



# FARMINGTON CITY

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JOHN BILTON  
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CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING April 3, 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. Chris Ensign - Applicant is requesting a recommendation for Final Plat approval for The Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)
4. Jerod Jeppson/Norm Dahle – Applicant is requesting Preliminary Plat approval for the Silverleaf Subdivision (9 lots) on 3.74 acres located at approximately 1505 North 1500 West in an R Zone. (S-16-13)
5. Nick Mingo/Ivory Development – Applicant is requesting a recommendation for Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)
6. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 West 1400 North in an LR-F zone. (S-20-13)
7. James Wheatley/Symphony Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Conservation Subdivision consisting of 12 lots on 4.55 acres located at approximately 700 South and 50 East in an R Zone. (S-2-14)
8. Jason Harris/Fieldstone Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-4-14)

**ZONE TEXT CHANGES**

9. 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**

10. Chapter 12 Amendments (Discussion Item Only).
11. Miscellaneous, correspondence, etc.
  - a. 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 March 28, 2014



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Eric Anderson  
Associate City Planner