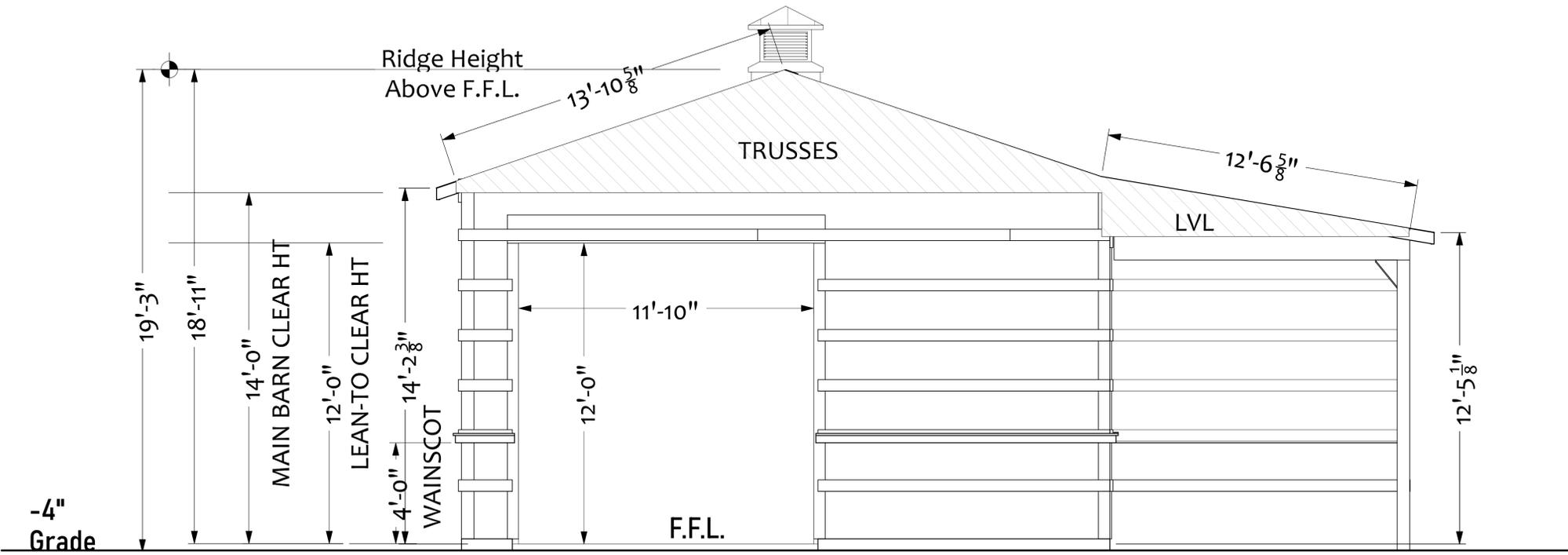
Elevations are approximate, based on information provided. Field verify based on site conditions.



8'-0" x 1'-0" Panel
 4'-0" For Wainscot, Typ.

10'-2 3/8" PANELS, TYP.

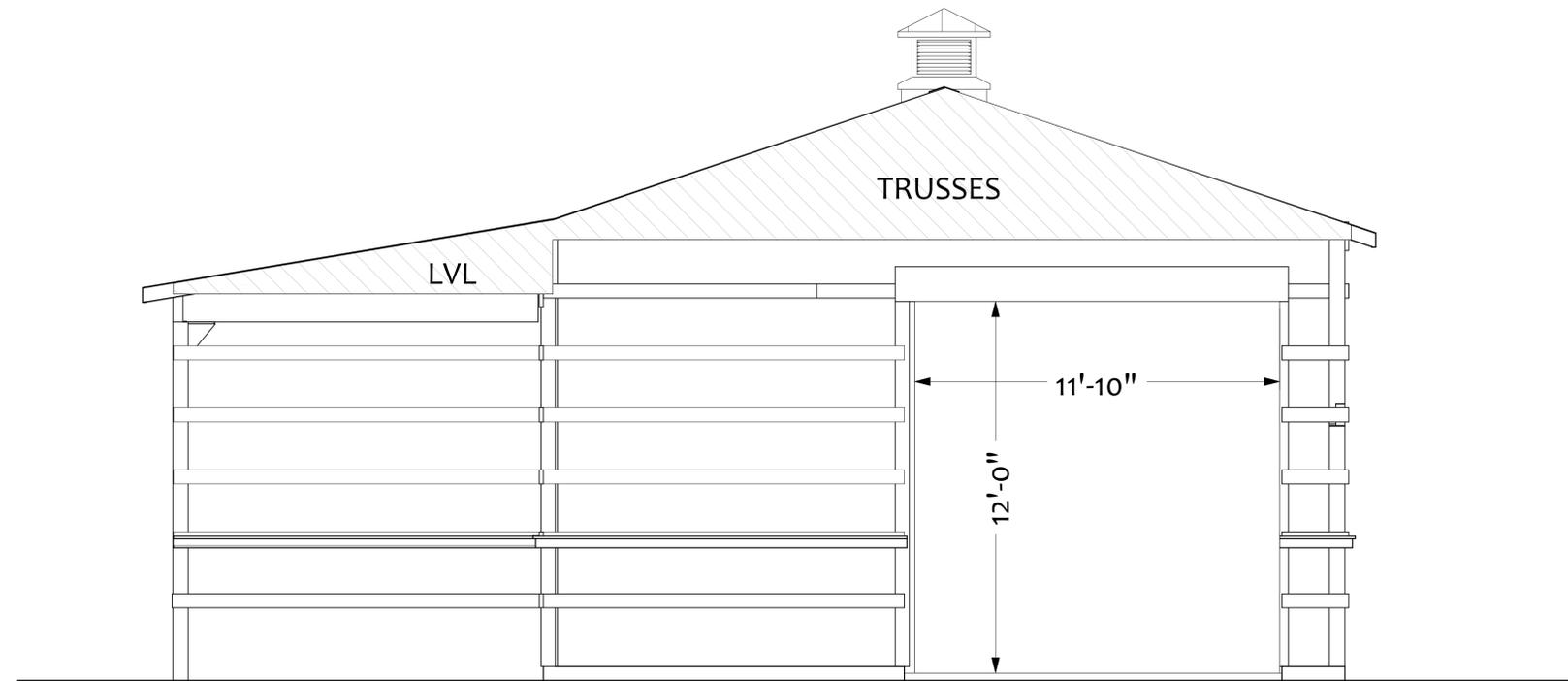
4'-0" For Wainscot, Typ.



