



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday July 16, 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 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.

SPECIAL EXCEPTION APPLICATION – public hearing

1. Richard Haws – Applicant is requesting a Special Exception for increased lot coverage at 448 West 1300 North.

SUBDIVISION AND ZONE CHANGE APPLICATIONS – public hearing x2

2. Cole West – Applicant is requesting a rezone of approximately 2.8 acres of property from the AA (Agriculture) zone to the LR (Large Residential) zone and Consideration of Schematic Subdivision and Preliminary PUD (Planned Unit Development) Master Plan for the Primrose Lane Subdivision consisting of 19 single family residential lots at 44 West 1600 South and approximately 1575 South and Frontage Road.
3. Mary Curtis – Applicant is requesting a Rezone of 0.36 acres of property from the OTR-F (Original Townsite Residential - Foothill) zoning district to the R-4-F (Multiple Family Residential – Foothill) zoning district at 37 South 200 East.

ZONE TEXT AMENDMENT – public hearing x2

4. Farmington City – Applicant is requesting Multiple Amendments to Title 11, Planning and Zoning, to remove reference to the SPARC (Site Plan Architecture Review Committee), modify requirements for posting a bond in relation to a demolition, update home occupation allowances related to vehicles and equipment, and update provisions related to the Planning Commission based on state law requirements.
5. Farmington City – Applicant is requesting Zone Text Amendment implementing criteria for reporting on affordable and moderate-income housing.

SUMMARY ACTION AND OTHER BUSINESS

6. Applications and Approval of Minutes
 - a. Planning Commission Minutes June 18, 2026
 - b. STACK
 - c. Miller Hollow Preliminary Plat
 - d. SSF Lakeview Hills Plat Amendment & Special Exception
7. City Council Reports, Upcoming Items & Trainings.
 - a. City Council Report
 - 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.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

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 July 10, 2026. Carly Rowe, Planning Secretary.