



# FARMINGTON CITY

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CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING

January 21, 2016

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

*Study Session: 6:00 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> 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 APPLICATION

3. Jerry Preston – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15 & A-1-15)
4. Scott Balling – Applicant is requesting final plat approval for the Kestrel Bay Estates Phase II PUD Subdivision consisting of 20 lots on 3.59 acres located at approximately 500 South 200 West in an R (Residential) zone. (S-30-15)

### ZONE TEXT CHANGES

5. Farmington City (Public Hearing) – Applicant is requesting miscellaneous Text Amendments to Chapters 4, 7, 10, 11, 12, 28, and 32 of the Zoning Ordinance, Chapters 5 and 7 of the Subdivision Ordinance, and Chapter 5 of the Sign Ordinance regarding **a)** Amending Section 12-7-030(2), requiring all private roads built in Farmington comply with Farmington City Development Standards for pavement sections, to increase the required lot frontage to 28' instead of 20' reflecting the flag lot ordinance requirement set forth in 2014; **b)** Removing Section 11-12-090(e) regarding street frontage requirements in conservation subdivisions; **c)** Amending Sections 12-5-070 and 12-5-080 of the Subdivision Ordinance regarding the minor plat approval process and bringing it into conformance with the current approval process for major subdivisions; **d)** Amending Section 11-28-220(2)(b) to clarify the definition for class “A” self-storage; **e)** Removing “Property Bond” from 11-4-107(2); **f)** Defining “New Wireless Facilities” in Section 11-28-190 and including it in Table 1, the Summary of Conditional and Permitted Uses; **g)** Amending Section 12-7-030(10) of the Subdivision Ordinance to clean up the numbering in that section making it uniform with the rest of Title 12; **h)** Amending Section 11-32-103(4) of the

Zoning Ordinance allowing for tandem parking for Two-Family Dwellings; **i)** Amending Sections 11-10-040 and 11-11-050 of the Zoning Ordinance to allow for greater flexibility in setback standards for institutional uses in the Agriculture and Single Family Residential Zones; **j)** Amending Section 15-5-106 of the Sign Ordinance adding public uses to the allowable area for electronic message signs; **k)** Amending Section 11-7-107(7)(b) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.

### **OTHER BUSINESS**

6. The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for an amendment to a development agreement as per Section 114 of Chapter 18 of the Zoning Ordinance between Farmington City and The Haws Companies regarding a modification to pylon signs set forth in said agreement related to proposed signage next to the Union Pacific Tracks north of 675 West Street in an OMU zone.
7. Miscellaneous, correspondence, etc.
  - a. Question as to whether to require Jerry Preston to provide right-of-way to the Arrington property.
  - b. Motion Adjourning to Closed Session Regarding Potential Property Transaction
  - c. Rainey Homes – Special Exception – Driveway Without Direct Public Street Access
  - d. Farmington Rock Committee Assignment
  - e. Other
8. 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 January 15, 2016

  
Eric Anderson  
Associate City Planner