NORTH GIRT ELEVATION
 SCALE - 3/8" = 1'-0"

NOTES

- GIRTS & PURLINS ARE 2x6 LUMBER.
- GIRTS & PURLINS @ 24" O.C. TYPICALLY.
- SEE WINDOW & DOOR SCHEDULES FOR HEADER HEIGHTS AND OPENING SIZES
- ENGINEERING HEADERS AND FRAMING INFO TAKES PRECEDENCE.



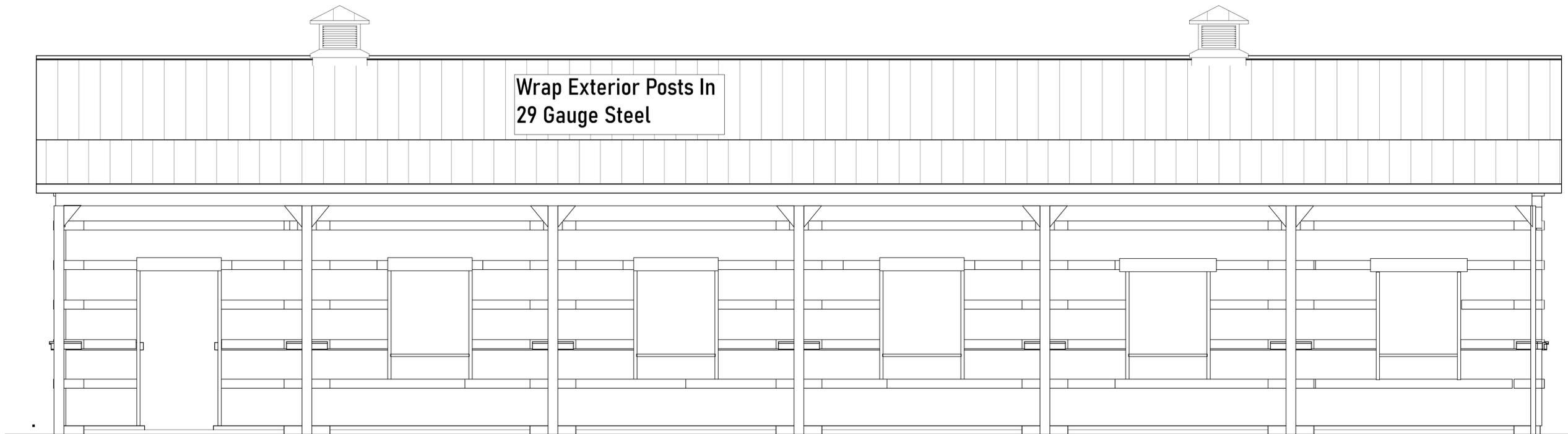
SOUTH GIRT ELEVATION
 SCALE - 3/8" = 1'-0"

Elevations are approximate, based on information provided. Field verify based on site conditions.





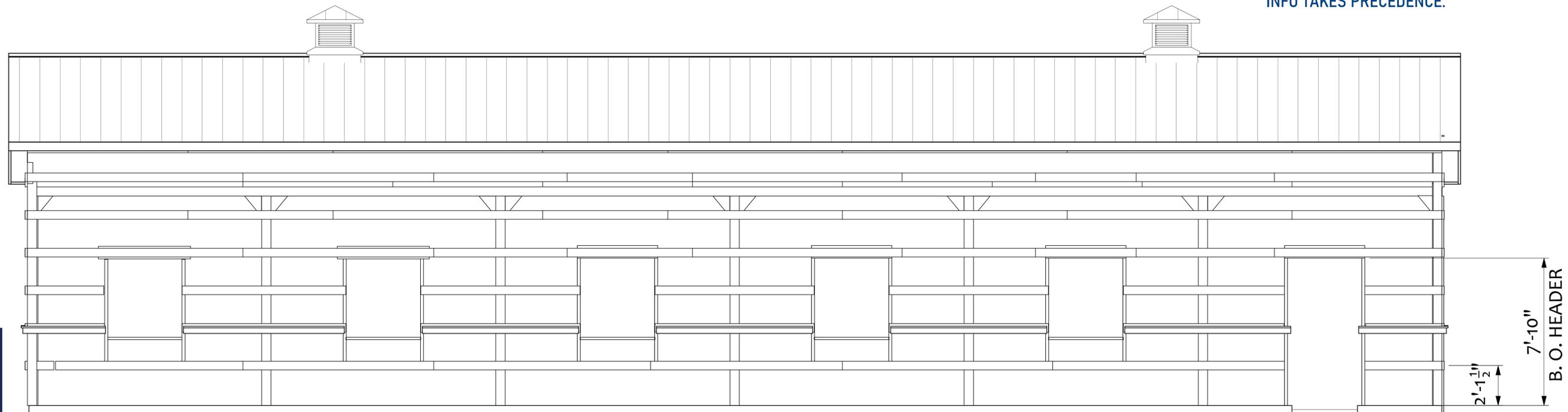
Wrap Exterior Posts In
 29 Gauge Steel



WEST GIRT ELEVATION
 SCALE - 3/8" = 1'-0"

NOTES

- GIRTS & PURLINS ARE 2x6 LUMBER.
- GIRTS & PURLINS @ 24" O.C. TYPICALLY.
- SEE WINDOW & DOOR SCHEDULES FOR HEADER HEIGHTS AND OPENING SIZES
- ENGINEERING HEADERS AND FRAMING INFO TAKES PRECEDENCE.



EAST GIRT ELEVATION
 SCALE - 3/8" = 1'-0"

Elevations are approximate, based on information provided. Field verify based on site conditions.

**FARMINGTON CITY
PLANNING COMMISSION**

February 05, 2026

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

City Manager **Brigham Mellor** addressed the Commission, saying he has been involved with Farmington since 2010, when he worked for the State of Utah and served on the Farmington City Planning Commission. He was elected to the City Council two years later and worked for Salt Lake County in the Planning and Economic Development Office. He moved to and was employed by Syracuse before taking a job as Assistant City Manager in Farmington under Shane Pace. He became City Manager of Farmington four years ago. He now lives in Mountain Green. In 2016, when he was on the Farmington City Council, Chartwell Capital Partners considered a master plan and design of a lot of land north of Cabela's. For two years, nothing happened. He was employed to be a catalyst for North Farmington Station. There has since been a lot of growth. Ownership of this land was consolidated from about 30 to five larger property owners. The capital was procured to build the roads, and the land was acquired for the detention basin and park. A fire station is coming in. There are a lot of economic tools available to continue development in this area, including tax increment financing. The City aims to incentivize quality commercial and housing development, as well as moderate-income housing options in order to "future-proof" this area as much as possible.

