



**FARMINGTON CITY
PLANNING COMMISSION**

April 16, 2026



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday April 16, 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 with Davis County regarding Housing will be held at **6:00 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.

SPECIAL EXCEPTION APPLICATION – *public hearing*

1. Murtaza Amin – Applicant is requesting approval for a special exception to exceed the maximum driveway width of 30 feet as defined in 11-32-060, and for a different location of properly designated parking space than set forth in 11-32-060 A1.

ZONE TEXT AMENDMENT – *public hearing*

2. Farmington City – Applicant is requesting Changes to multiple sections of Title 11, Planning and Zoning, which would allow for the consideration of increased height related to accessory buildings in residential areas.

SUBDIVISION – SSF LOT

3. Brandon and Cassandra Jones – Lot split/plat amendment for the creation of an SSF (Subordinate Single Family) Lot at 2039 West Buffalo Ranch Road.

SUMMARY ACTION AND OTHER BUSINESS

4. Applications and Approval of Minutes
 - a. Planning Commission Minutes 03.19.2026
 - b. Nancy Prince – Applicant is requesting a building height special exception up to 20% of the 15-foot accessory building height requirement in the LR zone (FMC 11-11), for two agricultural buildings at 218 West 1000 North.
5. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Reports from April 07, 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 April 13, 2026. Carly Rowe, Planning Secretary.*



Farmington City Planning Commission Staff Report April 16, 2026

Item 1: Special Exception – Amin Driveway Width and Other Location for a properly designated parking space

Public Hearing: Yes
Application No.: 25-32
Property Address: 209 W Bayview Dr
General Plan Designation: NR (Neighborhood Residential)
Zoning Designation: LR-F (Large Residential – Foothill)
Area: 0.21 ac
Number of Lots: 1
Property Owner: Rebecca and Murtaza Amin
Applicant: Murtaza Amin

Request: The applicants are seeking approval for a special exception to exceed the maximum driveway width of 30 feet as defined in 11-32-060, and for a different location of properly designated parking space than set forth in 11-32-060 A1.

Background Information

This special exception is for a requested increase driveway width as measured at the front property line for an additional curb cut of approximately 17 feet. This would bring the total driveway width to about 40 feet. The applicant has also requested a different location of properly designated parking space as allowed by A1. A “properly designated parking space” is defined by 11-32-060 A1 as spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the front yard or **required side corner yard**. A side corner yard is essentially a second front setback per the ordinance and is usually about 10 feet wider than a regular side setback. The property is on a corner and has limited rear yard area, with the driveway and garage accessed at the side corner property line. The applicant would like an exception to include the concrete pad in the side corner yard as a properly designated parking space, which they would access with the new curb cut. Additional driveway width special exceptions do not require a public hearing, but the request of the other properly designated parking space is not exempt from public hearing notice.

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.

Suggested Motion

Move that the Planning Commission approve the special exception for an increased driveway width at the front property line of up to 40 ft for the Amin driveway, as well as allowing a properly designated parking space in the require side corner yard, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. There is no sidewalk on Bayview Dr that would be impacted by the additional curb cut
2. The new access is not substantially far from the original driveway entrance, which has not been a notable hazard to thru traffic previously.
3. The new curb cut is not directly adjacent to the neighboring property's driveway, which reduces conflict points at that location.
4. The additional curb cut could function similar to a circular driveway, which can reduce backing onto the road.
5. The project is located on a parcel of sufficient size to accommodate the special exception.

Supplemental Information

1. Vicinity Map
2. Site plan provided by applicant with notations by Staff

209 Bayview Dr

Blue = concrete pad location
Green = existing driveway
Red = requested additional cut/width

*measurements are approximated using aerial imagery





Farmington City Planning Commission Staff Report April 16, 2026

Item 2: Zone Text Amendment – Accessory Building Height Allowance.

Public Hearing: Yes
Application No.: 26-11
Applicant: Farmington City Staff

Request: *Under consideration is a zone text amendment to that would allow the Planning Commission to approve additional building height for accessory buildings when close to non-residential properties or uses.*

Background Information

In a recent work session, the Planning Commission discussed the city's regulations related to accessory building height. In summary cities throughout the Wasatch front vary in what they allow, and even within Farmington City there is a significant difference in what is allowed in the east part of the city vs the west part of the city being that one side of town is developed under residential zoning district while the other has been developed under agricultural zoning.

The proposed zone text change is something that planning staff is open to as a means to narrowly address circumstances where additional height may make sense. In brief, the draft text amendment would give properties which border non-residential uses some additional flexibility while reducing impacts to residential properties and maintaining the character of neighborhoods.

Suggested Motion

Move that the Planning Commission recommend approval of the included zone text amendment.

Findings:

1. The proposed text amendment offers additional opportunity for flexibility for a limited number of properties under the purview of the Planning Commission.
2. As drafted, the text amendment further solidifies the city's ability to require specific design standards in the OTR district consistent with state statute.
3. The suggested amendments provide additional clarity and ease of use to the code.

Supplemental Information

1. Enabling Ordinance with proposed zone text language

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING RELATED TO ACCESSORY BUILDING HEIGHT REGULATIONS. (26-11)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed change to the text of the City’s ordinances and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 5th day of May, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

- i. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.
 - a. Exception: The Planning Commission may approve any adjustment in height to an accessory building on a residential property which is located adjacent to a non-residential zone or use so long as the accessory building remains subordinate in height to the main dwelling and where the accessory building is located a minimum of 30 feet from any other property with an existing dwelling.

11-17-010: PURPOSE:

The purpose of this zone is to conserve and protect the beauty and historic character of the original townsite residential area of Farmington City which was substantially developed before calendar year 1950 through conservation of neighborhoods which reflect distinctive features of the original townsite, to promote the public welfare by keeping the original townsite area a desirable and attractive place in which to live, and to assure compatibility of design of new residential units, additions, remodels and accessory structures. In order to assure compatibility with the purpose of this zone, these provisions shall also extend to existing or proposed

conforming or nonconforming land uses, such as commercial, public and industrial land uses that are situated within the boundaries of the Original Townsite Residential (OTR) Zone.

11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

A. Location: Accessory buildings, except for those listed in subsection C of this section, may be located within one foot (1') of the side or rear property line, provided they are locate in a rear yard or side yard, but not a required side yard. are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard. An accessory building which contains an ADU shall be located a minimum of five feet (5') from a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with section 11-3-045. Buildings shall not be built over utility easements unless an exception is provided from the zoning administrator with the consent of the City's Development Review Committee and other applicable utility providers in writing.

1. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

B. Footprint and Height:

- i. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a special exception application filed by the property owner per section 11-3-045.
- ii. All accessory buildings shall, without exception, be subordinate in height to the main building, unless the main building is less than fifteen feet (15') in height;
- ~~iii.~~ Any single accessory buildings shall be subordinate in footprint to the main building; and the combined footprint of all accessory buildings shall occupy not more than twenty five percent (25%) of the rear yard

C. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and eighty feet (80') from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the planning commission as a special exception).

D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

E. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Notwithstanding subsection A, a garage shall not encroach into the front yard or side corner yard, except side yards and the rear yard, of the building lot, with the exception that if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front facade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:

E. Building Height:

1. New main building height should be similar to those found historically in the vicinity, and shall not exceed twenty seven feet (27') in height, unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section [11-3-045](#);

2. No dwelling structure shall contain less than one story;

3. Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;

~~4. Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a special exception application filed by the property owner.~~



Farmington City Planning Commission Staff Report April 16, 2026

Item 3: Jones Subordinate Single Family (SSF) Lot Split/Plat Amendment

Public Hearing: No
Application No.: 26-09
Property Address: 2039 West Buffalo Ranch Road
General Plan Designation: NR (Neighborhood Residential)
Current Zoning Designation: AE (Agriculture Estates)
Area: 0.53 acres
Property Owner/Applicant: Brandon & Cassandra Jones

Request: *Amend Lot 203 of the Farmington Ranches Phase 2 Subdivision by creating an additional lot for an SSF.*

Background Information

The applicant is proposing to subdivide their lot to create two lots. One which will accommodate the existing single-family dwelling; and new lot on for a future SSF dwelling on the west side of the property near the trail. The New Lot does not now include a DADU (Detached Accessory Dwelling Unit), nor has the City received plans for an SSF dwelling (or DADU). The City cannot record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the same, unless a deed restriction, acceptable to the City, is recorded concurrent with the newly created vacant lot which states (as per Section 11-28-200 F 7 a. and b. of the Zoning Ordinance):

- a. The owner may establish a DADU thereon so long as both lots are held under one ownership, meet DADU Parcel requirements, and the owner must live on-site in either the DADU or the single-family dwelling; and
- b. Any future SSF on the lot must meet all related requirements, included but not limited to SSF Occupancy standards [see Finding 1 below].

The property frontage is already fully improved with curb, gutter, and sidewalk. Only a new set of utility laterals is needed to service the New Lot. This can be notes on the subdivision mylar before recording so the utility work can be done with the construction of the new dwelling/SSF. Verification of easements related to the power lines to the east should be completed and noted as applicable on the final plat prior to recording.

Suggested Motion

Move the Planning Commission approve: 1) the requested plat amendment (lot split) for the current Lot 203 of the Farmington Ranches Phase 2 Subdivision; and 2) the enclosed deed restriction for the New Lot which must be recorded concurrent with the recordation of the final plat for the plat amendment—both of which are subject to all applicable Farmington city development standards and ordinances including DADU Parcel compliance.

Findings:

1. Upon the sale of the New Lot to an owner different than the owner of the Existing Lot, the deed restriction ensures that any existing or future SSF dwelling on the New Lot must be owner occupied for two years from the start of such initial occupancy.
2. The New Lot and Existing Lot together constitute a DADU parcel and meet all City requirements and standards for the same. A DADU parcel is “a defined 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”. (Section 11-28-200 F 2.)
3. The Planning Commission is responsible for subdivision review and approval to enable the creation of an SSF, and City staff is responsible for SSF site plan/building permit review and approval. Accordingly, this subdivision application for consideration by the Commission does not include a site plan for the SSF.

Supplemental Information

1. Vicinity map
2. Proposed Plat Amendment
3. Deed Restriction

2039 W. Ranch Rd – Schematic Subdivision Plan (NTS)

Prepared for Brandon J. Jones • 2026-03-05
117' width

We intend to bring in new utilities from the existing street (Clark Ln).



77' depth

NEW LOT

Area: 9,009 sf (\approx 0.207 ac)

117' width

177'

CLARK LN

177'

100' depth

EXISTING LOT (Primary Residence)

Area: 11,700 sf (\approx 0.269 ac)

117'

Notes: Dimensions per owner sketch; utilities noted conceptually for schematic review.

Upon recording return to:
Farmington City Attorney
160 S. Main St.
Farmington, UT 84025

DEED RESTRICTION
Owner Occupancy
Governing For-Sale Accessory Dwelling Unit Parcel

This DEED RESTRICTION (this “Deed Restriction”) is granted as of _____, 20__ by _____ having a mailing address of _____ (“Grantor”), for the benefit of FARMINGTON CITY, UTAH having a mailing address of 160 S. Main Street, Farmington, Utah 84025 (the “City”), as such Deed Restriction may be amended from time to time.

WITNESSETH:

A. Grantor holds legal title to approximately ___ acres of land located at _____, which property is more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof (the “Development”).

B. The Development consists of only two lots: 1) Lot ___ includes an existing primary detached single-family dwelling (the “Primary Dwelling Lot”), and 2) Lot ___ (the “Restricted Lot”), which was split from the Primary Dwelling Lot pursuant to Farmington City Zoning Code as a subordinate single-family lot (“SSF Lot”). The Primary Dwelling Lot and the Restricted Lot shall remain in unified ownership unless it meets the requirements of this Deed Restriction.

C. Farmington City has provided in its zoning code for the transfer of ownership for an SSF Lot. The SSF Lot continues to be connected to the Primary Dwelling Lot as per the City Code. Generally, an SSF Lot may be created in two ways: (1) by creating a parcel encompassing an existing detached accessory dwelling unit (“DADU”) that was previously built on the Primary Dwelling Lot, or (2) creating an SSF parcel prior to the construction of a DADU. Regardless of the method, the owner-occupancy requirements of this Deed Restriction are not effective until the separation of ownership in SSF Lot from the Primary Dwelling Lot. If the DADU has not yet been built on the SSF Lot at the time of ownership separation, then the provisions of this Deed Restriction related to owner-occupancy are also contingent upon the issuance of a certificate of occupancy for the DADU on the SSF Lot.

D. The creation of SSF Lots are intended to provide more affordable home-ownership options to future Farmington residents, and therefore the initial tenure and occupancy period of a dwelling on an SSF Lot upon separate ownership from a Primary Dwelling Lot must be owner-occupied for an uninterrupted duration of no less than two

years. The SSF Lot and its dwelling shall not be lawfully rented during the period of owner occupancy.

E. The lot subject to this deed restriction is an SSF Lot.

F. As a condition to the approval, Grantor has agreed that this Deed Restriction be imposed upon this SSF Lot, Lot _____ (the “Restricted Lot”) within the Development as a covenant running with the land and binding upon any successors to Grantor, as owner thereof. The legal description of the Restricted Lot is “All of Lot _____ of the _____ Subdivision, Farmington City, Davis County, Utah.” The property description and identification of the Restricted Lot is attached as **Exhibit B** and incorporated by this reference.

