



# FARMINGTON CITY

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JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLBEIM  
CITY MANAGER

## PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday, June 14, 2012

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. – 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 APPLICATIONS

3. Evanland Farms, LLC – Applicant is requesting a recommendation for Final Plat approval for the Van Zweden subdivision encompassing 3.17 acres and consisting of 3 lots located at approximately 150 South and 1525 West in an AE zone. (S-9-11)
4. Shepard Ridge Enterprises L.C. – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Oakwood Estates conservation subdivision encompassing 10.1 acres and consisting of 17 lots located at approximately North Compton Road and Oakwood Place in an LR-F zone. (S-7-12)
5. John Cahoon – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Bray amended subdivision encompassing 3.16 acres and consisting of 4 lots located at approximately 1940 North and Oakwood Place in an LR-F zone. (S-9-12)
6. Candland Olsen – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Farmington Creek Estates Phase 4 PUD subdivision encompassing 3.65 acres and consisting of 7 lots located at approximately 1100 West Country Lane in an AE-PUD zone. (S-3-12)
7. Northstar Homes & Development LLC – Applicant is requesting Preliminary Plat approval for the Meadow View conservation subdivision encompassing 11 acres and consisting of 19 lots located at approximately 1525 West and Spring Creek Drive in an AE zone. (S-10-11)

8. Symphony Homes LLC – Applicant is requesting Preliminary Plat approval for the Chestnut Farms Phase 2 PUD subdivision encompassing 10.5 acres and consisting of 16 lots located at approximately 300 South and 1350 West in an AE-PUD zone. (S-16-11)

#### CONDITIONAL USE APPLICATIONS

9. Leisel Barber – (Public Hearing) – Applicant is requesting a conditional use permit for operation of a small wholesale nursery located at 272 South 1525 West in an A zone. (C-7-12)
10. Kirk Barker – (Public Hearing) – Applicant is requesting a conditional use permit for an accessory dwelling and a real estate home office located at 457 North 200 East in an OTR zone. (C-6-12)

#### ZONING ORDINANCE TEXT CHANGES

11. Craig Holmes – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment to the Zoning Ordinance allowing small neighborhood U-haul dealerships as a conditional use in the BR zone. (ZT-4-12)
12. Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment to the Zoning Ordinance regarding open storage in residential zones. (ZT-5-12)

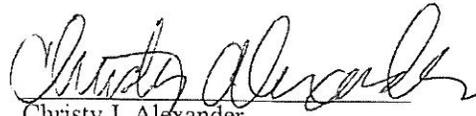
#### OTHER BUSINESS

13. Miscellaneous, correspondence, etc.
  - a. Other
14. 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.*

*Meetings may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

DATED this 8<sup>th</sup> day of June, 2012

  
Christy J. Alexander  
Associate City Planner