Shopping centers have a 20-year life span on average. Farmington officials didn't want Station Park to have the same short life span as Gateway. Residential rooftops in near proximity, as well as a large daytime population, helps extend the life of shopping centers. Pre-COVID, there was a lack of Class A office space in Davis County. The office market has since softened. There was supposed to be a lot of commercial developed between Interstate 15 (I-15) and Highway 89. Instead, all housing was developed. As long as the office market is soft, developers such as STACK will push to develop something else such as outlet malls.

It takes fortitude and direction for Planning Commissioners to stay the course. Commissioners have been doing a lot of heavy lifting over the years as the ordinances have been changing. Many times the Commission solves planning issues so little public input is needed at the City Council level. **Mellor** said usually the Planning Commission shouldn't be involved in anything that involves a dollar value. That should be handled on the City Council level. Data without context is noise. However, if dollar amounts are in a Development Agreement, the Planning Commission may have to consider it. Regarding affordable housing, the Planning Commission may have to address fees in lieu vs. actual housing units. The City Council would prefer to have housing units in use. Tri Pointe is proposing to give land to the City for use as moderate-income housing.

Other entities are involved and impacted by growth. The Davis County School District is its own taxing entity with its own planners, who meet with Farmington staff regularly. This way they can plan for building new schools or changing boundaries based on residential growth. Regarding water needs, secondary water providers are also their own taxing entity. For each home, 5,000 gallons of culinary water per month is allotted. For quarter-acre lots, 25,000 to 30,000 gallons of secondary water per month is allotted. The biggest concern in Farmington is secondary water use. A water shortage will not impact culinary water, but it could impact secondary water used to water lawns, etc. The most efficient way to handle a water shortage is to build a more dense housing project, because they use less culinary water and secondary water per unit. Developers lately are landscaping with xeriscaping options. Commissioners shouldn't hinge decisions on the availability of water, especially since there is a new well and water tank going in. In the next 15 years, another well will likely be built, which should be the last needed in the City. Since Farmington used every dollar offered by the federal government during COVID for water infrastructure, the City is in a good place for water infrastructure. **Mellor** said State laws currently don't require the City to take further action regarding water consumption. Due to Weber Basin Water's Flip Your Strip program, the City had to amend its ordinances. Once the City has issued a certificate of occupancy, their ability to police landscaping is limited.

Mellor said the demand for affordable housing in the area north of Station Park will exceed the capabilities of the Davis County Housing Authority, and the City may have to bring someone on to help facilitate that and ask for self-reporting. A farmers market will set up for a few years on the land where the apartments were torn down, but the City has plans for affordable housing here. It would be owned by the City and managed by a third party for tenants such as Davis County, Davis School District, and municipal employees.

Community Development Director **Lyle Gibson** said Miller Hollow west of Legacy is a project with single-family homes on large lots. Roads with dead ends for years were always planned to connect through, but neighbors would like connections to happen elsewhere. Boundaries with neighboring property owners were at issue, and negotiations are currently occurring. They are proposing an SSF lot with a requirement for an owner-occupied unit to be on-site for two years, but they need to determine an access easement. Commissioner **Frank Adams** found some errors on the deed that needs some language correction.

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

Chair **Tyler Turner** opened the meeting at 7:02 PM.

SUBDIVISION APPLICATION – *no public hearing*

Item #1: Brock Johnston – Applicant is requesting to consider a Schematic Subdivision using alternative Lot Sizes and a Conditional Use for a Subordinate Single-Family Dwelling (SSF) Lot for the Miller Hollow Subdivision. The project consists of 8 Single-Family Dwelling Lots, an SSF lot, and a large lot intended for use as a church. The project area is approximately 8.3 acres at 350 S. 450 W.

Community Development Director **Lyle Gibson** presented this item.

Background Information: The subject property is zoned the same as the surrounding neighborhoods, and the applicant is seeking approval to develop the 8-acre site in a similar manner to homes in the area. In fact, the applicant is the developer of the Miller Hollows project to the south. The Agricultural Estates (AE) zone has a conventional lot size of 1 acre or larger. However, generally development takes advantage of an alternate lot size option as provided in the ordinance by providing open space, moderate income housing, or some other public benefit. In order to qualify for the number of lots being proposed, the applicant is proposing the inclusion of an SSF lot which requires a deed restriction wherein the home built on the SSF lot must be owner-occupied for a time. The yield plan provided by the applicant shows a scenario where 14 lots could be developed under an alternate lot size scenario. However, the applicant is only seeking 9 lots plus an SSF lot with a large lot anticipated for a future church building. While the yield plan is based off of half-acre lots, once a base density is established, the applicant may utilize the minimum lot width provided in 11-12-090 being 11,667 square feet. Each lot in the proposed project is 13,000 square feet (roughly 1/3 acre) or larger with a large SSF lot (2B) that would be accessed from 250 South Street being over 12,000 square feet. The Commission is tasked with making a recommendation to the City Council as to whether or not the proposed SSF lot merits the use of the alternate lot size in this subdivision. The Planning Commission is the approval body for the SSF as a conditional use in the zone.

Update from last meeting: At the last meeting, the Planning Commission closed the public hearing and tabled a decision on this item to allow the applicant to start working with neighboring property owners related to boundary concerns. The applicant has since initiated conversations with the applicable parties. The cul-de-sac needs to be transitioned to a through street. **Gibson** said this is the first step of three when considering a subdivision. If the Commission and City Council approves the first step, the applicant will then proceed to go forward with solving engineering and water issues. Staff still recommends that this move forward with a positive recommendation.

Applicant **Brock Johnston** indicated that the developers have been in contact with the four family representatives who had major concerns regarding the north property and those at the head of the cul de sac including **Teresa Mason** and her daughter **Retta**, as well as **Jeff and Paulette Hewitt**. They formulated a plan with **Hewitts** and plan to deed property over to the **Mason** family. He reminded the commission that the property owners purchased that trapezoid lot on the north end from the Utah Department of Transportation (UDOT) and the property line goes through the home. They have addressed the issue and will take the furthest north lot and it will be deeded over to the Mason property. The SSF lot will be accessed by an ingress/egress easement shared with the adjacent lot owner. Following these recent negotiations, the **Rigby's** will not be hurt by the land they purchased from). **Johnston** also met with **Curtis Cottle** and Mr. **Dewaal** to discuss the cul-de-sac transition and how it will affect their driveways. The applicant and current landowners would all like to keep the cul-de-sac as-is and just add the through street onto it, but the City may need to weigh in on the issue. The applicant will make boundary line agreements to clear everything up and fence lines will not have to be moved.