G. The City is authorized to monitor compliance with and to enforce the terms of this Deed Restriction.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending that owners of the Restricted Lot unit be bound by its terms, Grantor hereby agrees that the Restricted Lot shall be subject to the following rights and restrictions:

1. **Recitals Incorporated by Reference.** The foregoing recitals are incorporated by reference herein and made a part hereof.
2. **Definitions.** The following terms are defined for purposes of this Deed Restriction:
 - (a) “City” shall mean Farmington City, a political subdivision of the State of Utah.
 - (b) “Notice” means correspondence complying with the provisions of Section 6(b) of this Deed Restriction.
 - (c) “Restricted Lot” means the SSF Lot identified on the subdivision plat as Lot _____, and described in Section E of the recitals.
 - (d) “Tenant” means an occupant of the Restricted Lot other than an owner or operator.

3. **Owner-Occupancy Requirement.**

(a) The owner-occupancy requirement of this Deed Restriction is triggered when both of the following conditions apply to the property: (1) a DADU has a certificate of occupancy in place, and (2) the SSF Lot is in separate ownership from the Primary Dwelling Lot. This requirement shall remain in effect from the date that both of these conditions have been met, and continue for a period of **two (2) years** thereafter (the “Restricted Period”) unless earlier terminated in accordance with Section 6(h) hereof.

(b) Occupancy of the Restricted Lot shall be limited to owner-occupied uses during the Restricted Period. Renting, leasing or sub-leasing the home built on the Restricted Lot is prohibited except as provided in Farmington City Code.

(c) This Deed Restriction's compliance with the requirements of this section shall be monitored and enforced by the City.

4. Enforcement.

(a) The rights hereby granted shall include the right of the City to enforce this Deed Restriction independently by appropriate legal proceedings and to obtain injunctive and other appropriate relief against any violations, including without limitation legal action to void the property transfer accomplished in violation of this deed restriction. The property owner shall be responsible for reasonable attorney fees and costs associated with such litigation, and agrees that such costs will constitute a lien against the Restricted Lot until paid.

(b) Enforcement of the owner-occupancy requirement may include civil or criminal citations for zoning violations, in addition to legal proceedings seeking injunctive or specific performance. The property owner shall be responsible for the costs of investigation and prosecution of these violations, including reasonable attorney fees and costs. The costs shall constitute a lien against the Restricted Lot until paid.

5. Covenants to Run with the Property.

(a) A copy of this Deed Restriction, as recorded, shall be provided to the Grantor and the appropriate official of the City.

(b) At the expiration of the Restricted Period, either City, Grantor or a successor in interest, may record a notice of termination of this Deed Restriction without the other party's consent and acknowledgement.

(c) Grantor acknowledges, declares and covenants on behalf of Grantor and Grantor's successors and assigns (i) that this Deed Restriction shall be and are covenants running with the land, and are binding upon Grantor's successors in title and assigns, (ii) are not merely personal covenants of Grantor, and (iii) shall bind Grantor, and Grantor's successors and assigns, and inure to the benefit of and be enforceable by the City and its successors and assigns, for the Restricted Period.

6. Miscellaneous Provisions.

(a) Amendments. This Deed Restriction may not be rescinded, modified or amended, in whole or in part, without the written consent of the current owner of the Property and the City.

(b) Notice. Any notices, demands or requests that may be given under this Deed Restriction shall be sufficiently served if given in writing and delivered by hand or mailed by certified or registered mail, return receipt requested, or via reputable overnight courier, in each case postage prepaid and addressed to the parties at their respective addresses set forth below, or such other addresses as may be specified by any party (or its successor) by such notice. All such notices, demands or requests shall be deemed to have been given on the day it is hand delivered or mailed:

Grantor:

Attn: _____

After property has been sold to a subsequent owner, notice may be sent to the mailing address provided for the property owner on the records of the Davis County Recorder for the Restricted Lot.

City:

Attn: Community Development Director
Farmington City
160 S. Main Street
Farmington, UT 84025

(c) Severability. If any provisions hereof or the application thereof to any person or circumstance shall come, to any extent, to be invalid or unenforceable, the remainder hereof, or the application of such provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and enforced to the fullest extent permitted by law.

(d) Waiver by City: No waiver by the City of any breach of this Deed Restriction shall be deemed to be a waiver of any other or subsequent breach.

(e) Third Party Beneficiary. The City shall be entitled to enforce this Deed Restriction and may rely upon the benefits hereof.

(f) Gender; Captions. The use of the plural in this Deed Restriction shall include the singular, the singular, the plural and the use of any gender shall be deemed to include all genders. The captions used in this Deed Restriction are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of the intent of this Deed Restriction.

(g) Binding Successors. This Deed Restriction shall bind, and the benefits shall inure to, the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns; provided, that Grantor may not assign this Deed Restriction or any

of its obligations hereunder without the prior written approval of City pursuant to the terms of this Deed Restriction. All future purchasers of this deed restricted lot accept the terms of this restriction by virtue of its appearance on the records of the Davis County Recorder and

(h) Termination. This Deed Restriction may be terminated by the written, mutual consent of both Grantor and the City of Farmington, which authorization must be rendered by the City Council. If this Deed Restriction is terminated as provided in this Section 6(h), the then-owner of the Property, or a portion thereof, or City may record a notice of such termination with the Davis County Recorder with the other party's consent and acknowledgement.

(i) Governing Law. This Deed Restriction is being executed and delivered in the State of Utah and shall in all respects be governed by, construed and enforced in accordance with the laws of said State without giving effect to any conflict of law provision or rule. Venue to resolve disputes regarding this Deed Restriction shall lie in the Second District Court of Utah, Farmington Division.

(j) Independent Counsel. Grantor acknowledges that he, she or they have read this document in its entirety and has had the opportunity to consult legal and financial advisors of his, her or their choosing regarding the execution, delivery and performance of the obligations hereunder.

IN WITNESS WHEREOF, the parties hereto each caused this Deed Restriction to be duly executed and delivered by themselves or their respective duly authorized representatives as of the day and year set forth above.

GRANTOR:

By: _____

Title: _____

STATE OF UTAH

ss:

COUNTY OF DAVIS

In _____ County on this ____ day of _____, 20____,
before me personally appeared _____,
the _____ of _____, to

me known, and known by me to be the party executing the foregoing instrument and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, in said capacity, and the free act and deed of _____.

Notary Public
Printed Name: _____
My Commission Expires: _____

The terms of this Deed Restriction are acknowledged by:

CITY:

By: _____

Name: _____

Title: _____

STATE OF UTAH

ss:

COUNTY OF DAVIS

In Davis County on this _____ day of _____, 20____, before me personally appeared Brett Anderson , the Mayor of the Farmington City, to me known, and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument, by him/her executed to be his/her free act and deed, in said capacity, and the free act and deed of Farmington City.

Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

Development Property Description

Exhibit B

Property Description
& Identification of Restricted Lot

**FARMINGTON CITY
PLANNING COMMISSION**

March 19, 2026

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

Staff reviewed the definition of building height, how it is measured, and what height is allowed in the City’s different zoning districts, focusing particularly on accessory buildings. They provided a history on Farmington’s special exception rules, comparing what the City allows compared to other communities. Community Development Director **Lyle Gibson** said the next possible meeting where the Planning Commission could discuss this would be April 16, where this item could be noticed and addressed further.

Gibson said Item #1 (IHC medical clinic) is probably the most complex agenda item tonight. Intermountain Health owns a little under 9 acres on the northeast corner of Burke Lane and Maker Way. They have longer-term plans, but for now they want to develop a medical clinic on 4 of those acres. It is proposed to be like their clinics in Kaysville and Bountiful with various providers and an inpatient care. The use is permitted in the area. However, it is before the Planning Commission tonight because projects in mixed areas are subject to strict design standards that are difficult to meet. It necessitates coming before the Commission for a discussion about design flexibility. Two primary issues based on the proposal are building width and aesthetics along the street.

Typically, it is encouraged to orient the building to the street and hide the parking in the back in order to accommodate a more pedestrian-oriented, urban design. The code requires 60% of the lot width be covered by building. However, IHC is proposing only 30% of the lot width be covered by the building. With plans to expand in five to 10 years, the building width may also expand. Therefore, the Planning Commission has to approve the reduced building width. Currently proposed detention may eventually become parking. Staff recommends approval at this point.

Secondly, the portion of the proposed building fronting the parking is the more attractive part of the building with proposed glass. However, in mixed-use urban design, it is preferred to have the more attractive side of the building fronting the street. Code requires 60% of the ground floor facing the street be in glass. The proposed façade doesn’t hit 60% and is more like 30%. Staff is fine with this as long as landscaping is enhanced to break up the façade. Glass may not be appropriate for medical exam rooms. Notice was sent out to area property owners. The seller of the property sent some correspondence. The neighbor to the north wants to discuss some property boundary possibilities. **Gibson** said the mixed-use district (Section 140) has provisions for modifications via Development Agreement, which puts it into the legislative realm. Commissioners said landscaping can help mitigate the identified issues.

The Commission discussed Agenda Item #5, providing an incentive-based system (instead of a mandatory requirement) for providing moderate-income housing in the Original Townsite Residential (OTR) Zone. **Gibson** said the State doesn’t allow cities to require development to have moderate-income housing, but says cities can incentivize it instead. On the east side of Farmington, 20,000 square foot lots are required. However, the lots can be reduced to a 10,000 square foot size as long as moderate-income housing (or some other public benefit options) are provided. In the OTR Zone, 10,000 square foot lots are standard as long as 10% of the housing in the subdivision is moderate-income housing. This current version violates State law.

The other big part of the code is incentivizing moderate-income housing by offering 5,500 square foot lots, which would roughly double the density in the OTR zone. Staff proposed this in order to make it mirror the City’s code in other zones. However, there are likely no areas where this would realistically work in this part of the City.

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

Chair **Tyler Turner** opened the meeting at 7:00 PM.

SUBDIVISION AND PROJECT MASTER PLAN APPLICATIONS – *public hearing*

Item #1: IHC Health Services Inc. – Applicant is requesting consideration of a Project Master Plan (PMP), Development Agreement (DA), and Schematic Site Plan Review for a proposed medical clinic at approximately 1280 W. Burke Lane.

Community Development Director **Lyle Gibson** presented this item, a proposal for a medical clinic on the northeast corner of Burke Lane and Maker Way. The issues for Commission consideration include how much building fronts the street in relation to lot width, and the number of street-facing windows and fenestration on the street level. The subject property is governed by the Office Mixed Use (OMU) zoning district and the Park Lane Commons Project Master Plan, which identifies the property as Area I allowing a mix of commercial and medical uses (see excerpt 1.1.1.6 from the Park Lane Commons DA). Both the existing zoning and agreement allow for the development of a medical facility subject to following the design criteria of the mixed-use zoning districts found in Farmington City Municipal Code Section 11-18. Having established that the proposed use is allowed on this property, the focus of the site specific PMP amendment and Development Agreement is for the consideration of the site layout and building design. The mixed-use zones encompassing Station Park and areas north include strict design criteria for the purpose of allowing “flexibility in design and the uses allowed is provided to encourage a diversity of uses that can respond to market forces while being consistent with a design that promotes a transit and pedestrian oriented pattern of development.” So, while the

standards are very specific and strict, Section 140 of the Mixed-Use District's code allows the City to consider deviations from the established standards as a means to consider projects on a case-by-case basis for what is appropriate. While Intermountain Health (IH) owns more than 8 acres of property, the ordinance allows for the review of only that portion ready for development as a zone lot. IH has proposed a facility that is sited at the corner of their property/zone lot consistent with the vision and purpose of the mixed-use area, but the current design requires a case-specific review of the Planning Commission and City Council for the following elements:

- Building Siting
 - o 11-18-060: Building Form and Site Envelope Standards require that a building on a Collector Road such as Burke and Market cover 60% or more of the lot frontage.
 - The proposed building covers only 29% of the frontage along Burke Lane and 35% of the frontage along Maker Way.
 - IH does anticipate a future expansion of the proposed clinic, which would bring the frontage total along Burke Lane to 50 % coverage.
 - While the Burke Lane frontage meets the minimum percentage of the building within the Build to Range (RBR) of 75%, the Maker Way Frontage is only 30% within the RBR.
- Architectural Detail
 - o 11-18-070 (B)(c)(1) requires, among other items, that the building have a minimum of 60% of its street-facing facades as fenestration (glass) at street level with 30% on upper levels.
 - The south-facing façade seen from Burke Lane has 32% fenestration coverage and the west-facing façade seen from Maker Way has 50 % coverage.
 - o The code also requires that each building with street frontage shall have a primary entrance either facing or clearly visible and accessible from the public street.
 - The main entrance is on the north façade of the building, so it is visible from Maker Way and there is a walkway connecting it to the Maker Way sidewalk. The Planning Commission and City Council should decide if this meets the requirement or if they are willing to approve it as designed if it does not.

At this level of review, those particular elements are the most notable differences from the code. A Development Agreement for a Supplemental Project Master Plan has been prepared for the consideration of the Planning Commission and City Council, which would allow for the building as designed including the noted deviations. Staff has included language in the draft agreement to require additional vegetation, specifically trees, along the south façade where there are large segments of the building without fenestration. Applicant **Luke Love**, representing Intermountain Health, addressed the Commission. They are excited to provide further clinic services to the Farmington community. The plan is to provide services including primary care, orthopedics, pediatrics, and obstetrics. Design is modular by choice, with parking at the back and the main entrance near parking. They hope to double the size of the clinic in the next five to 10 years based on demand and the size of the community. Commissioners said they welcome IHC to the community. The code is there for a reason, so they would like to see more glass or windows. Even fake glass would make it look more aesthetically pleasing and less like a warehouse.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:11 pm.

