PLANNING COMMISSION MEETING NOTICE AND AGENDA
Thursday August 06, 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. Shaun Davis – Applicant is requesting a Special Exception approval to allow impervious surface exceeding 5,000 sq. ft. at 663 Emerald Oaks Dr. The additional lot coverage would accommodate a new proposed home.

SUBDIVISION AND ZONE CHANGE APPLICATION – *public hearing*

2. Smoot – Applicant is requesting consideration of a rezone of approximately 1.6 acres of property from the AE (Agriculture Estates) zone to the BP (Business Park) zone and Consideration of the Conceptual Plan for the Mountain View Business Park project consisting of a daycare and office building at 77 and 111 South 650 W.

ZONE TEXT AMENDMENT – *public hearing*

3. Farmington City – Applicant is requesting amendments to Chapter 11-14 to update minimum lot and setback standards as well as height standards in the BP (Business Park) zoning district.

RETURNING ITEMS – *previously tabled or item has been heard before / no public hearing*

4. Cole West – Rezone from AA to LR and Schematic Subdivision and Preliminary PUD for the Avocet Subdivision (originally called Primrose Lane Subdivision) consisting of us to 19 lots at 44 W 1600 S and 1575 S Frontage Road.

5. Boyer Company – Preliminary Plat and Final Planned Unit Development Master Plan for the Brickmoor Subdivision at approximately 1700 North Main Street consisting of 128 townhomes and 40 single-family detached lots.

SUMMARY ACTION AND OTHER BUSINESS

6. Applications and Approval of Minutes
    a. Planning Commission Minutes July 16, 2026
    b. Multiple Zone Texts regarding to Title 11, SPARC, bond requirements, update to home occupation allowances and provisions related to Planning Commission

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 31, 2026. Carly Rowe, Planning Secretary.