Vice Chair **Joey Hansen** asked about the church property, as the deal has already been made with the Church of Jesus Christ of Latter-day Saints. **Gibson** noted that it will eventually come before them through the conditional use permit process. Due to the size and quasi-public building use, it will likely be seen again by the Planning Commission.

Commissioner **Frank Adams** asked about the cul-de-sac at the end of 350. **Gibson** briefed **Adams** on the process of this road, as he was absent last meeting. He said for maintenance and snowplowing reasons, it would be better to line things up straight there. However, the Commission and Council can decide differently. It is not possible to keep this as a dead-end. Commissioner **Scott Behunin** said the sidewalk stops on the lots prior to the end of the cul-de-sac, and it would make sense for the sidewalk to continue. The applicant said that after a curb and gutter is installed, two property owners will need to redesign how their driveways and approaches line up to the new infrastructure.

Adams said he discussed Paragraph 3A with Staff earlier regarding the deed restriction and some typos.

MOTION:

Frank Adams made a motion that the Planning Commission **approve** the proposed SSF lot and recommend approval of the use of the Alternate Lot Standards for the Miller Hollow Subdivision as proposed, with the condition that the deed restriction gets amended as discussed earlier with the second sentence of Paragraph 3 being deleted, 3A being deleted, and the reference to Paragraph 10h being amended to reference 8h.

Findings 1-2:

1. The SSF Lot will create more affordable housing and owner occupancy for building equity meeting the Moderate-Income Housing route to qualify for use of Alternate Lot Standards.
2. The SSF Lot can be accessed and services as designed and is designed with sufficient space for construction of a modest home.

Supplemental Information 1-4:

1. Vicinity Map

- 2. Yield Plan
- 3. Schematic Subdivision Plan
- 4. SSF Lot Deed Restriction Draft

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
Commissioner Frank Adams	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

SITE PLAN APPLICATION – *no public hearing*

Item #2: Logan Hammer on behalf of Lagoon Investment Company – Applicant is requesting a consideration Final Site Plan approval at the Lagoon Administrative Building. The project area is approximately 2.73 acres at 410 North 200 West.

Gibson presented this item. The subject property was recently rezoned to the Commercial Recreation (C-R) District and a conditional use and concept site plan was approved by the Planning Commission in August of 2025. Since that initial approval, the Lagoon project team has been working to finalize engineering details and address the Development Review Committee’s (DRC) technical review comments. Approval has previously been granted to allow preparation of the site, and Lagoon is now ready to finalize the site plan to begin construction on the building.

The concept plan has been approved. In addition to addressing comments from the DRC, the applicant has worked to satisfy the conditions of approval from the Planning Commission as indicated:

- Vacation of 200 West Street after approval by the City Council (COMPLETE)
- Create a landscaping plan to serve as a buffer to residential areas to the east to mitigate the removal of vegetation required for construction of the office and parking (COMPLETE)
- Lighting to be directed away from neighboring properties (COMPLETE)
- Have conversation with the DRC to prioritize a parking solution for the trailhead impacts (COMPLETE/ONGOING)
 - Lagoon has contributed funds towards improving a new trail along the west side of their property at the request of the Council. Conversations are ongoing for additional opportunities to help residents access the Farmington Creek trail.

After weeks of review of a design which matches the concept plan, the applicant has determined that they would prefer to further expand their parking area to be certain there is sufficient capacity for their needs. This would require the demolition of an existing triplex (owned by Lagoon) and rezone of that portion of the property. Staff is supportive of this concept pending the rezone of the applicable land, which will need to occur through proper process with additional notice at a future date.

Original project description: The land is located on a dead-end portion of 200 West. The property owner intends to use this property for an employee services facility that would house operational, security, employee, and executive areas. As part of this proposal, the applicant is requesting the street vacation of 200 West, making that portion a private road dedicated to site circulation. (Street vacations are the purview of the City Council.) The property is adjacent to the Lagoon Trail (Farmington Creek Trail) and would remove a small trail spur and trailhead. However, there is another trailhead on Lagoon Lane (300 North) approximately an eighth of a mile away. The Farmington Pond trailhead area is also located under a half mile way. Because of this, together with administrative and security use of the proposal, the DRC is ok with the removal of the trailhead located near this site.

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). The uses listed in that zone are limited, but reference “any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone.” The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval to allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The CRT zone establishes that unlisted conditional uses (such as business and professional offices) should be reviewed based on like uses elsewhere in the Zoning Ordinance (11-21-050). For the purpose of this site plan review, Staff has reviewed using the standards from the BP (Business Park) zone for business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, lighting, among others.

The site is over 5 acres, which requires site plan review from the Planning Commission (11-7-040 F). The applicant has also requested schematic subdivision recommendation to record parcel boundary adjustments as shown on the site plan, and to record any access or utility easements over 200 West to protect and preserve existing and potential

infrastructure. During the Frightmares season, which has more employees during the regular summer season, had 470 employees using the

Applicant **Logan Hammer** said the changes were made in response to comments received during this process. The storm water (even from the triplex area) will all drain into proposed catch basins, which didn't require additional engineering. The tenants of the triplex are in the process of moving. **Adams** said he would prefer better landscaping for a screening wall on the north piece. The applicant said the southwest entrance and Park Lane entrance has alleviated traffic issues on the frontage road. During the Frightmares season, which has more employees than Lagoon's regular summer season, 475 cars in the employee parking lot. The originally proposed parking lot included 450 stalls, and the expansion adds 80 more. Commissioner **Kevin Sanders** would like to see the historic home to the east restored in the future.

MOTION:

Joey Hansen made a motion that the Planning Commission approve the final site plan including the expanded parking option and preliminary subdivision plan for the Lagoon Administrative Building. Subject to all applicable Farmington City development standards and ordinances and the following Conditions 1-2:

1. The expanded parking option is subject to approval of a rezone of the applicable property to the CRT zoning district after holding the required public hearing to receive a recommendation by the Planning Commission and meeting with the City Council. Approval of this rezone is not guaranteed.
2. A note or details be included on the plat to allow a Public Utility Easement in the private drive or where determined necessary by the City Engineer.

