



FARMINGTON CITY

H. JAMES TALBOT
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JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING August 21, 2014

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION APPLICATIONS

3. Jerod Jeppson/Norm Dahle – Applicant is requesting a recommendation for Final Plat approval for the Silverleaf Subdivision (7 lots) on 5.21 acres located at approximately 1505 North 1500 West in an LR Zone. (S-16-13)
4. Michael Fisher/Brent Stephens (Public Hearing) – Applicant is requesting plat amendment and minor subdivision (lot split) approval for property (.5 acres) located at approximately 515 North Main in an OTR (Original Townsite Residential) Zone. It is proposed that the new, or westerly lot be added to the Grove P.U.D. (S-9-14)

CONDITIONAL USE AND SITE PLAN APPLICATIONS

5. Dave Cowley/Ivy Properties (Public Hearing) – Applicant is requesting conditional use/site plan approval, and metes and bounds subdivision (lot split) related thereto for the Indulgent Foods Office Building on 1.55 acres located at 228 South 200 West in a BP (Business Park) Zone. (S-8-14, SP-2-14)
6. James Larkin (Public Hearing) – Applicant is requesting conditional use permit approval for a wholesale greenhouse garden center and nursery on property (3.68 acres) located at 925 North 1525 West in an A (Agricultural) Zone. (C-16-14)

ZONE TEXT CHANGE

7. Todd Gibbs – Applicant is requesting a recommendation to amend Chapter 15 of the Zoning Ordinance to allow a recreation equipment rental business as a permitted or a conditional use in the BR Zone. (ZT-8-14)
8. Farmington City – Applicant is requesting a recommendation to amend Chapters 10, 11, 12, and 28 of the Zoning Ordinance regarding conventional and conservation subdivision standards, and transfer of development rights (TDR). (ZT-3-14)

OTHER BUSINESS/SPECIAL EXCEPTION

9. Miscellaneous, correspondence, etc.
 - a. Zone Text Change of Permitted and Conditional Uses in BR Zone (Discussion Only)
 - b. Other
10. Motion to Adjourn .

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action 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.

Posted August 15, 2014



Eric Anderson
Associate City Planner