



FARMINGTON CITY

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AGENDA **PLANNING COMMISSION MEETING** **May 7, 2015**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – City Council Chambers (2nd 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.)

1. Minutes
2. City Council Report

SUBDIVISION APPLICATION

3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for final plat approval for the Taylor Minor Subdivision consisting of 3 lots on 1.64 acres located at approximately 629 North 100 East in an OTR (Original Townsite Residential) zone. (S-11-14)

REZONE APPLICATION

4. Phil Holland / Wright Development (Public Hearing) – Applicant is requesting a recommendation for rezone of 13.34 acres of property located at 549 West Bourne Circle from an LS (Large Suburban) to a CMU (Commercial Mixed Use) zone. (Z-4-15)

PROJECT MASTER PLAN

5. Bryce Thurgood / Castle Creek Homes (Public Hearing) - Applicant is requesting approval for the proposed Clark Lane Village Project Master Plan consisting of a 140 unit apartment complex (7 apartment buildings total) on 12.95 acres of property located at approximately 650 West and Clark Lane in a TMU (Transit Mixed Use) Zone. (PMP 1-14)

ZONE TEXT CHANGE APPLICATION

6. Phil Holland / Wright Development (Public Hearing) – Applicant is requesting an amendment to Chapters 19 and 28 of the Zoning Ordinance creating Class “A” Auto Sales as a defined use within the City, and then making this an allowed use in the CMU zone. (ZT-7-15)

7. Farmington City (Public Hearing) – Applicant is requesting an amendment to Chapter 14 of the Zoning Ordinance regarding setback standards in the BP (Business Park) zone allowing for commercial buildings to be brought to the street. (ZT-8-15)
8. Farmington City (Public Hearing) – Applicant is requesting miscellaneous Text Amendments to Chapters 2, 7, 10, 11, 18, 28, and 35 of the Zoning Ordinance and Chapters 4, 6, and 7 of the Subdivision Ordinance regarding **a)** Reducing the requirement in Agriculture Zones where farm structures have to be 100’ from any public street as found in Section 11-10-040(8)(2); **b)** Modifying the definition of Residential Facilities for the Elderly as 16 beds or less in Section 11-2-020(81); **c)** Amending the language in Section 12-4-020 to allow for subdivision by metes and bounds in all zones; **d)** Adding a requirement to Section 12-6-110(14)(e) whereby any property that has a gas pipeline traversing that property, the plat must have a signature block for each respective gas pipeline company; **e)** Amending Sections 11-10-040(2) and 11-11-050(b) of the Zoning Ordinance to require any applicant using the alternative lot size to produce a yield plan showing the lot count for a conventional subdivision; **f)** Amending M1 to LM&B in Section 11-28-190 Table 1; **g)** Amending Sections 11-35-104(1)(a) to require Fire Department Review of Daycare Home Occupation CUPs; **h)** Amending 11-28-120(d) and (e) to give staff the authority to approve sales offices; **i)** Amending Section 11-18-104 to allow for sidewalks to count as frontages; **j)** Removing the “Farmington Rock” requirement in Section 11-7-107(3)(a); **k)** Amending the word “land” to “property” in Section 11-2-020(1); **l)** Removing Section 12-7-040 of the Subdivision Ordinance; and **m)** Amending the word “Title 4” to “Title 6” in Section 11-35-102 regarding Home Occupation Fee Schedules.
9. Miscellaneous, correspondence, etc.
 - a. Other
10. 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 May 1, 2015



Eric Anderson
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