Findings 1-3:

1. The site plan complies with the setbacks, height standards, minimum district size and uses for the Business Park (BP) zone, as required by the CRT zone (11-21-050).
2. The final site plan complies with 11-7-070 (Standards for Construction of...Commercial Recreation Uses...on an Undeveloped Site).
3. The conditions and requirements of the initial approval have been satisfied by the applicant.

Supplemental Information 1:

1. Vicinity Map, Concept Site Plan and Elevations, Final Site Plan, Expanded Parking Option, Plat

Randy Hopkins 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
Commissioner Frank Adams	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

a. January 22, 2026, Planning Commission Minutes

- i. **Frank Adams** made a motion to approve the summary action items listed.
- ii. **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
Commissioner Frank Adams	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

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

a. February 3, 2026, City Council Report

- i. The Tri Pointe Townhomes was discussed and in favor from the Council. These are the townhomes near the new park. The Council followed the Commission's recommendation accepting land for moderate-income housing. They will be back soon for preliminary plat.
- b. **Turner** and **Gibson** had a meeting earlier that day to prepare for this Planning Commission meeting. **Hansen** will participate Feb. 19 in place of **Turner**.
- c. A new hotel off of Station Parkway is now under construction. Site preparation work is going forward.

ADJOURNMENT

Randy Hopkins motioned to adjourn at 7:37 PM.

Chair Tyler Turner	X Aye ____ Nay
Vice Chair Joey Hansen	X Aye ____ Nay
Commissioner Randy Hopkins	X Aye ____ Nay
Commissioner Frank Adams	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Kevin Sanders	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay

Tyler Turner, Chair



Farmington City Planning Commission Staff Report February 19, 2026

Item 3b: Extension of Conditional Use Approval for a Minor Sports Training Facility

Public Hearing:	No
Application No.:	C-1-25
Property Address:	732 West and 500 South
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agriculture Estates)
Area:	1.58 Acres
Number of Lots:	1
Property Owner:	Wyatt & Sage Marie Bubak - Trustees
Applicant:	Wyatt Bubak

Request: Extend timeframe of original approval for the *Conditional Use to convert a horse-riding business to a minor sports training facility.*

Background:

This application was approved in March of 2025, but per the city's ordinance a conditional user permit must show 'substantial action' as defined in the code within a 12 month time frame or the approval is expired. Also per the code the approval may be extended by the Planning Commission. The applicant has been working through engineering and design details with the city, but needs additional time to implement the use.

Applicable Code:

11-8-110: EXPIRATION:

A. Specified: Unless there is substantial action under a conditional use permit within a period of twelve (12) months from the date of planning commission approval, the permit shall expire. Substantial action shall be demonstrated by submitting final plans for approval and obtaining, and maintaining, a current building permit. If construction is not proposed as an element of the conditional use, a business license shall be obtained to satisfy this requirement.

B. Extension: If the conditional use permit is to expire pursuant to subsection A of this section, a request for extension may be filed with the planning department not less than thirty (30) days prior to the expiration date. The original conditional use approval shall remain valid until the request for extension is acted upon by the planning commission. Failure to request the extension in a timely manner shall cause a conditional use permit to expire without further notice. A new conditional use application shall be requested prior to any reinstatement of the use.

Staff is recommending that the application be granted an extension of 1 additional year (12 months) in order to complete design and obtain permits for work on the property.

Suggested Motion:

Move that the Planning Commission approve a 12 month extension of the conditional use permit for a minor sports training facility at 732 West 500 South for applicant Wyatt Bubak to expire March of 2027.

Finding: Mr. Bubak has been pursuing the implementation of his approved use, but the ability to pull permits has been subject to city coordination and timing which has delayed an earlier start.

Original Report from March 6, 2025

An equestrian center exists on-site, which received conditional approval by the Planning Commission on March 17, 2016 (CU Permit C-7-16), as a “Commercial outdoor recreation, minor” use. Although this is no longer an allowed use in the AE zone, one may request an amendment or modification of a conditional use as per Section 11-8-060 of the Zoning Ordinance (see attached). The applicant has provided: 1) information that describes what he proposes to do, and 2) a conceptual site plan.

Approved Motion

Commissioner Klein moved the following:

- A. Move that the Planning Commission approve an amendment to a previous conditional use permit to create a minor sports training facility subject to all applicable Farmington City ordinances and development standards, the same conditions of the existing CU permit (items 1-4 below), and additional conditions (5 and 6) as follows:
 - 1. Any Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
 - 2. The hours of operation are limited to 8 a.m. to 10 p.m.;
 - 3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
 - 4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
 - 5. City staff shall review and approve a final site plan for the property, including members of the City’s DRC (Development Review Committee) where applicable; and
 - 6. In addition to complying with City drainage requirements, the site plan shall include, but not be limited to, curb and gutter, sidewalk, and asphalt tie-in on 500 South Street—all such improvements must be constructed the entire east to west street frontage of the property.

Findings for Approval

[Note: these are the same findings from the March 17, 2016, C-7-16, approval].

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide 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.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from 500 South.

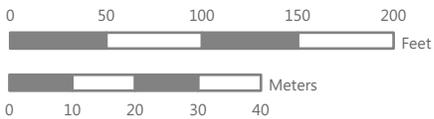
Motion was seconded by Commissioner Hansen. The motion was approved unanimously by the Planning Commission.

Supplemental Information

1. Vicinity Map
2. Information by the Applicant
3. Conceptual Site Plan
4. Section 11-8-060 of the Zoning Ordinance



VICINITY MAP
742 West 500 South



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

CONDITIONAL USE (MODIFICATION) REQUEST/INFORMATION

In 2016, we obtained a conditional use permit to conduct horseback riding lessons on our property at 732 W 500 S, Farmington, UT. We are considering transitioning the conditional use on our property from a horse operation to a small sports complex. While there are many steps beyond the approval of this application our family must overcome to make this transition possible, the first is a modification to the existing conditional use permit. Approval of this request does not mean we will transition into a sports facility but is a necessary first step in order for us to explore this further. We are asking that the approval of this modification request not immediately rescind our existing conditional use permit.

2016-Present

For the past eight years, we have operated a small horseback riding operation on our property, servicing those who have an interest and desire to experience horses and the joy they bring to one's life. Currently the operations includes a 80x80 indoor riding barn, a 110x100 outdoor riding arena, a 24x48 covered area, a parking driveway, a 36x36 foot stall barn and a 12x24 stall barn. Parking on the property, currently, can park ~15 vehicles.

We have agreements with the city (as part of our conditional use permit) to ensure we have a way to mitigate dust and don't operate outside established hours. We have taken all steps to mitigate these concerns and operate within the requested sideboards.

