



PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday August 18, 2022

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 in Conference Room 3 followed by the regular session at 7 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. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day listed above.

SUMMARY ACTION *(no public hearing on these items)*

1. Approval of August 04, 2022 Minutes
2. Farmington City – Applicant is requesting a recommendation of an amendment/additional text to Chapter 11-10, Agricultural Zones, to clarify which Commercial Recreation uses are permitted and to increase the amount of allowed lot coverage after review of special exception by the Planning Commission. (ZT-3-22)
3. Natalie and Phillip Hunter – Applicant is requesting Final Plat approval for the proposed Hunter Subdivision, located at 1605 S 200 E in the LR-F (Large Residential – Foothill) zone. (S-2-22)
4. Phil Holland/Holland Group – Applicant is requesting Final Plat approval and Final PUD Master Plan approval for the proposed Juniper Estates subdivision, located at 419 S 650 W in the AE (Agricultural Estates) zone. (S-1-22)
5. Phil Holland/H Group Burke LLC – Applicant is requesting Preliminary Plat approval for the proposed Burke Lane subdivision, located at 1451 Burke Lane in the OMU (Office Mixed Use) zone. (S-10-22)
6. Telt Properties LLC – Applicant is requesting Site Plan approval for the proposed One Solar building, located at 819 N Lagoon Dr (2.01 acres) in the CMU (Commercial Mixed Use) zone. (SP-4-22)

PROJECT MASTER PLAN / ZONING AMENDMENTS

7. Evergreen Development/Farmington City (Public Hearing) – Applicant is requesting recommendation of approval for Project Master Plan and Development Agreement for the proposed Retreat at Farmington Station project, located at approximately 675 N 1525 W in the OMU (Office Mixed use) zone, on approximately 25.2 acres. (PMP-2-22)
8. Farmington City (Public Hearing) – Applicant is requesting recommendation to rezone the property located at S 1525 W (Parcel 080590045) from AE (Agricultural Estates) to OMU (Office Mixed Use). (Z-11-22)

CONDITIONAL USE PERMIT / SPECIAL EXCEPTION APPLICATION

9. Farmington City (Public Hearing) – Applicant is requesting Conditional Use approval for a proposed wellhouse on the property located at approximately 1615 N Main St in the NMU (Neighborhood Mixed Use) zone. (C-10-22)
10. Natalie and Phillip Hunter (Public Hearing) – Applicant is requesting Special Exception approval for a shared driveway, for the proposed Hunter Subdivision, located at 1605 S 200 E in the LR-F (Large Residential – Foothill) zone. (M-13-22)

OTHER BUSINESS

11. Miscellaneous, correspondence, etc.
 - a. August 16, 2022 City Council Report
 - b. Utah Land Use Institute on August 26, 2022
 - c. Utah APA Conference on September 8 and 9, 2022
 - d. 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.

Carly Rowe, Planning Secretary

CERTIFICATE OF POSTING I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, and emailed to media representatives on August 12, 2022