Commissioner **Frank Adams** said he was pleased that the planned landscape is waterwise, but he would prefer more evergreens. Commissioners said landscaping could mitigate blank spots, and they would like more real or fake windows.

MOTION:

Frank Adams made a motion that the Planning Commission recommend the City Council approve proposed Development Agreement and Project Master Plan for the medical clinic as drafted. He would like the applicant to submit the elevations with the landscaping to the Council.

Findings 1-2:

1. The proposed use and site plan are consistent with the vision for the area and the direction desired by the existing agreement, the Station Area Master Plan, and the General Plan for the City.
2. The long-term plan to expand this facility will bring it further into compliance with the strict standards of the ordinance.

Supplemental Information 1-3:

1. Vicinity Map
2. Supplemental Development Agreement
3. Project Master Plan including: Site Plan, Landscape Plan, Elevations

Scott Behunin seconded the motion.

Chair Tyler Turner	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Commissioner Kevin Sanders
Commissioner Spencer Klein
Commissioner Frank Adams
Commissioner Randy Hopkins

X Aye ___Nay
X Aye ___Nay
X Aye ___Nay
___ Aye ___X Nay

6-1 vote to approve, with Commissioner **Hopkins** casting the “Nay” vote because he would like to see more windows. This agenda item will be moving on to the City Council. **Adams** said the DA was well done.

CONDITONAL USE APPLICATION – *public hearing*

Item #2: Jaret Scott – Applicant is requesting a Conditional Use Permit for Automotive and Vehicle Sales located at 1262 S. 650 W. This use is proposed in the LM&B (Light Manufacturing and Business) zone.

City Planner **Shannon Hansell** presented this item. The requested conditional use would be accessory to an already operating commercial business at this location. The primary purpose of the use on-site is to store vehicles for sale. Sales are to take place online and by appointment, leaving the existing parking spaces available for customer access and circulation. The vehicle sales area would be fenced and not intended as a display lot. Unless otherwise stated herein, the use should comply with all requirements of the LM&B zone (FMC 11-26), including opaque fencing to screen the storage area. The following is a statement from the applicant regarding the intended purpose: “I am requesting approval to operate a small, appointment-only motor vehicle sales business within an existing LM&B-zoned commercial unit. This business will operate at a very low level of activity and is not intended to function as a traditional auto dealership or retail car lot. The proposed use is designed to minimize traffic, visual impact, and disruption to surrounding businesses while remaining compatible with the intent of the LM&B zoning district. All cars will be parked behind a pre-existing fence.”

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)

Hansell said the HOA currently owns the parking and circulation area, so an updated owner affidavit is still needed indicating support for this use and location, prior to issuing a business license. Applicant **Jaret Scott** addressed the Commission. His father-in-law leases the building for his construction business. The purpose is not to take time and space away from the construction company, but the Utah State Tax Commission requires a physical location in order to get a license. The area is already fenced in. The only thing that will change is signage would be added. He works two other jobs, so appointments would be minimal. He anticipates only having two cars stored at this location each month. This is only the beginning of what he hopes to expand and grow someday. Hypothetically, he could fit as many as four cars on this property.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:22 pm.

Adams and **Turner** would both like to cap this approval at four cars. **Turner** said that working in the lending business, he feels small businesses such as this are the most trusted with not a lot of overhead and they generally have the titles in hand.

MOTION:

Brian Shepard made a motion that the Planning Commission approve the conditional use for vehicle sales at the subject location, subject to all applicable Farmington City development standards and ordinances, and the condition that an updated property owner affidavit be submitted representing the HOA ownership and application awareness prior to business license approval; in addition to one condition of a maximum of four (4) cars total cap.

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. Site plan with notes from applicant
- 2. Vicinity Map

Randy Hopkins seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay

ZONE TEXT AMENDMENTS – public hearing (x3)

Item #3: Farmington City – Applicant is requesting consideration of a Zone Text Amendment to multiple Sections of Title 12 – Subdivision Regulations to clarify the process for consideration of additional lots when using TDRs (Transfer of Development Right) lots, to clarify when a plat amendment is necessary, and to correct inconsistencies in code.

Gibson presented this agenda item. In working with different property owners recently, there has been some confusion as to whether or not a subdivision plat is required with a lot split. To remove any uncertainty, Staff is proposing amending the text of the Subdivision Ordinance to ensure the process is clear and correct. While looking through the code, a few inconsistencies have been addressed as well. When landowners want to split a lot, there are various options of how to do that. One is to record a metes and bounds description with the County in order to get two tax parcels. The City isn't looking to change anything they do, but add clarification. The City Attorney suggested some of the language for non-conventional subdivisions was redundant and therefore advised deleting it. There will also be changes that driveways cannot be at 15% slope, but a 14% instead as found in other areas of City code.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:29 pm.

MOTION:

Randy Hopkins made a motion that the Planning Commission recommend approval of the included zone text amendment.

Finding 1:

- 1. The proposed text changes would clarify when a plat amendment is necessary, what type of subdivision a TDR falls under, and cleans up inconsistencies with other sections of city code.

Supplemental Information 1:

- 1. Enabling Ordinance with Proposed Text Change

Brian Shepard seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay

Item #4: Farmington City – Applicant is requesting consideration of a Zone Text Amendment to Section 11-32-060: Access to Off-Street Parking and Loading Spaces to modify surface material and design requirements for driveways.

Gibson presented this agenda item. In the case of single-family residential development, Farmington City has not had a specific requirement for what material is used for a driveway. Typically, concrete is used, sometimes asphalt, but on occasion—particularly when used as an additional driveway or access to agricultural buildings—road base or gravel is used. Staff has also run into situations where with the construction of a new home the building is ready for occupancy but the driveway pour is a-ways out. In all instances, Staff believes that use of a variety of materials has a place, but wants to ensure that the City has the means to enforce installation or upkeep of materials that will not cause vehicles to track mud and dirt into City streets. In addition to the annoyance and visual impact of a dirty street, materials

eventually get washed into the storm drain system and cause additional problems and/or maintenance. This would require concrete, pavement, or pavers for new development, as existing development is grandfathered in.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:34 pm.

MOTION:

Spencer Klein made a motion to move that the Planning Commission recommend approval of the included zone text amendment.

Finding 1:

1. The proposed text amendment will help to keep the City's streets and storm drain system clean and in better operating condition.

Supplemental Information 1:

1. Enabling Ordinance with proposed zone text language

Scott Behunin seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____Nay
Commissioner Brian Shepard	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay

Item #5: Farmington City – Applicant is requesting consideration of a Zone Text Amendment to Section 11-17-045: Alternative Lot and Setback Standards, and Additional Lots, to provide an incentive-based system for providing moderate-income housing, rather than a mandatory requirement to include moderate-income housing within this zoning district. This change will bring this district into compliance with requirements found in State code.

Gibson presented this agenda item, which was also briefly discussed during the earlier work session. The State of Utah tells cities how to do their land use. As important as moderate-income is in Utah, the State doesn't allow cities to require it. Instead, they must only incentivize it. Farmington currently requires it, and the proposed change would bring things into compliance with the State. Currently properties in the City's residential and agricultural zoning districts allow for flexibility in lot size as it relates to single-family lots and development. This allows for development to keep a density proven through use of a yield plan while offering some flexibility in lot size. The Original Townsite Residential (OTR) district covers the oldest developed portions of the City. Due to over 170 years of construction and development, this is where the most flexibility is needed. To some extent the OTR district allows for this when considering how to place buildings on a lot. It does not, however, allow for flexibility granted to other residential areas noted above. As currently codified, the OTR zone only allows for flexibility in lot size when a benefit such as moderate-income housing is provided. While there is currently some open-ended language granting legislative authority to offer additional lots if a developer provides a public benefit, the proposed language outlines a clear incentive for a developer who provides moderate-income housing or open space by permitting smaller lots.

Chair **Tyler Turner** opened and closed the public comment due to none received at 7:39 pm.

Gibson said conservation subdivision overlays have helped with open space, leading to trail and wetland preservation over the years. The proposed changes would provide consistency with other residential zones. However, it will be rare to see large tracks of open land available for development in the OTR zone. **Adams** said deed restrictions seem to handle moderate-income housing, but there needs to be a mechanism to report or monitor compliance. The City should address this as a policy issue, even if it is self-reporting from the applicant. When income rises, it may make the resident's income outside of the prescribed percentage of Adjusted Median Income (AMI).

MOTION:

Brian Shepard made a motion that the Planning Commission recommend approval of the zone text amendment as included with this report.

Findings 1-2:

1. The amendment creates parity in the OTR district with other residential zones.
2. The amendment brings the city's codes into compliance with requirements from the State of Utah that moderate income housing be incentivized, not mandatory.

Supplemental Information 1:

1. Enabling Ordinance with proposed zone text language

Scott Behunin seconded the motion, all in favor.

- Chair Tyler Turner X Aye ___Nay
- Commissioner Brian Shepard X Aye ___Nay
- Commissioner Scott Behunin X Aye ___Nay
- Commissioner Kevin Sanders X Aye ___Nay
- Commissioner Spencer Klein X Aye ___Nay
- Commissioner Frank Adams X Aye ___Nay
- Commissioner Randy Hopkins X Aye ___Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #1: Applications and Approval of Minutes

- a. **Planning Commission Minutes for February 19, 2026**
- b. **Chase Freebairn – Applicant is requesting a Preliminary Plat for TheVIOLET which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way in the GMU (General Mixed Use) zone.**

TheVIOLET is a 39-townhome project site on the south side of Shepard Creek, east of Maker Way. The new City park is to the west, and the adjoining neighbor to the east is the Legacy Assisted Living facility. 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 which would lead to the trails in the park across the street to the west and the existing 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 (three stalls) available on Maker Way or shoulder parking on the new east-west street (Discovery Drive) on the south side of the project. The City Council approved the Development Agreement/Project Master Plan and schematic subdivision plan on November 18, 2025. This allowed further flexibility from FMC 11-18-114 (2014), and also supported the use of residential in the GMU zone, where it would not otherwise be allowed. The project is also part of the Park Lane Commons DA (2014) and is subject to the 2014 ordinance, which does not require moderate-income housing. Conditions of approval to alleviate the 24-units-on-a-dead-end-street issue and to provide a public access easement along Shepard Creek for a trail have both been addressed.

MOTION:

Brian Shepard made a motion to approve the **summary action items as presented.**
Frank Adams seconded the motion, which was unanimous.

- Chair Tyler Turner X Aye ___Nay
- Commissioner Brian Shepard X Aye ___Nay
- Commissioner Scott Behunin X Aye ___Nay
- Commissioner Kevin Sanders X Aye ___Nay
- Commissioner Spencer Klein X Aye ___Nay
- Commissioner Frank Adams X Aye ___Nay
- Commissioner Randy Hopkins X Aye ___Nay

Item #2: City Council Reports, Upcoming Items & Trainings.

- a. **City Council Reports from March 03, 6-7 and 12, 2026**

Gibson said the last time the City Council met was a special session when Rocky Mountain Power was ready to purchase land from Farmington. The City had purchased land out west and had been holding it to sell to Rocky Mountain Power for use as a new power substation. The City has the ability to use eminent domain there. This will help with further development out west.

- b. **Other**

ADJOURNMENT

Scott Behunin motioned to adjourn at 7:49 PM.

- Chair Tyler Turner X Aye ___Nay
- Commissioner Brian Shepard X Aye ___Nay
- Commissioner Scott Behunin X Aye ___Nay
- Commissioner Kevin Sanders X Aye ___Nay
- Commissioner Spencer Klein X Aye ___Nay
- Commissioner Frank Adams X Aye ___Nay
- Commissioner Randy Hopkins X Aye ___Nay

Tyler Turner, Chair



Farmington City Planning Commission Staff Report April 16, 2026

Item 3b: Building Height Special Exceptions – Fun on the Farm

Public Hearing:	No
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: *Building height special exceptions up to 20% of the 15-foot accessory building height requirement in the LR zone (FMC 11-11), for two agricultural buildings at 218 West 1000 North.*

Background Information

A conditional use was originally seen and approved by the Planning Commission on May 9, 2024 and reapproved on February 19, 2026. The conditional use is for a home occupation for “Fun on the Farm”, a small business described as a day camp farm experience. The applicant had applied for building permits for the hay barn and garage, which brought attention to the use, but at the Planning Commission meeting, the extra building height shown on the was not discussed or noticed on the agenda in time for an official decision. The Planning Commission viewed these same plans as part of that packet, and no concerns were brought up. Additionally, the conditional use required a 300-ft public notice, but no comment was received. Now, the project has requested special exception for the two buildings that were shown on the conditional use site plan. The buildings are a hay barn and a garage, and both are approximately 17 feet tall.