Proposed Project:

The proposed project of transitioning to a sports complex will be completed in at least two phases and only if funding allows. In nearly every way, the proposed conversion to a sport facility minimizes the scope of operation on the property and minimized or eliminates many of the items the city presented in association with our current operation when it was first approved.

Phase 1: Modification to existing 80x80 structure and other adjustments

The 80x80 indoor riding arena would be converted into a 80x80 sports facility to include, bathrooms, heating, a mezzanine, storage and a 70x80 turfed playing surface, etc. The footprint of the building will remain the same as its current state.

A facility this size, generally, is not enough space for more than one team (~15 people) to practice at any given time. It is also expected that the facility would not be able to service the needs of more than 10 teams in a given week. This ensures that this operation remains extremely manageable for the surrounding community.

The outdoor 110x100 arena would be used for additional parking in this phase. It wouldn't be paved but instead would have substrate brought in to match that of what current exists for in our approved parking area under the existing conditional use permit. While we don't expect more than a dozen

vehicles at any given time on the property, which current parking space could withstand, the additional parking would allow for upwards of 40-50 vehicles to be parked on the property. Far more than would be needed.

The 24x48 stall barn found toward the front of the property would be removed reducing the amount of hard surface and run-off concerns. Even in its current state, run-off concerns are virtually nonexistent.

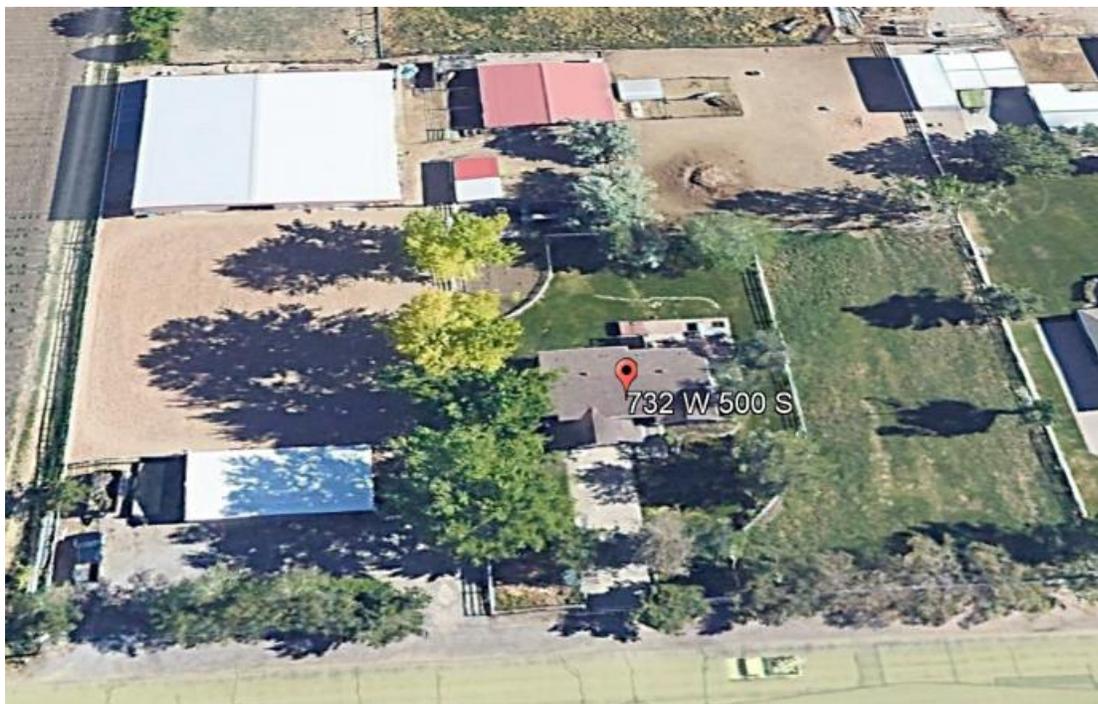
Additionally, concerns related to dust would be mitigated by replacing the substrate in the outdoor arena with a more gravel-based product.

Phase 2:

This phase is purely funding/revenue dependent and may not come to fruition. If phase 2 were to be implemented, the 110x100 outdoor arena/parking area, would be converted to a turfed playing surface. This area would largely be used during the summer months so the use of lights will rarely, if ever, be of concern. The current outdoor arena has lights and we abide strictly by the time restrictions in our current conditional use permit as implemented by the city. We would continue to adhere to established standards if phase 2 of this project were implemented.

Again, the placement of turf shouldn't impact water run-off. The turf would be placed on the existing gravel based substrate, where it will drain in the same fashion as it does in its current state.

We could comfortably park ~24 vehicles on the property after the completion of phase 2; well in excess of what is needed.



Current state of property showing 80x80 riding barn, 110x100 outdoor arena, 24x48 covering and parking area



