

**FARMINGTON CITY**  
**BOARD OF ADJUSTMENTS MEETING**  
November 17, 2016

---

**REGULAR SESSION**

***Present:** Acting Chair Bret Gallacher, Board of Adjustment Members Wendy Rasmussen and Jason Williams, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chair DJ Williams, Board of Adjustment Member Tyler Judkins, and Community Development Director David Petersen were excused.*

**Item #1. Minutes**

**Wendy Rasmussen** made a motion to approve the Minutes from the February 10, 2016 Planning Commission meeting. **Jason Williams** seconded the motion, which was unanimously approved.

**Item #2. Eric Mansell (Public Hearing) – Applicant is requesting a reduction of the parking requirement for a medical office use, as defined in Section 11-32-104 of the Zoning Ordinance, for property located at 719 North Lagoon Drive in a CMU (Commercial Mixed Use) Zone. (BOA-3-16).**

**Eric Anderson** said the zoning ordinance for “Dental and Medical Clinics” requires 6 parking spaces per 1,000’ of floor area. He said the applicant is proposing to build a two-story medical office northwest of the Chevron on Park Lane. The applicant wants to reduce the parking stall count to 100; however, based on the Ordinance, the applicant would be required to have 136 parking stalls. In Section 11-32-103(9) of the Zoning Ordinance, the Board of Adjustment may authorize a reduction of parking stalls, as referenced in the staff report.

**Eric Anderson** said the applicant has a clinic located in Bountiful so he understands what the building’s parking needs. The applicant is requesting to have 4 parking spaces per 1,000’ of floor area. Staff is in support of this adjustment, as staff prefers not to have over-parking due to the strain it puts on infrastructure, storm water drainage, and more. **Eric Anderson** said if the applicant is comfortable with the clinic having less parking, then staff is in favor of it.

**Wendy Rasmussen** said staff mentioned the applicant would like to decrease the parking stall count to 100; however, the applicant’s plans also list the final number of parking stalls as 107 and 109. She asked what the exact number of parking stalls would be; she feels that number should be correctly listed. **Eric Anderson** said he is not sure the exact number, but suggested asking the applicant to clarify.

**Jason Williams** asked if there are any precedent variances for this type of parking requirement on a commercial development. **Eric Anderson** said one concrete example is the University of Utah clinic on 200 West. He said it was previously used as an office, but is now a medical clinic. It has approximately 4 parking stalls for 1,000’ of floor space, and the number of parking stalls has been sufficient. He said staff feels 6 parking stalls per 1,000’ of floor space may be a more appropriate number for the maximum requirement versus the minimum requirement. **Bret Gallacher** asked if this variance would only be for this application and would not set a precedence going forward. **Eric Anderson** said yes, the variance only applies to this application.

**Eric Mansell**, 5260 S. 1200 E., Ogden, said they currently have two cardiology clinics and are looking to consolidate the clinics into one central location. He said they feel Farmington would be a

good fit as it is centrally located between Davis and Lakeview Hospitals. He said Farmington would allow their cardiology doctors quick access to both hospitals' ERs.

**Jason Williams** asked how many employees are on a shift at one time in the building. **Eric Mansell** said there are approximately 35 employees on their payroll; however, not all employees are at the building at one time. He said they average approximately 25-30 employees on sight at any given time.

**Wendy Rasmussen** asked for clarification on the exact number of parking stalls the applicant is proposing. **Eric Mansell** said there are a few questions remaining regarding how to best position the building, which will affect the number of parking stalls. He said that is why there are a few differing parking stall counts presented. He said he feels there would be a minimum of 100 parking stalls, but they would most likely finalize the count at 109 stalls. **Bret Gallacher** asked if the required number of 136 parking stalls was correct. **Eric Anderson** said yes, 136 parking stalls is the applicant's required number of parking stalls per the Zoning Ordinance requirement. **Bret Gallacher** ask for confirmation that the applicant is seeking a reduction of asphalt coverage. **Eric Anderson** said the applicant is not requesting larger parking spaces, but is requesting a smaller parking lot.

**Bret Gallacher opened the public hearing at 6:56 p.m.**

No comments were received.

**Bret Gallacher closed the public hearing at 6:56 p.m.**

**Wendy Rasmussen** said she is comfortable approving the applicant's request. **Jason Williams** said he would like to see a minimum set so the applicant does not go below 100 parking spaces if the variance is approved. **Eric Anderson** clarified that the variance is allowing the applicant to go below the requirement, but that a minimum could also be set. **Jason William** feels that if 100 parking spaces were based on the 4 spaces per 1,000' of floor space, then that would be an appropriate minimum. **Eric Anderson** suggested making that a condition to motion.

***Motion:***

**Wendy Rasmussen** made a motion that the Board of Adjustments approve the parking reduction as outlined in the attached site plan subject to all Farmington City Codes, Ordinances and Development Standards, and with the following condition that the applicant does not go below 4 parking spaces per 1,000' of floor area. **Jason Williams** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The minimum parking requirements set forth in Section 11-32-104 are arbitrary and out-dated.
2. The applicant better knows their parking requirements than the City, and they are better able to determine what parking they will require to meet their needs, based on experience.
3. This application is not a variance, so a hardship need not be established.
4. This reduction of parking will create a better designed site plan.
5. The reduction in parking will reduce the amount of storm water infrastructure required to service this building.
6. The requested use is desirable and will provide an invaluable service to the community; the applicants need this reduction to make their project work at this location.

7. Other dental and medical clinics now exist in Farmington in buildings originally constructed for “office uses” which require 3 spaces/1,000 s.f. of floor area, and the lower parking arrangements have proven to be appropriate for clinics as well.

## **ADJOURNMENT**

### ***Motion:***

At 7:00 p.m., **Jason Williams** made a motion to adjourn the meeting. **Wendy Rasmussen** seconded the motion, which was unanimously approved.



---

**Bret Gallacher**  
Acting Chair, Farmington City Board of Adjustments