Suggested Motion

Move that the Planning Commission approve the special exceptions allowing Fun on the Farm construct accessory building(s) up to 18 feet in height, as allowed by 11-3-045, 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. The proposed buildings comply with the approval standards of 11-3-045 for special exceptions.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Building elevations

Site Plan

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

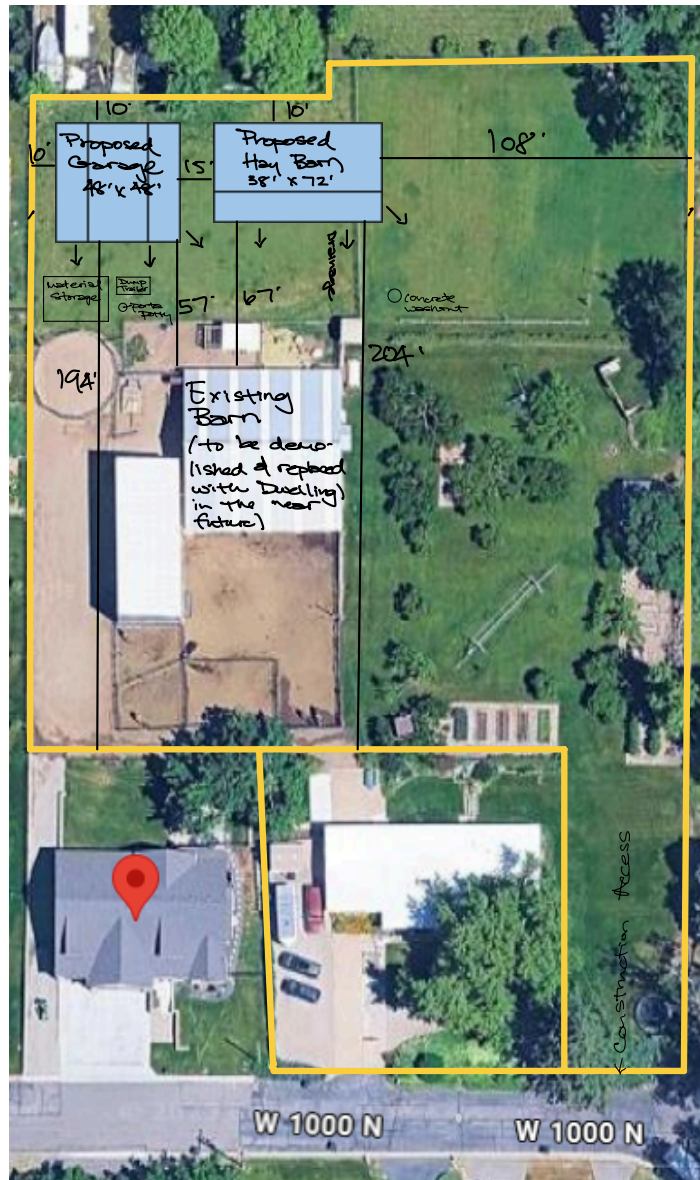
Garage

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	
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

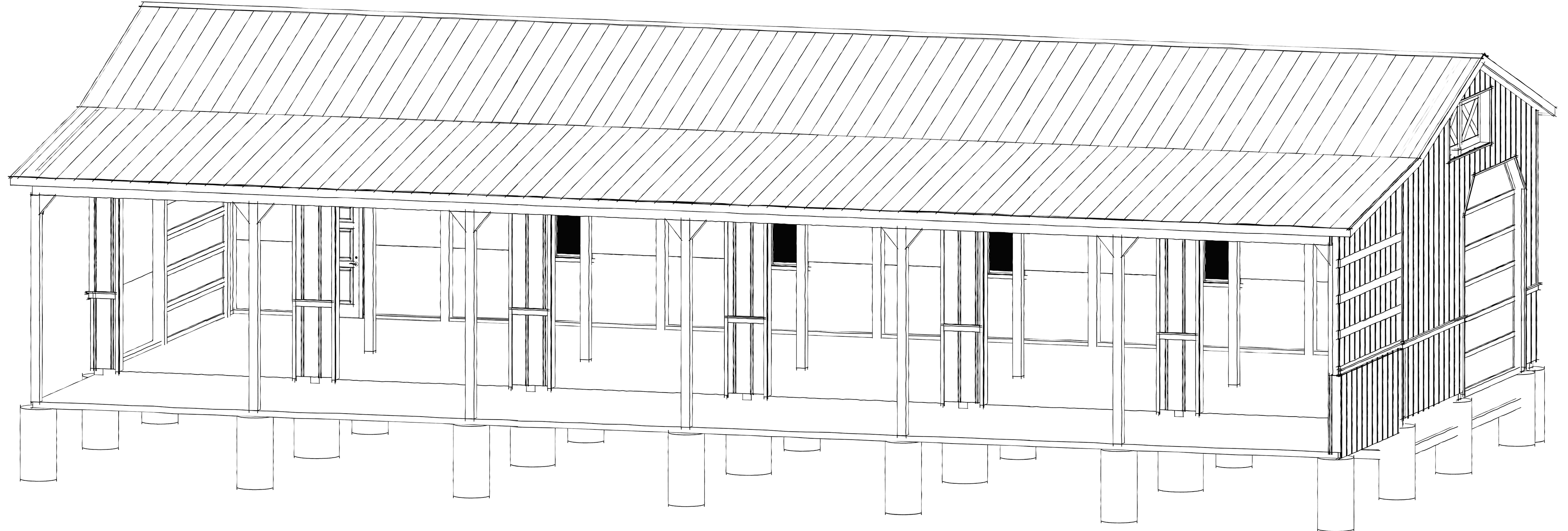
DRAWING / REVISION DATE: 1/20/2026

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



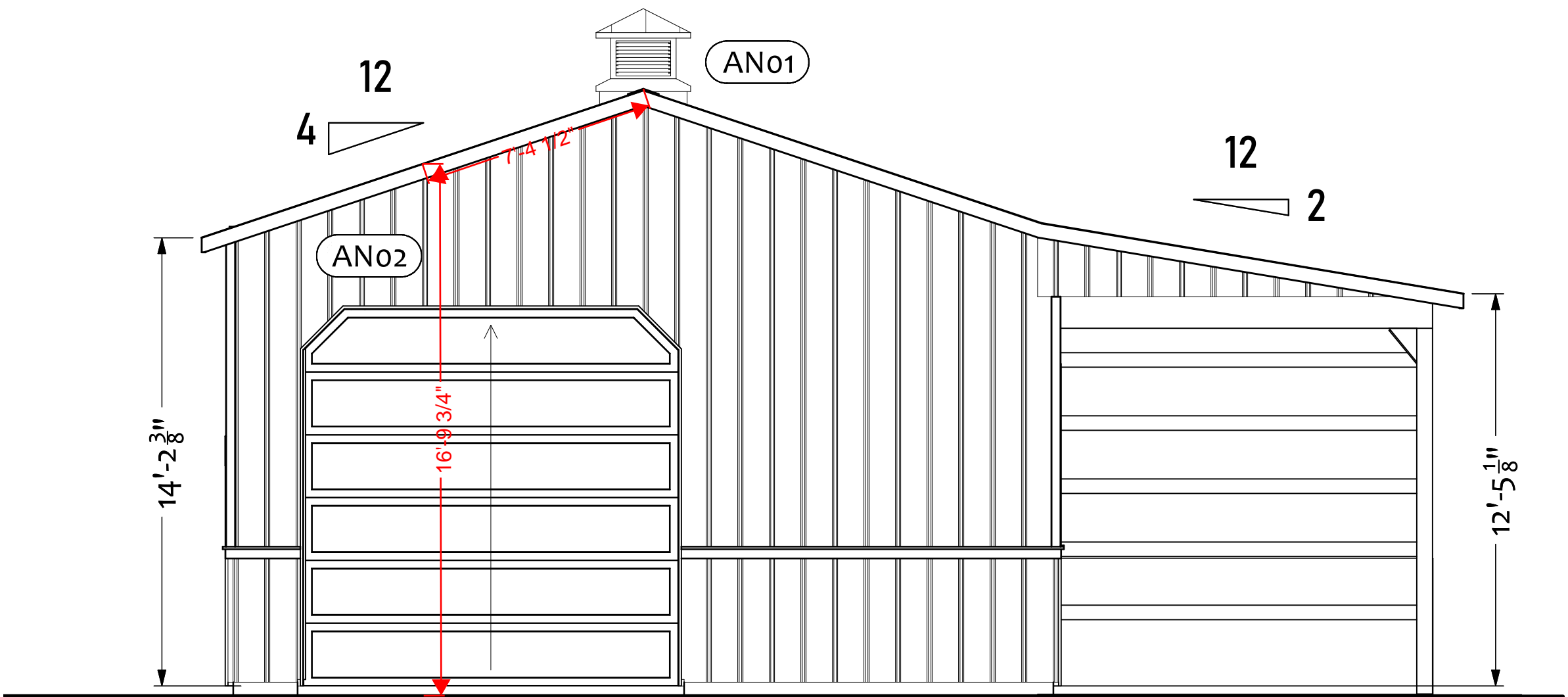
PRINCE HAY BARN



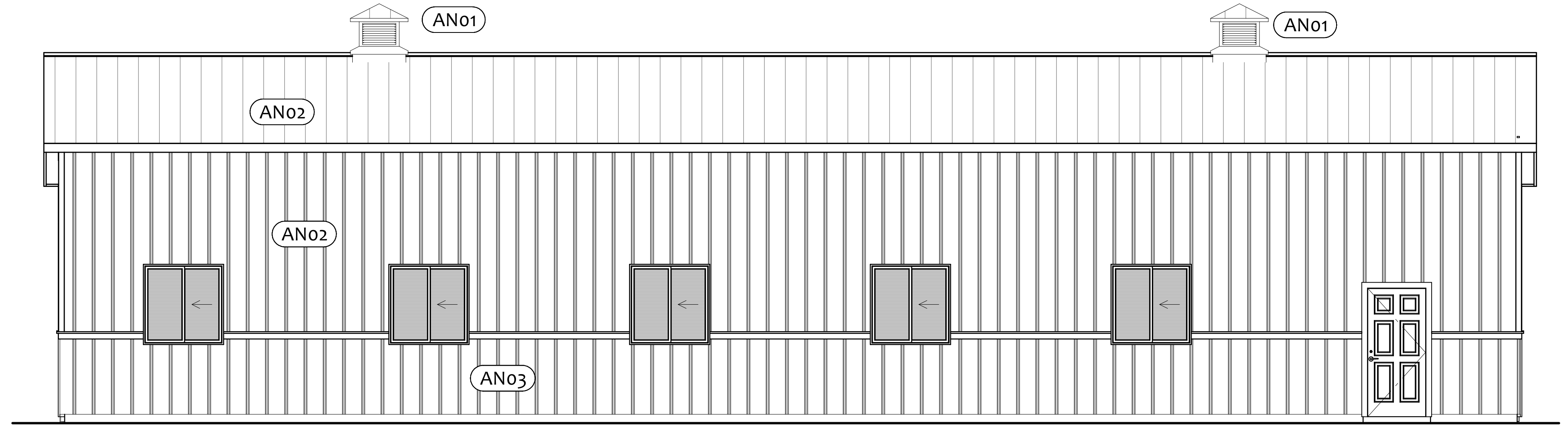
JAMES STREET HOMES — HOMES —
 YOUR DREAM HOME BEGINS HERE
 NOTE THIS PLAN IS THE PROPERTY OF JAMES STREET HOMES
 DO NOT COPY WITHOUT WRITTEN PERMISSION

COVER SHEET

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

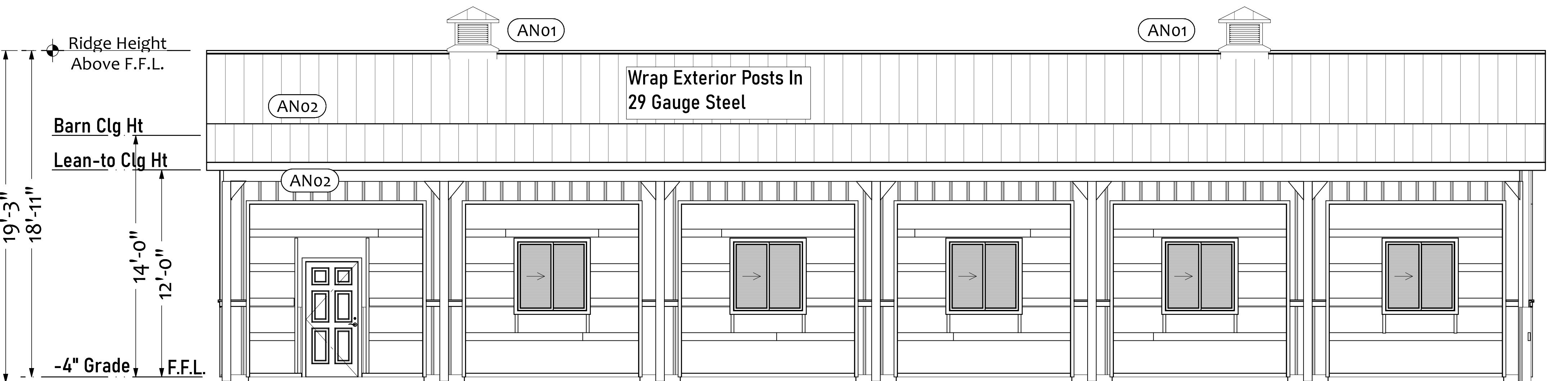


NORTH ELEVATION
 SCALE - 1/4" = 1'-0"