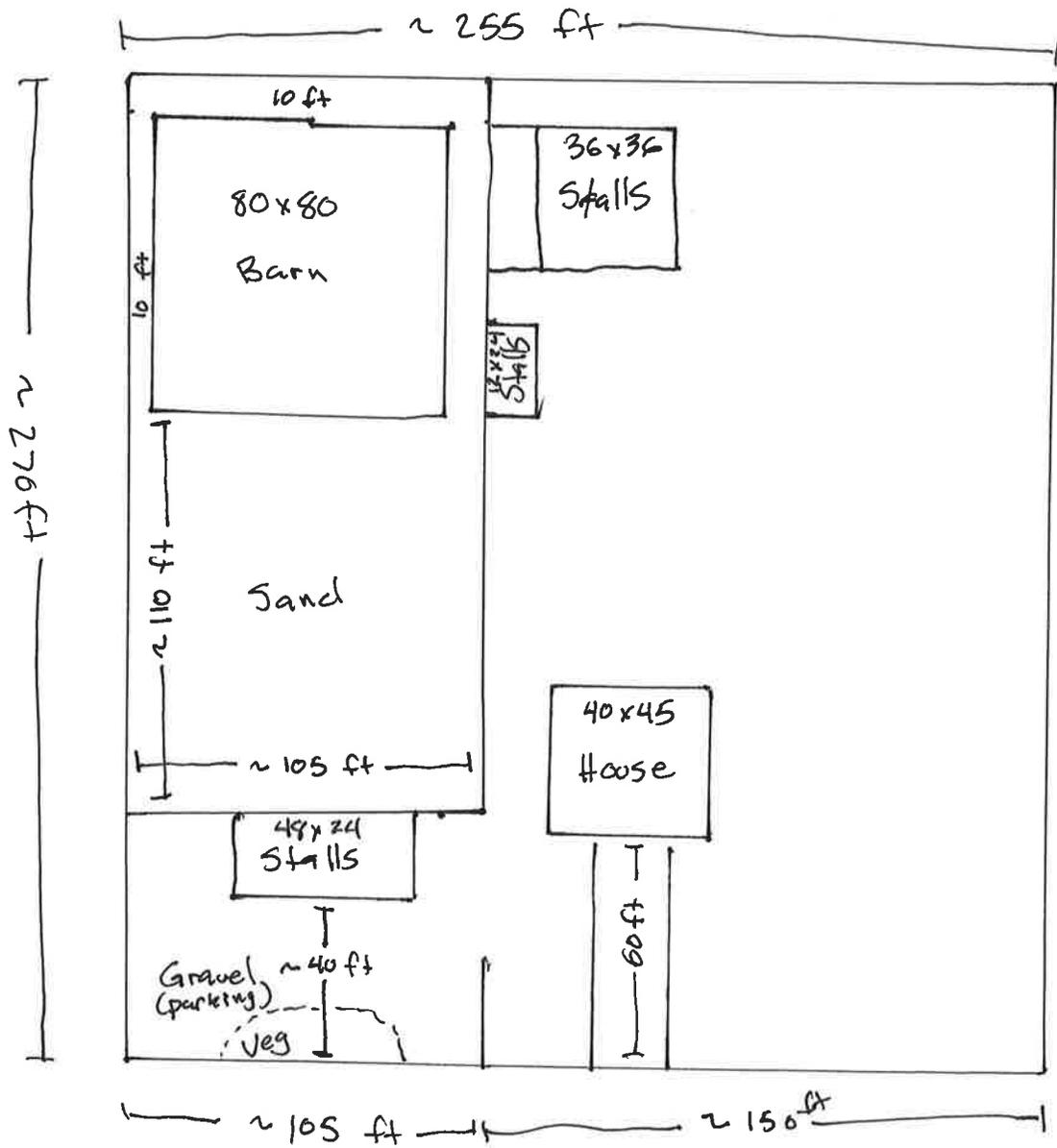
Project with Phase 1 and Phase 2 complete. Outdoor turf is a second phase of this project that may not occur. We wouldn't plan to have a paved parking lot. We would plan to keep it in its current state



This is, generally, what the indoor facility would look like



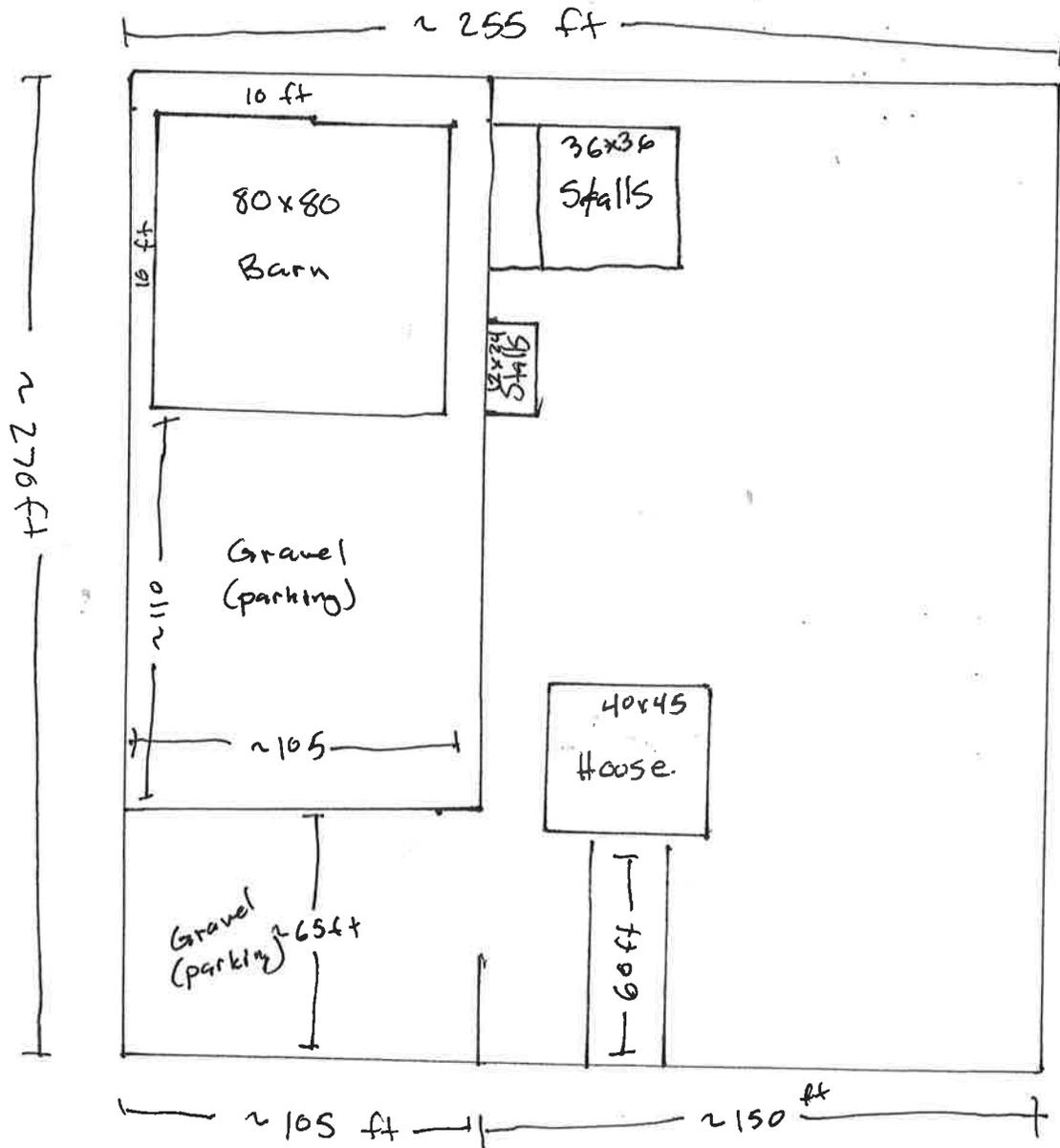
Current



- Open parking in gravel area
- currently stalls, sand, barn and gravel area are used under existing conditional use
- 48x24 stalls will be removed and other stalls will no longer be part of conditional use if approved



