



# FARMINGTON CITY

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## **AGENDA** **PLANNING COMMISSION MEETING**

**April 14, 2011**

Public Meeting at City Hall, 160 S. Main Street

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – Council Chambers (2<sup>nd</sup> Floor)**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

- (7:00) 1. Minutes
- (7:05) 2. City Council Report

### **SUBDIVISION APPLICATION**

- (7:10) 3. Frank McCullough – (Public Hearing) – Applicant is requesting a recommendation of approval of a proposed planned unit development overlay for the Villa Susanna PUD subdivision consisting of five lots on property located on the northeasterly corner of 1400 North Main Street in an LR-F zone. (S-3-11)

### **CONDITIONAL USE APPLICATIONS**

- (7:20) 4. W & R Enterprises LC – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the expansion of the Burt Brothers Tire and Service center on property located at 976 West Shepard Lane in a C zone. (C-5-11)
- (7:30) 5. Davis School District – (Public Hearing) – Applicant is requesting approval of a conditional use permit for construction of a new Monte Vista School on property located at 97 South 200 East in an OTR-F zone. (C-3-11)
- (7:40) 6. PacifiCorp – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the expansion of the Farmington Substation on property located at 70 North 200 West in an OTR zone. (C-6-11)

### **ZONING TEXT AMENDMENTS**

- (7:50) 7. Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for minor amendments to the City's Subdivision Ordinance requiring the words "Planned Unit Development (PUD)" or "Conservation Subdivision" in the name/title on

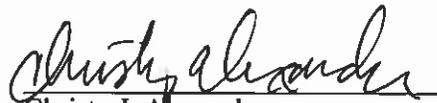
- final plats (12-6-110 (4); and updating plat expiration/deadline standards (12-6-100). (ZT-1-11)
- (8:00) 8. Farmington City – (Public Hearings) – Applicant is requesting a recommendation of approval for minor amendments to the City’s Zoning Ordinance by establishing secondary dwellings in agriculture zones (11-10-020); defining the term “front-loaded garages” in conservation subdivisions (11-12-090(f)(1)); deleting a reference in 11-12-090(f)(5) that does not exist; amending vinyl siding standards in the OTR zone (11-17-070(6)); clarifying the term “Medium-density residential” in TMU zones (11-18-105); restricting residential uses in the OMU zone (11-18-105); modifying building height and open space standards in all TMU zones (11-18-106(2)); providing expiration standards in TMU zones for development plans (11-18-107) and Project Master Plans (11-18-108); amending setback standards for sports courts (11-28-060(c)); allowing city staff to review and approve sales offices in model homes as a permitted use subject to certain standards (11-31-106(1)(a)). (ZT-1-11)
- (8:15) 9. Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval for minor amendments to the City’s Open Space Waiver Zoning Ordinance enacting Section 11-12-068 regarding fee in lieu of conservation land dedication. (ZT-1-11)

**OTHER BUSINESS**

- (8:25) 10. Miscellaneous, correspondence, etc.
- a. Other
11. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action 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.*

Posted April 8, 2011

  
Christy J. Alexander  
Associate City Planner