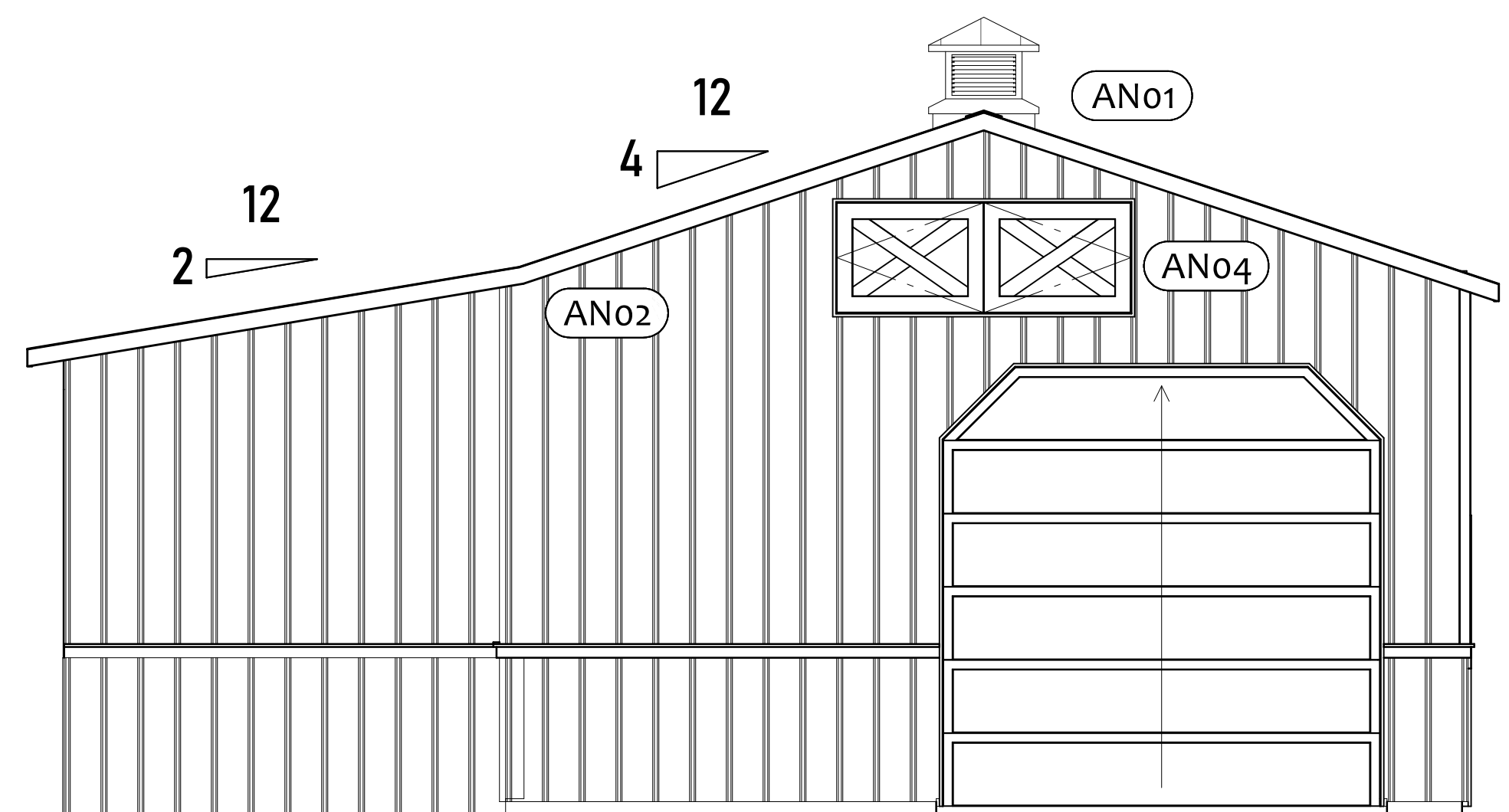


EAST ELEVATION
 SCALE - 1/4" = 1'-0"

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



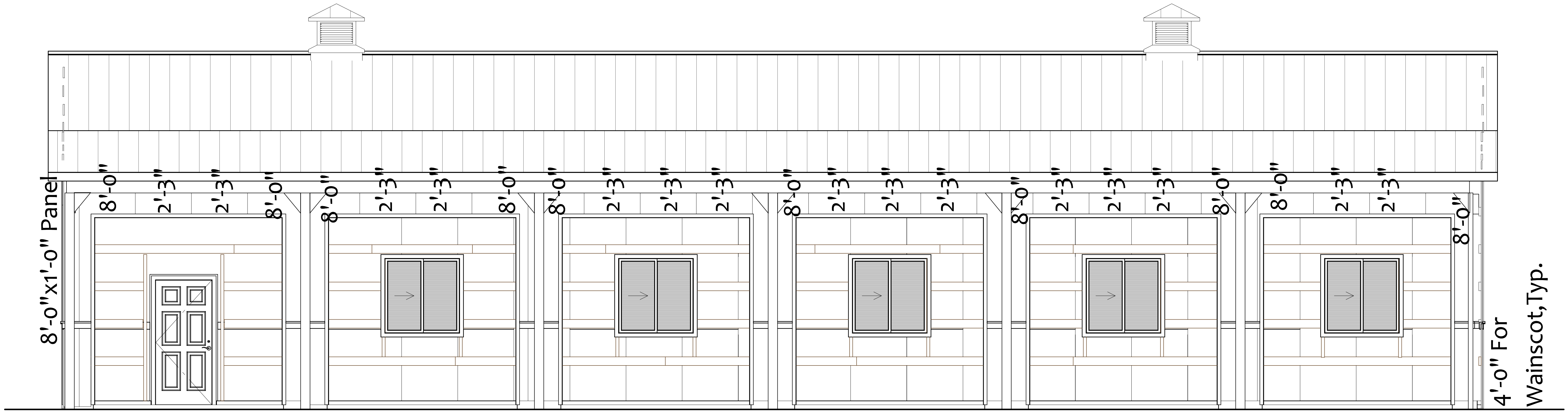
WEST ELEVATION
 SCALE - 1/4" = 1'-0"



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

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

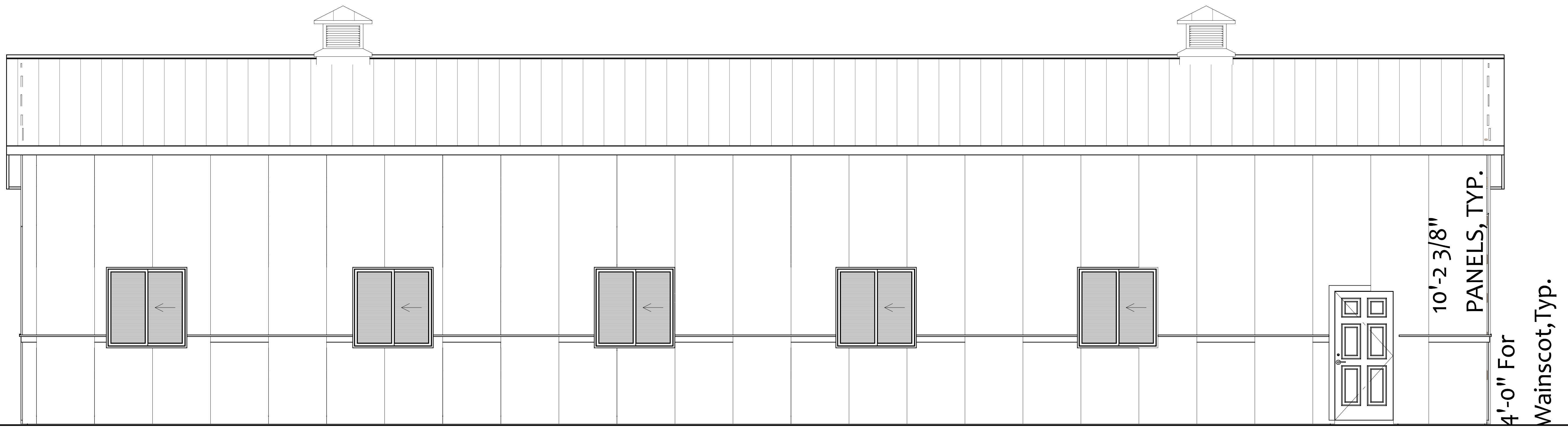




WEST PANEL ELEVATION
 SCALE - $3/8'' = 1'-0''$

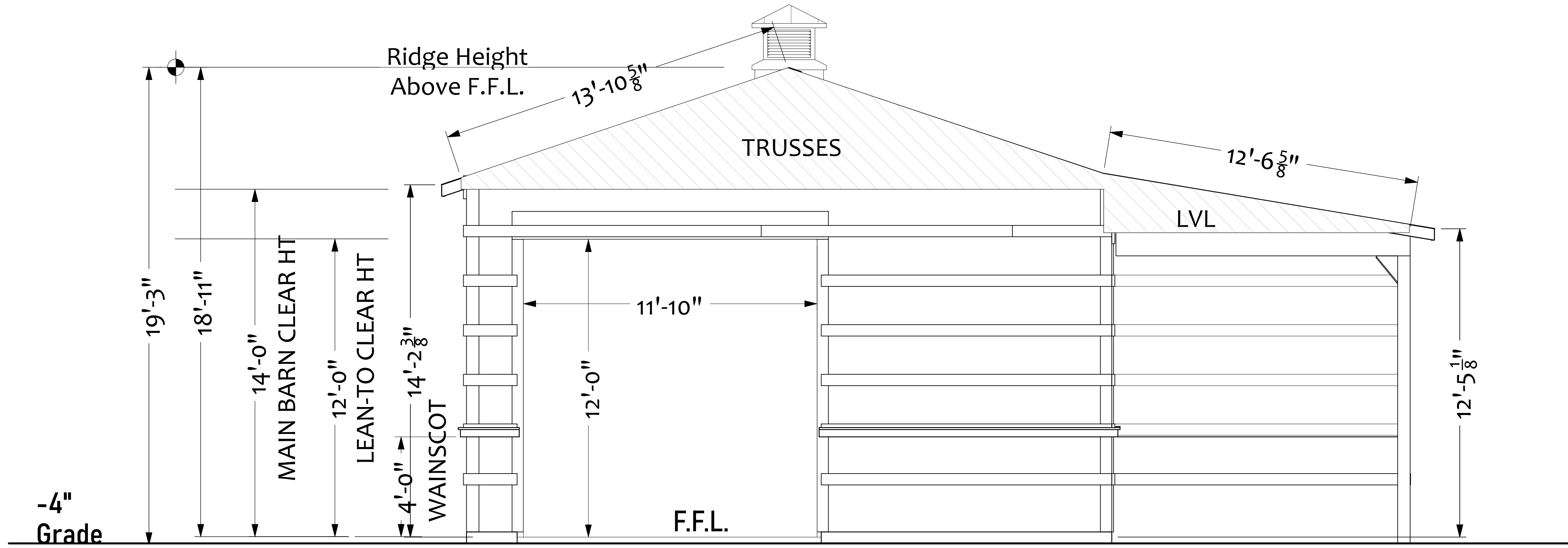
NOTES

-36" WALL PANELS

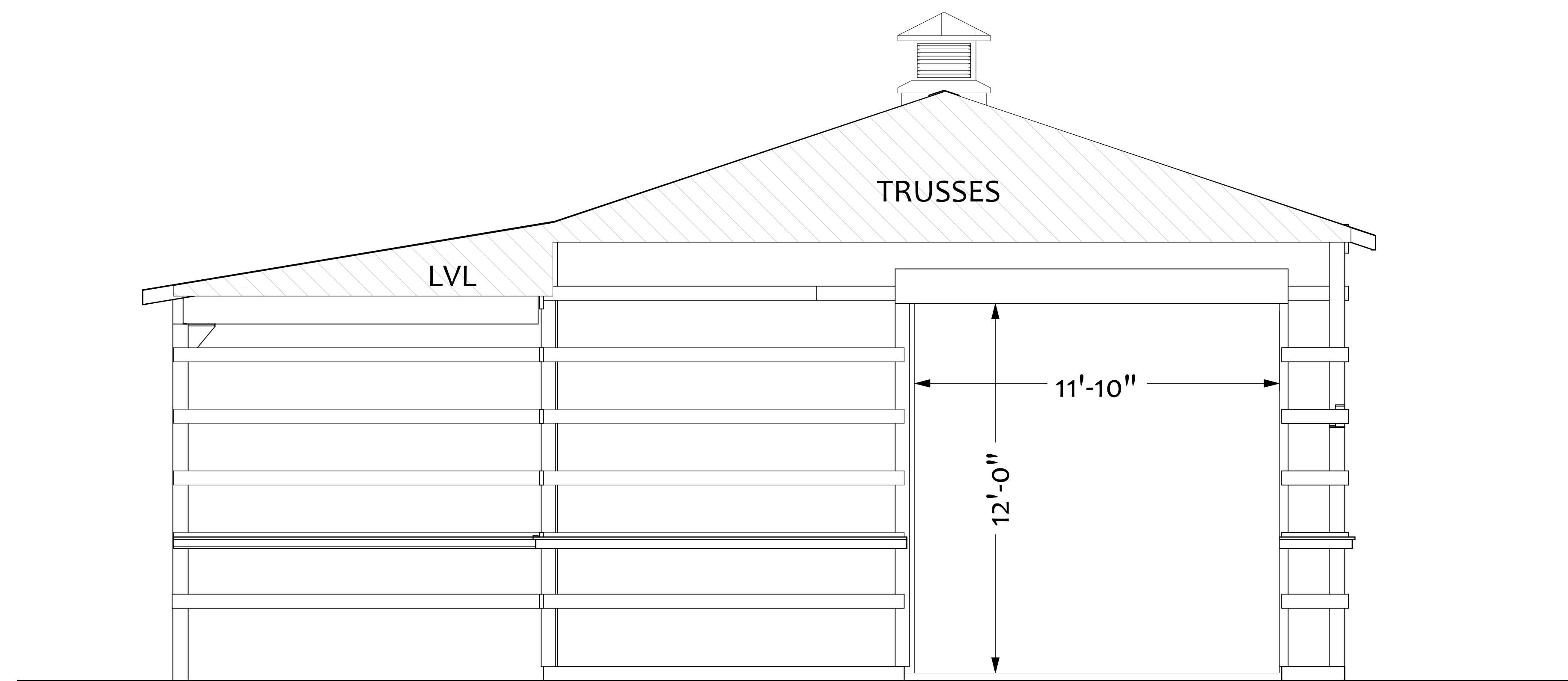


EAST PANEL ELEVATION
 SCALE - $3/8'' = 1'-0''$

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



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



SOUTH 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.