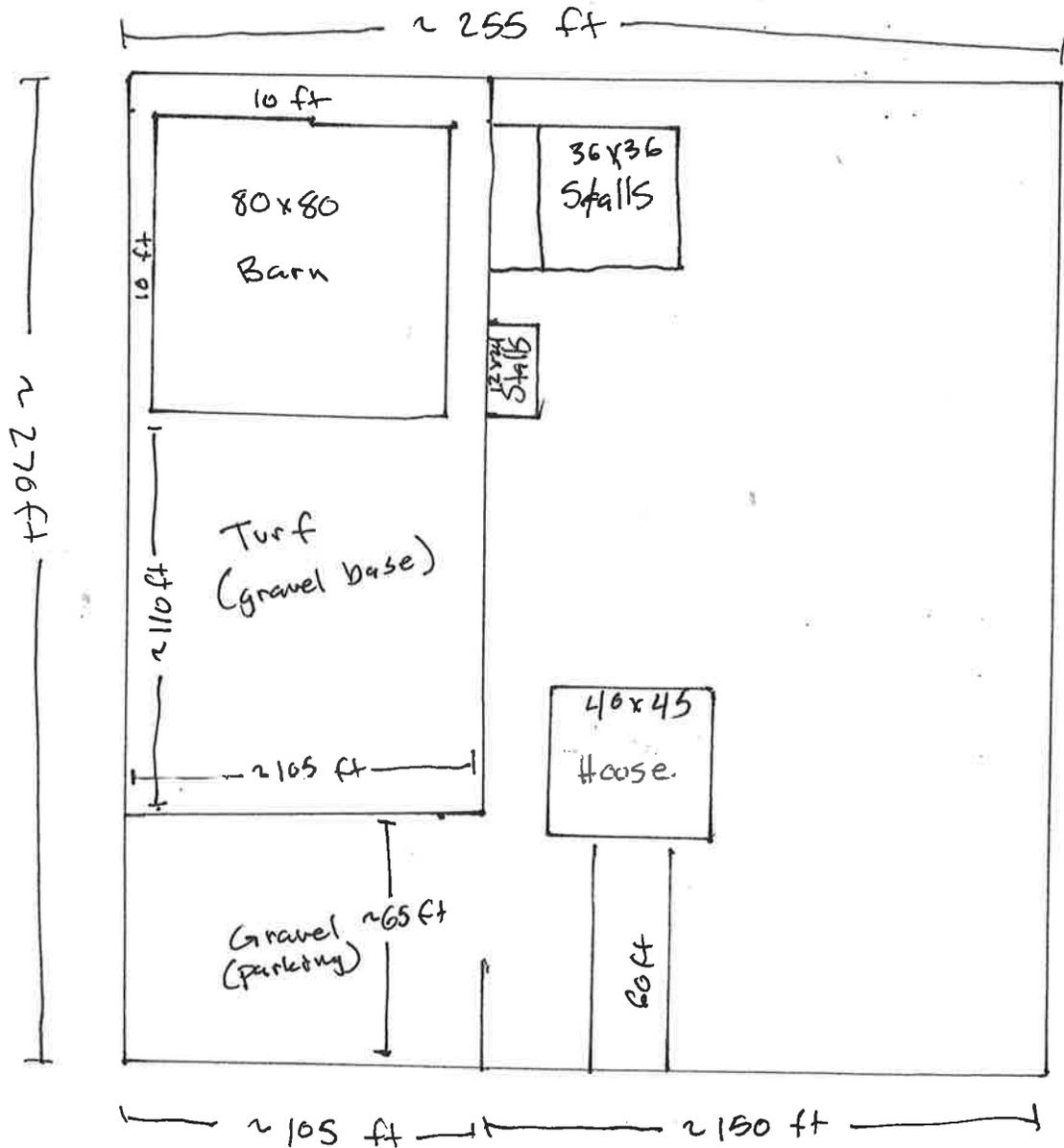
Phase I



- Both gravel areas used for parking
- if paint required on gravel, roughly 9 ft parking stalls
- east portion of property not associated w/new conditional use
- 24x48 stall removed



Phase II



- parking would remain consistent w/ current & phase I
- east portion of property not associated w/ new additional use

11-8-060: AMENDMENT OR MODIFICATION OF A CONDITIONAL USE:

Once granted, a conditional use shall not be enlarged, changed, extended, increased in intensity or relocated unless a new conditional use application is made and approved by the planning commission, except as provided below:

A. Necessity: Modifications to an approved conditional use permit may only be granted when it can be determined that such changes or modifications are necessary to accommodate special circumstances related to the location, siting or implementations of the approved development and where such modifications are found to be so insignificant and minor so as not to measurably change the approved conditional use permit or the intent of conditions that may have been imposed. The request for amendment shall be made in writing and documented on the site plan of the project.

B. Request: The applicant may specifically request that the conditional use permit be modified by enlarging or diminishing the size of the structure(s), shifting the location of the structure(s), or changing the use to a different permitted use in the underlying zone.

C. Review: The city planner may review and approve requests for modification of a conditional use permit. Amendment requests which are determined to constitute a significant change to the approved use shall be heard by the planning commission. A revised conditional use permit shall be filed by the city planner and replace the previously approved permit. (Ord. 1991-27, 7-17-1991)



CITY COUNCIL MEETING NOTICE AND AGENDA

160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, February 17, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION - 6:00 p.m.

- Parental Leave Discussion
- Ezra T Clark Culvert / I-15 Widening Discussion
- Asset Capitalization Policy Discussion
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Roger Child, Councilmember
- Pledge of Allegiance - Amy Shumway, Councilmember

PRESENTATIONS:

- Musical Number from Farmington High School production of The Prince of Egypt
- Recognition of David Barney for service on the Historic Preservation Commission

PUBLIC HEARINGS:

- Consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to the LR-F (Residential-Foothill) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve / The Garden project
- Adoption of FY26 Budget Amendment #2 - municipal budget

BUSINESS:

- Miller Hollow Schematic Subdivision alternate lot standards
- SIRQ Construction Manager / General Contractor guaranteed maximum price for Fire Station 72

SUMMARY ACTION:

1. Approval of Minutes 02.03.26
2. Monthly Financial Report
3. Lagoon Contract Approval
4. Resolution appointing Shauna Wardrop to serve on the Historic Preservation Commission for the term of 01/06/26-12/31/27

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION - Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn.
DeAnn Carlile Posted on February 12th, 2026*