



FARMINGTON CITY

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AGENDA **PLANNING COMMISSION MEETING**

November 14, 2013

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 APPLICATIONS

3. Chris Ensign (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (10 lots) on 3.1 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)
4. Farmington City (Public Hearing) – Applicant is requesting approval of a two-lot metes and bounds subdivision on property (approximately 2.3 acres) located at 42 North and 650 West. (S-19-13)
5. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Preliminary Plat approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)
6. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Cottages at Rigby Road Planned Unit Development (P.U.D) consisting of 80 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)

ZONE CHANGE APPLICATION

7. Farmington City (Public Hearing) - Applicant is requesting a recommendation for approval for a Zone Change on property (approximately 2.3 acres) located at 42 North and 650 West. The proposed change is from A (Agricultural) to BP (Business Park). (Z-4-13)

PROJECT MASTER PLAN APPLICATION

8. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Project Master Plan approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

ZONE TEXT CHANGE APPLICATION

9. Farmington City – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:
 - a. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
 - b. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
 - c. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
 - d. Changing the City’s local street cross-section standard in Section 12-7-040;
 - e. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
 - f. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
 - g. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope
 - h. Deleting the word “minimum” in 11-28-070;
 - i. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
 - j. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).

OTHER BUSINESS

10. Jerry Preston (Public Hearing) – Applicant is requesting a special exception to establish a live/work unit as an adaptive reuse in order to preserve the historic home at 177 North Main. No new structure or building is proposed for the site.
11. Miscellaneous, correspondence, etc.
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 November 8, 2013



Eric Anderson
Associate City Planner