



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday December 04, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session 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 p.m. on the day listed above.

FINAL SITE PLAN AND SUBDIVISION APPLICATION – *public hearing on item 1 only*

1. Red Barn Farms Holdings, LLC – Applicant is requesting Schematic and Preliminary Plat approval for the Red Barn Lane Subdivision dividing the existing 5-acre parcel into 2 lots.
2. Evergreen LLC/Castlewood Development – Applicant is requesting Preliminary Plat approval for The Trail Townhome project, on approximately 10.21 acres of property located at 1674 W Burke Lane in the OMU (Office Mixed Use) zone; per a previously approved Development Agreement with The Trail Project.
3. Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East. **previously tabled on 10.09.2025*
4. Mountain View Estates Phase 2 Site Plan Approval – Planning Commission to confirm developer of Mountain View Estates has met their minimum design requirements for the trailhead on 250 South.

ZONE TEXT AMENDMENT – *public hearing on item 5*

5. Farmington City – Applicant is requesting amendments to multiple sections of city code to update references to recently renumbered sections of State Code. The code text amendments are not intended to modify policy but merely to ensure sections of City Code which reference the State's Land Use and Development Management Act (LUDMA) point to the correct section as it is currently numbered in State Statute.

OTHER BUSINESS

6. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes 11.20.2025
 - b. No Council Report – last meeting was 11.18.2025, next is 12.09.2025
 - c. Chair / Vice Chair Election
 - d. Review of 2026 Calendar
 - e. 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 December 01, 2025. Carly Rowe, Planning Secretary