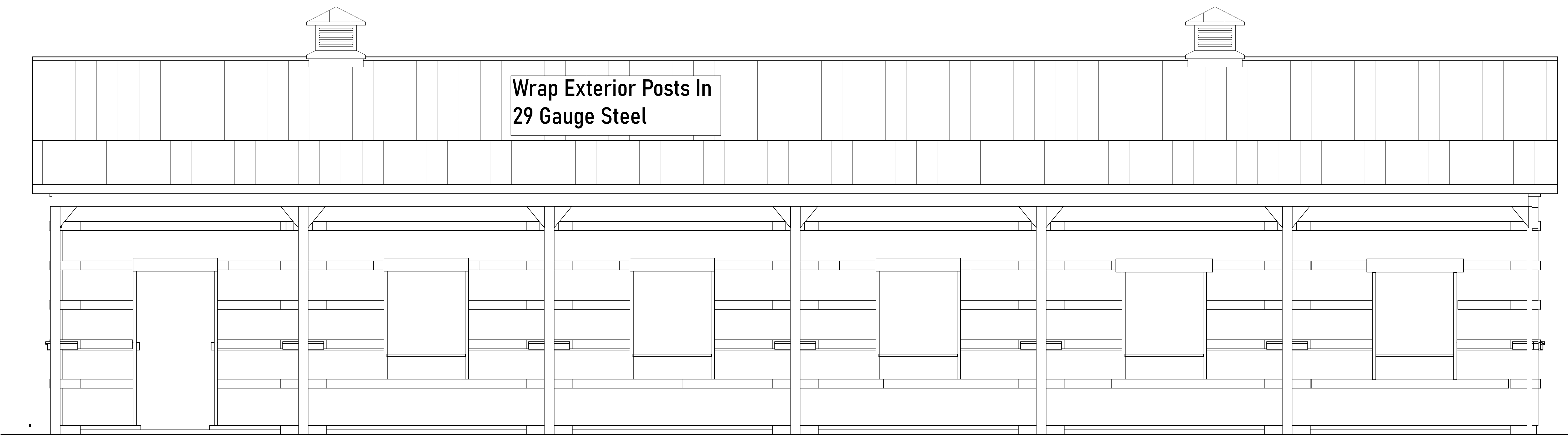


Elevations are approximate, based on information provided. Field verify based on site conditions.

DATE: 1/20/2026
 PLAN NUMBER:
 SHEET



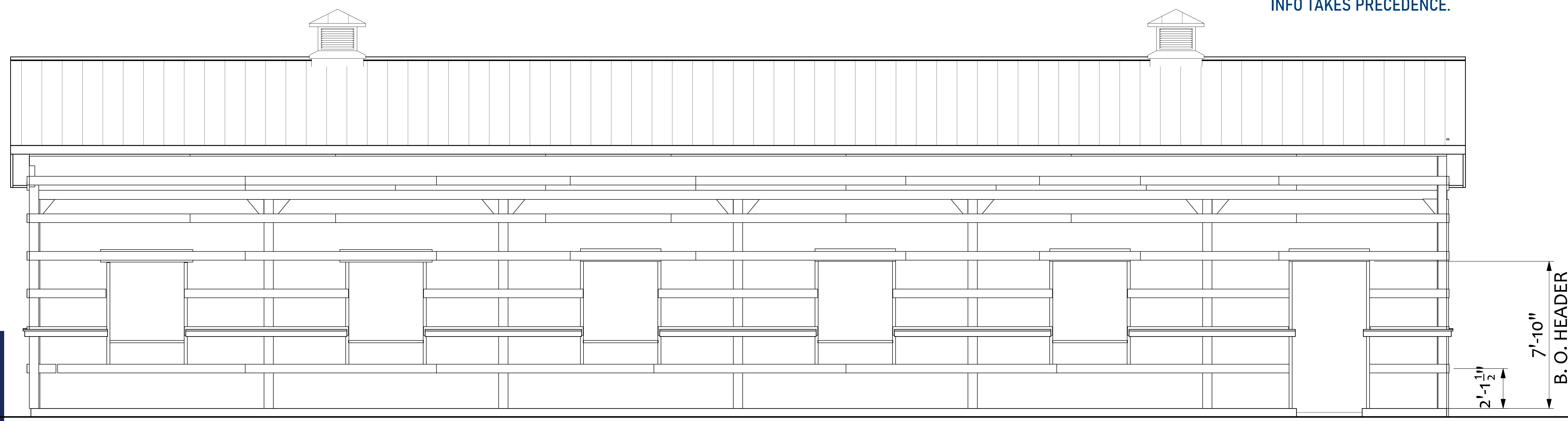
Wrap Exterior Posts In
 29 Gauge Steel



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.

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.JSHHOMEDSIGN.com
 OGDEN, UTAH



PROJECT NUMBER:

SQ FT TOTALS

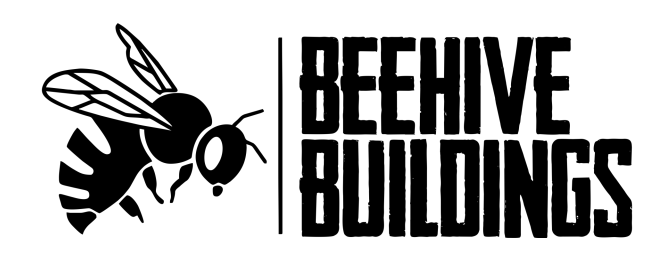
LIVING AREAS	
TOTAL LIVING -	0 Sq Ft
NON-LIVING AREAS	
CARPORT -	576 Sq Ft
GARAGE -	1440 Sq Ft
REAR PORCH -	288 Sq Ft
TOTAL NON-LIVING -	2304 Sq Ft
TOTALS	
TOTAL LIVING / NON -	2304 Sq Ft

DRAWING / REVISION DATE: 12/22/2025

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
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1ST FLOOR LIGHTING PLAN	11

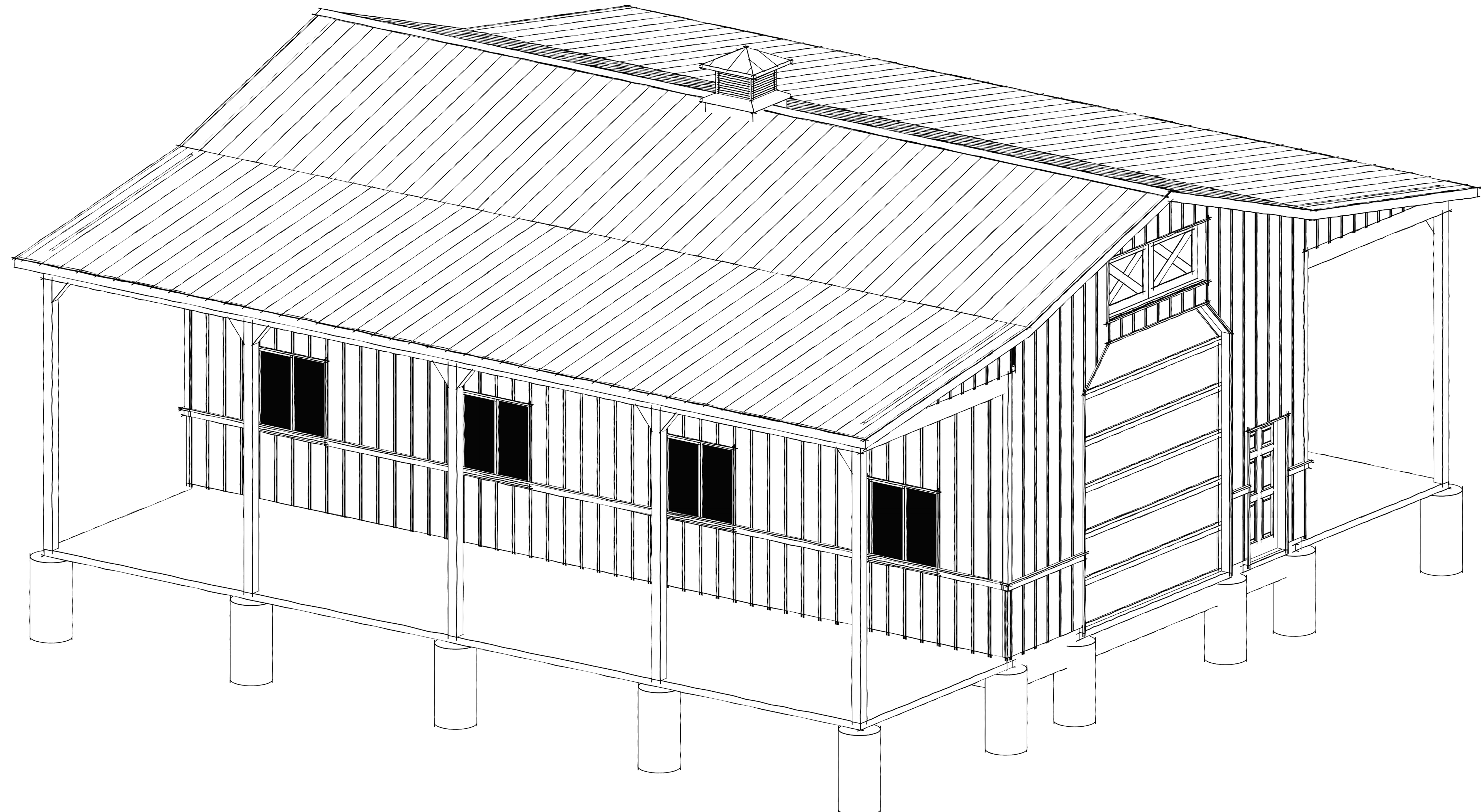
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 JACKSON SAGERS



PRINCE GARAGE

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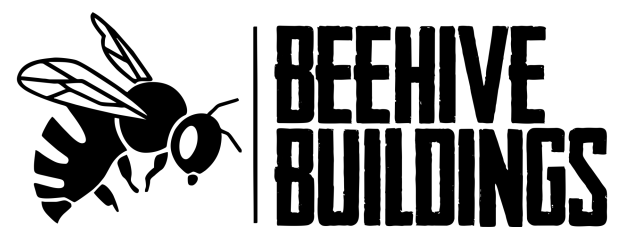
POST FRAME GARAGE

