



# FARMINGTON

## MORE TIME FOR LIVING

### PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday August 17, 2023

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah.

A work session and training will be held at 6:00 PM prior to the **regular session which will begin at 7:00 PM** in the Council Chambers.

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at [farmington.utah.gov](http://farmington.utah.gov).

Any emailed comments for the listed public hearings, should be sent to [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day listed above.

#### **SPECIAL EXCEPTION APPLICATION – public hearing**

1. Christine Elegante – Applicant is requesting a special exception approval to exceed the standard height allowance for a fence, located at 2134 Pheasant Place, in the AE (Agricultural Estates) zone.
2. US Bank – Applicant is requesting special exception approval to determine the appropriate stacking ratio for the proposed US Bank stand-alone drive up ATM at the property located at approx. 164 N University Ave. **TABLED FROM PREVIOUS MEETING – NO PUBLIC HEARING.**

#### **SUBDIVISION – public hearing**

3. Blake Bastian – Applicant is requesting recommendation for Preliminary Planned Unit Development (PUD) Master Plan and Schematic subdivision plan for the proposed Gatrell Gardens Subdivision, which will consist of 8 lots (including 2 existing homes) on 2 acres or property, located at 37 and 79 North 100 West and a portion of 184 W State Street, in the OTR zone (S-5-23).

#### **CONDITIONAL USE APPLICATION – public hearing**

4. Tauni Frampton – Applicant is requesting conditional use approval related to the design of a proposed new single-family home located on .43 acres at 68 East 400 North in the OTR zone (C-9-23)

#### **ZONE TEXT AMENDMENTS – public hearings**

5. Farmington City – Applicant is requesting Additional text and amendments to Section 11-28-140: FENCES, and Section 11-18-160: OPEN STORAGE IN RESIDENTIAL ZONES of Chapter 11-28: SUPPLEMENTARY AND QUALIFYING REGULATIONS, of the Farmington City ZONING REGULATIONS. The proposed amendments are to consider matching requirements in residential zoning districts to residential developments in other zones. (ZT-11-23)
6. Farmington City – Applicant is requesting Additional text and amendments to Section 11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES), of Chapter 11-17: ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR), of the Farmington City ZONING REGULATIONS. The proposed amendments are to consider changes to the percent of garage that may occupy the front plain of a home. (ZT-13-23)
7. Farmington City – Applicant is requesting amendments to Chapter 11-30: FOOTHILL DEVELOPMENT STANDARDS, of the Farmington City ZONING REGULATIONS. The proposed amendments are to reconfigure/modify the foothill ordinance review and approval process consistent with the Subdivision and Zoning Ordinances, add some architectural design standards, emphasize the no build standards of steep slope areas, and to implement other miscellaneous changes. (ZT-14-23)

#### **OTHER BUSINESS**

8. Miscellaneous, correspondence, etc.
  - a. Minutes Approval 08.03.2023
  - b. City Council Report 08.15.2023
  - c. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act 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.*

**CERTIFICATE OF POSTING** I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website [www.farmington.utah.gov](http://www.farmington.utah.gov), on August 14, 2023.

Carly Rowe, Planning Secretary