



# FARMINGTON CITY

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JOHN BILTON  
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CORY R. RITZ  
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CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING May 8, 2014

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

*Study Session: 6:00 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City 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.)*

1. Minutes
2. City Council Report

### SUBDIVISION APPLICATION

3. Norm Frost / Ovation Homes -Applicant is requesting a recommendation for Final Plat approval for the proposed Farmington Hollow and The Cottages at Farmington Hollow Conservation Subdivisions consisting of 67 lots on 23.5 acres located at approximately 1350 West and 1800 North in an LR Zone. (A-2-13; S-18-13)

### ZONE CHANGE

4. Farmington City (Public Hearing) – Applicant is requesting a recommendation for zone change approval on property (7400 s.f.) located at approximately 1450 North and 1075 West from an LR (Large residential) to an R-4 Zone. (Z-1-14)

### CONDITIONAL USE APPLICATIONS

5. Jared Darger (Public Hearing) – Applicant is requesting site plan and conditional use permit approval for a contractor yard on 12.4 acres of property located at approximately 650 West and 1300 South in the LM&B Zone. (SP-1-14)

### ZONE TEXT CHANGES

6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 18 (Mixed Use Districts) regarding housing for the elderly, assisted living, and/or other similar uses. (ZT-5-14)

7. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 43 regarding a conservation recreation wildlife and waterfowl refuge and park overlay zone, and amending the zoning map to show this overlay zone in the western portions of the City in the vicinity of the Great Salt Lake and/or sovereign lands. (ZT-6-14)
8. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)
9. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Subdivision Ordinance by modifying the definition of flag lots. (ZT-4-14)
10. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying the definition of adaptive reuse to include certain commercial uses (ZT-2-14)

**OTHER BUSINESS**

11. Miscellaneous, correspondence, etc.
  - a. Review of The Haws Company proposal for 3 pylon signs as part of a Development Agreement.
  - b. Other
12. 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 2, 2014

  
Eric Anderson  
Associate City Planner