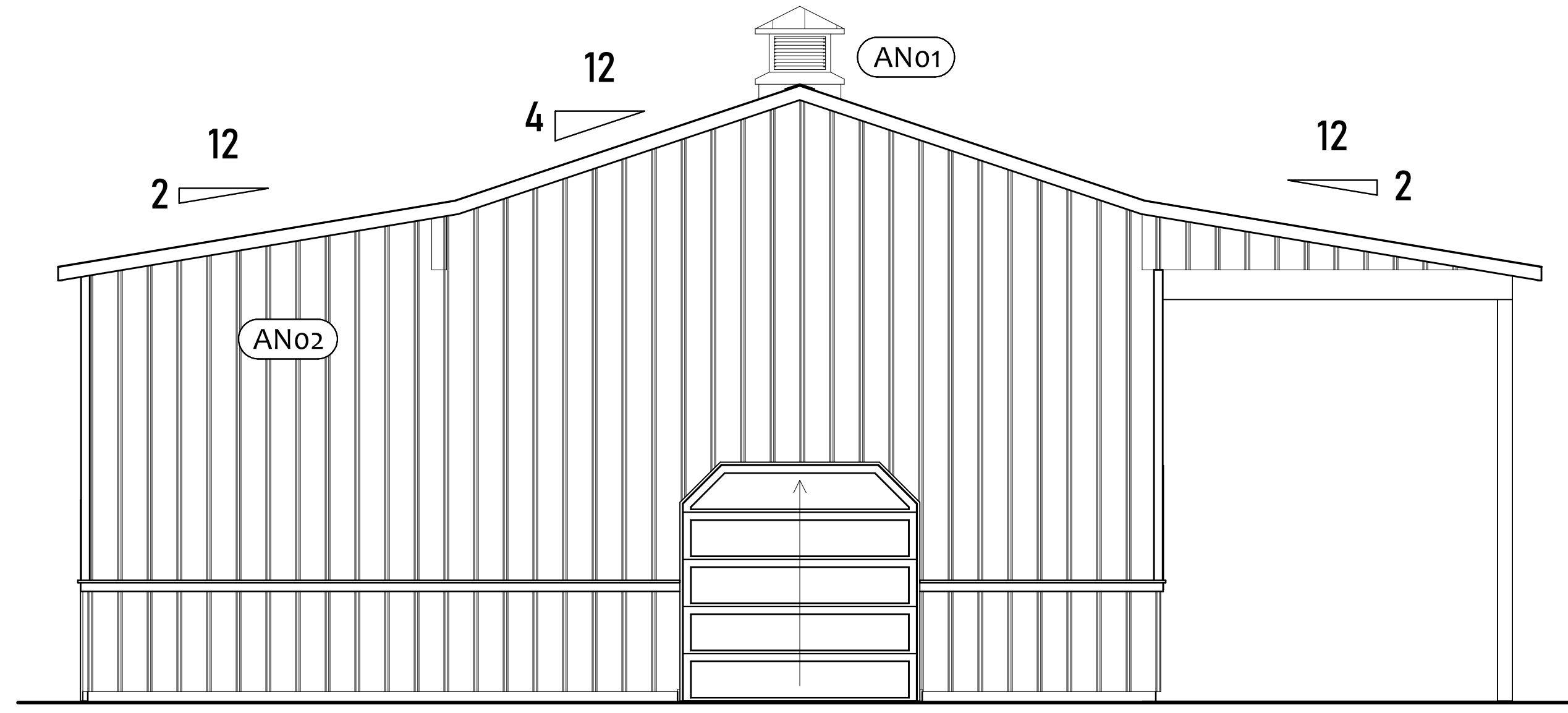
COVER SHEET

NANCY PRINCE:
 244 W 1000 N
 FARMINGTON, UTAH

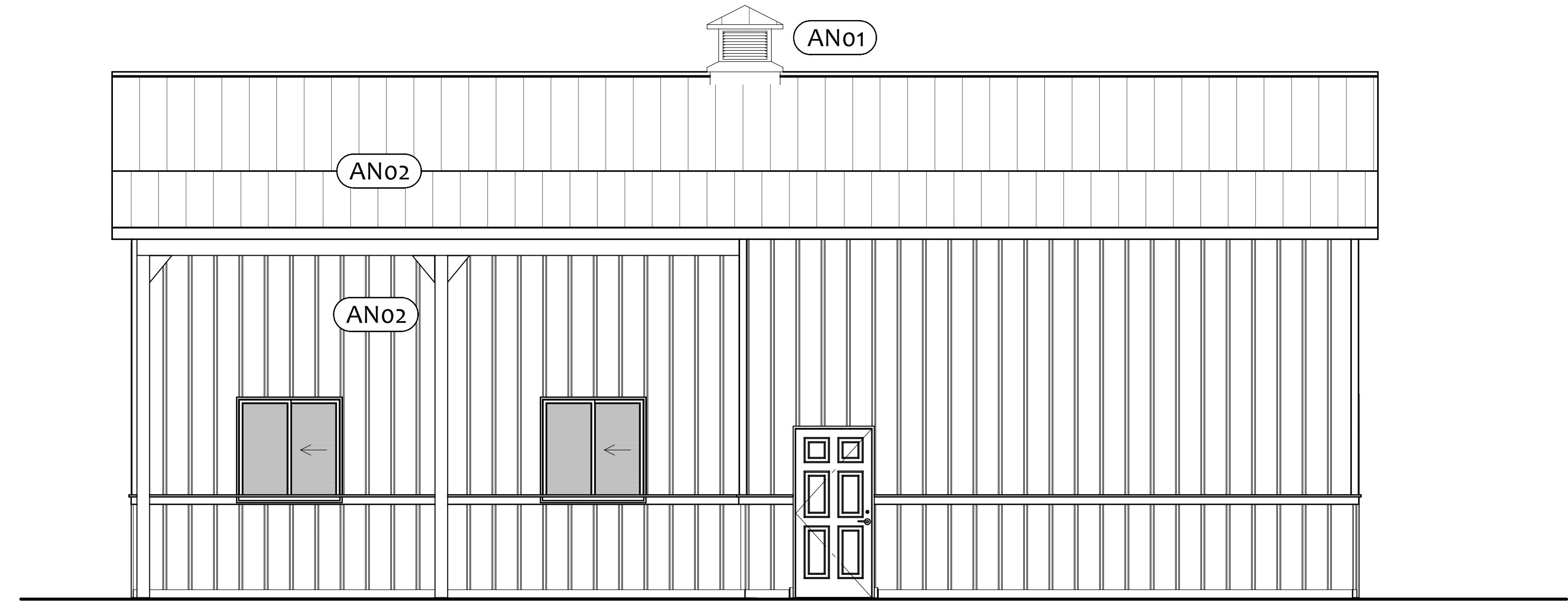
DATE: 12/22/2025
 PLAN NUMBER :

SHEET



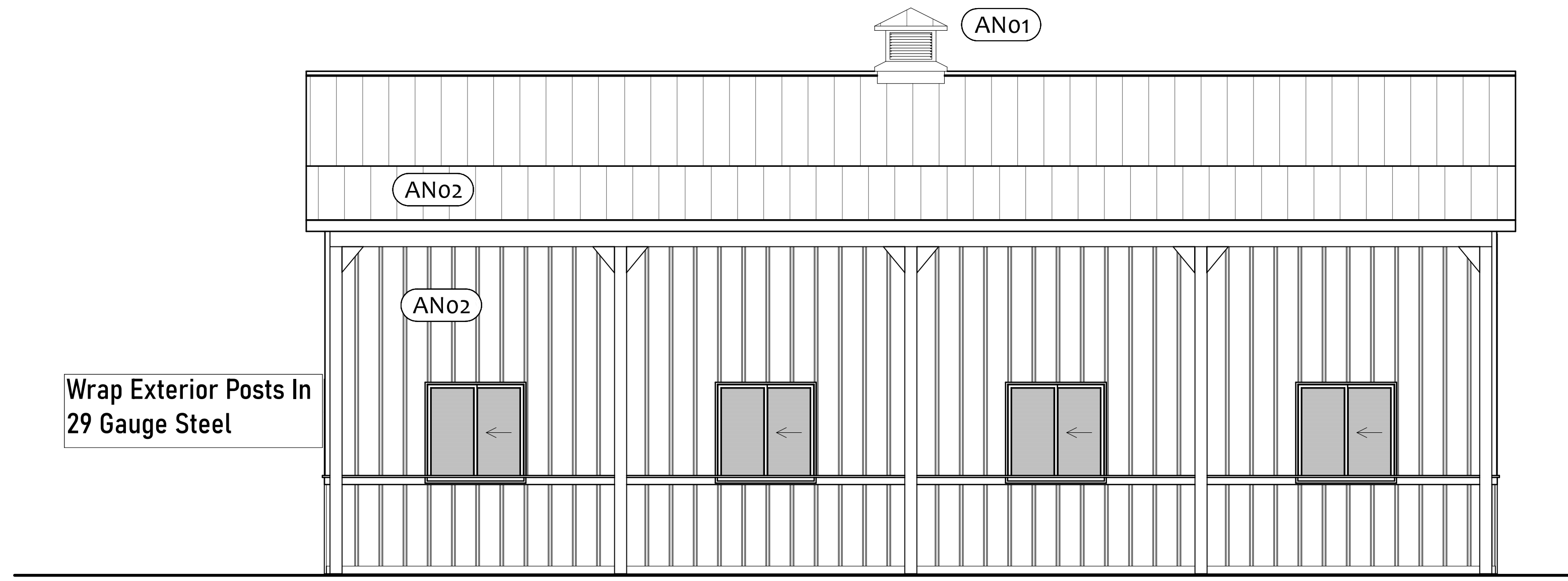


NORTH ELEVATION
 SCALE - 1/4" = 1'-0"

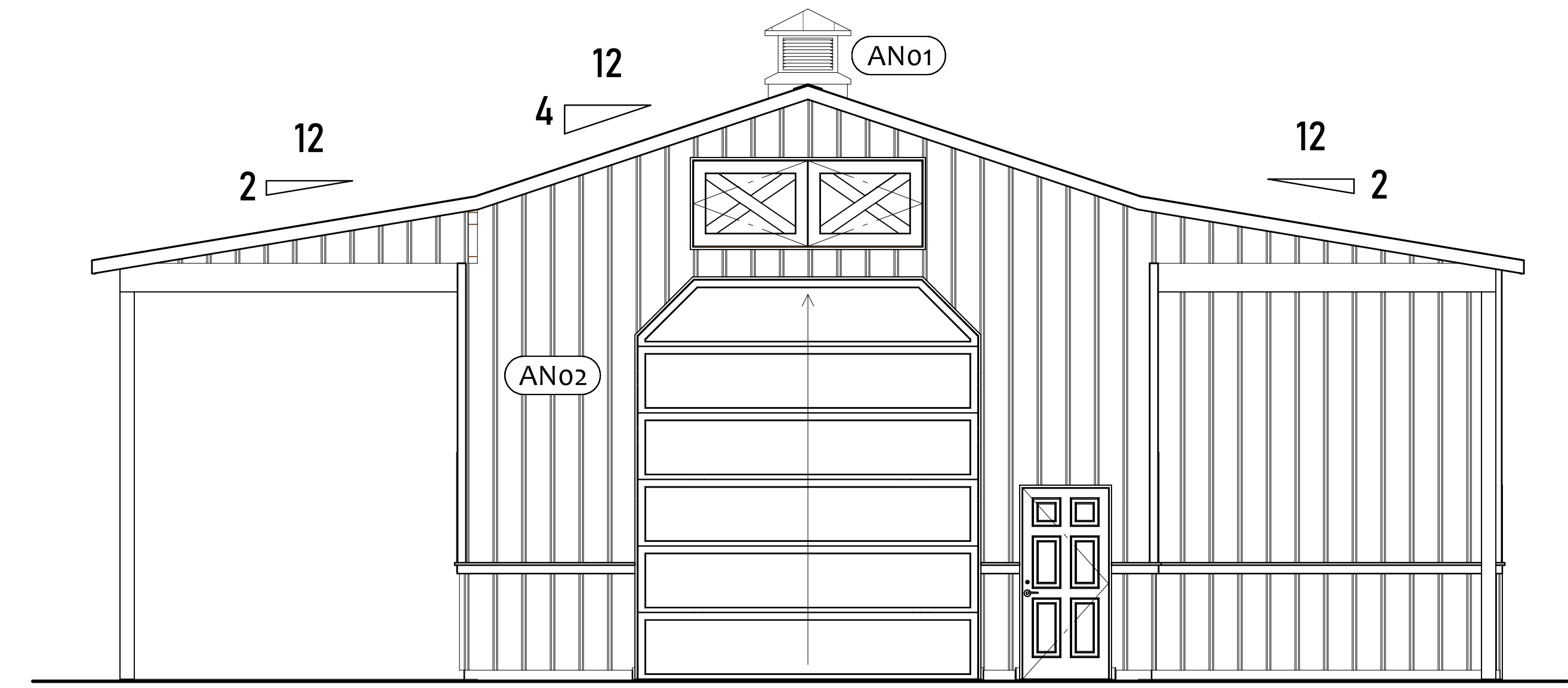


EAST ELEVATION
 SCALE - 1/4" = 1'-0"

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

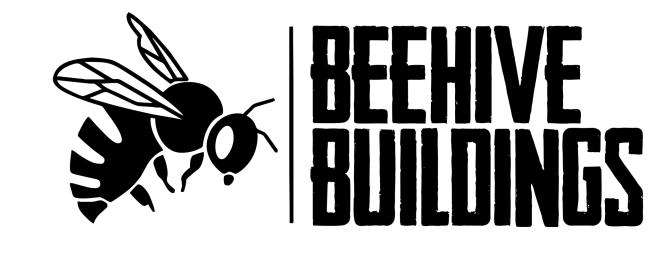


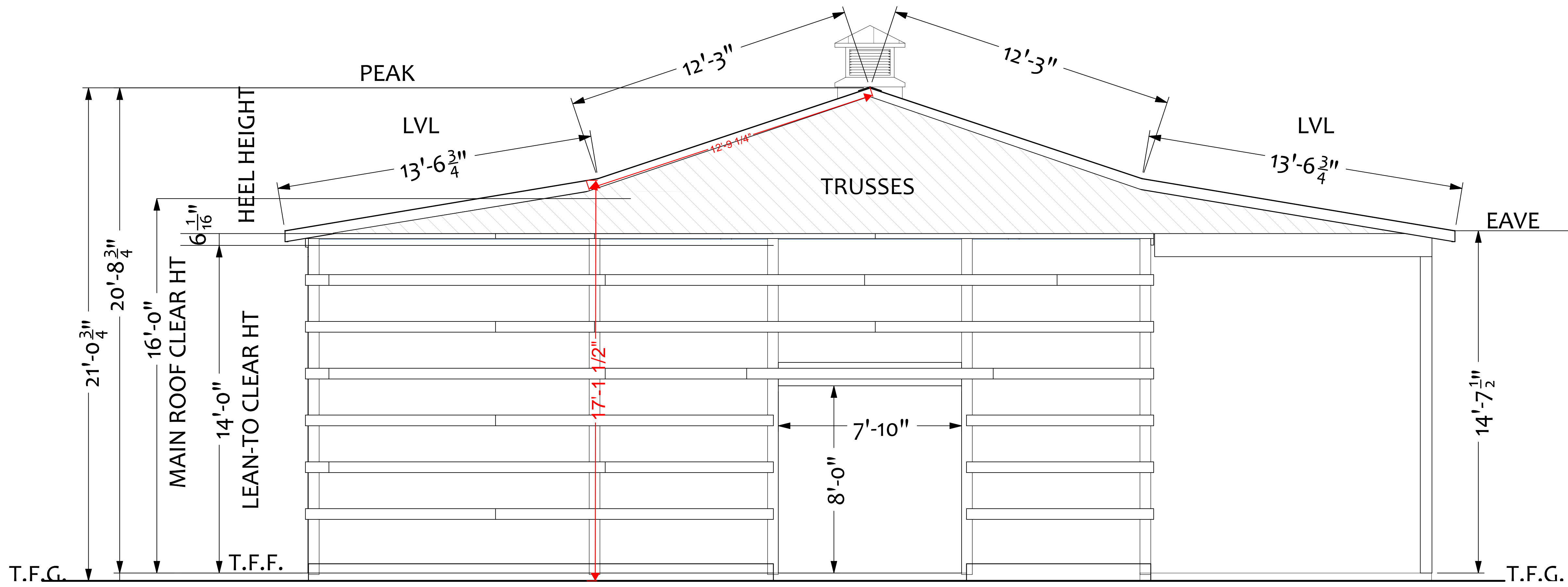
WEST ELEVATION
 SCALE - 1/4" = 1'-0"



