



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday March 19, 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, training and accessory building height discussion 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.

SUBDIVISION AND PROJECT MASTER PLAN APPLICATIONS – *public hearing*

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

CONDITIONAL USE APPLICATION – *public hearing*

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

ZONE TEXT AMENDMENTS – *public hearing (x3)*

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.
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.
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.

SUMMARY ACTION AND OTHER BUSINESS

1. Applications and Approval of Minutes
 - a. Planning Commission Minutes 02.19.2026
 - b. Chase Freebairn – Applicant is requesting a Preliminary Plat for The Violet which includes 39 townhomes on approximately 3 acres of property at approximately 1175 North Maker Way in the GMU (General Mixed Use) zone.
2. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Reports from March 03, 06, 07 and 12, 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 March 13, 2026. Carly Rowe, Planning Secretary.