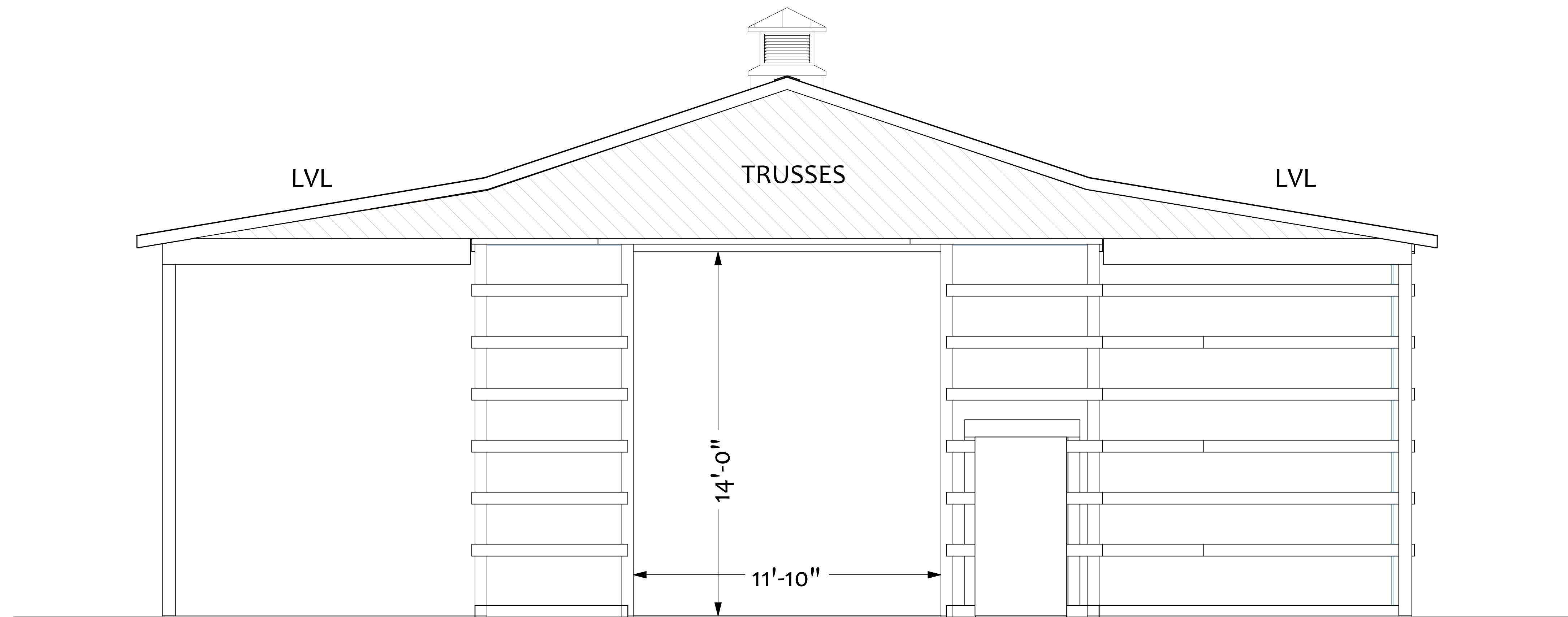
SOUTH ELEVATION
 SCALE - 1/4" = 1'-0"

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



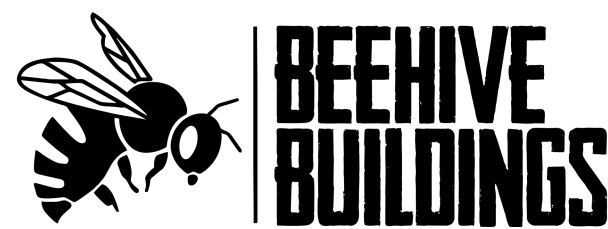
FRONT (SOUTH) ELEVATION STANDARD GIRT LAYOUT
SCALE - 3/8" = 1'-0"

NOTES

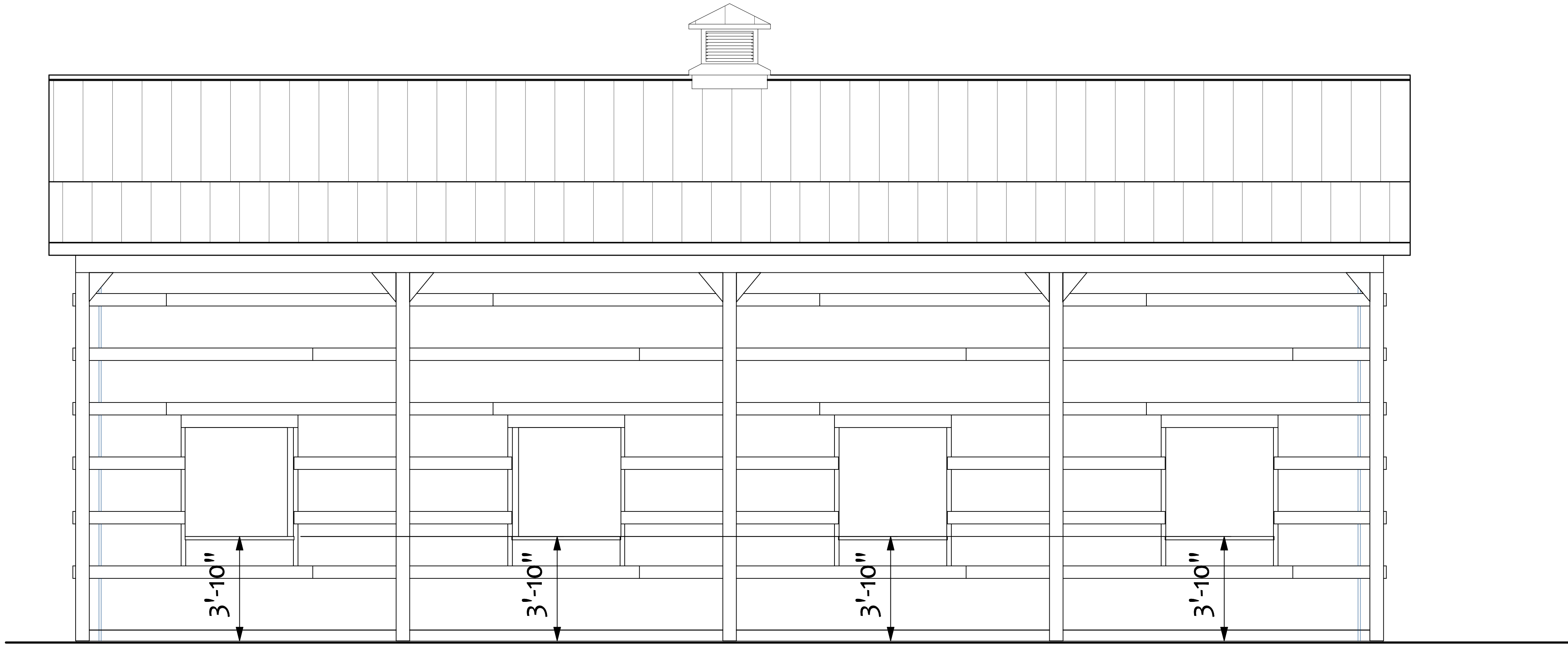
- STANDARD GIRTS & PURLINS ARE 2x6 LUMBER.
- GIRTS & PURLINS @ 24" O.C. TYPICALLY.
- SEE WINDOW & DOOR SCHEDULES FOR HEADER HEIGHTS AND OPENING SIZES
- ENGINEERING HEADERS AND FRAMING INFO TAKES PRECEDENCE.



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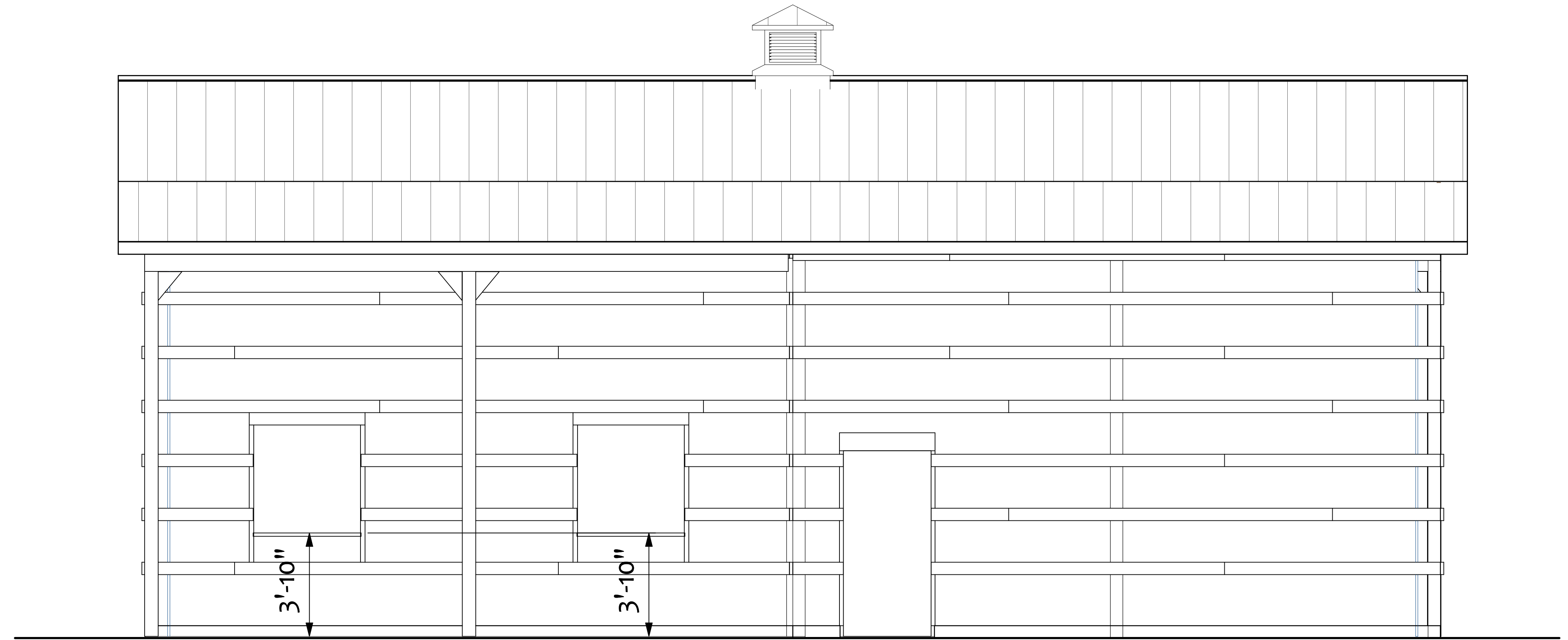
ELEVATION ARCHITECTURAL NOTES	
Number	Note
AN01	3' Cupola
AN02	Tuff Rib 29 GA Metal



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

NOTES

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- GIRTS & PURLINS @ 24" O.C. TYPICALLY.
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RIGHT (EAST) ELEVATION STANDARD GIRT LAYOUT
SCALE - 3/8" = 1'-0"

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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, April 7, 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.

- Parks discussion
- Capital projects schedule and outlook
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Amy Shumway, Councilmember
- Pledge of Allegiance - Brigham Mellor, City Manager

PRESENTATIONS:

- Recognition of Liam Marlor as Student of the Month

PUBLIC HEARINGS:

- Consideration of an ordinance vacating a certain portion of the Glovers Lane right-of-way

BUSINESS:

- Project Master Plan, Development Agreement and Concept Site Plan for a Medical Clinic
- Zone Text Amendment - Clarifications within the Subdivision Ordinance
- Zone Text Amendment to Driveway Surface requirements
- Zone Text Amendment to OTR (Original Townsite Residential) Lot Size Flexibility and Additional Lot Incentives
- Wildland Urban Interface (WUI) map consideration
- Seasonal Ban and Outdoor Burning Ordinance

SUMMARY ACTION:

1. Approval of Minutes 03.03.26, 03.07.26, 03.08.26, 03.12.26

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 April 2, 2026*