



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday September 7, 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.

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

SPECIAL EXCEPTION APPLICATION – public hearing

1. Key Bank – Applicant is requesting a special exception approval have a drive through as part of a financial institution at 529 North Station Parkway in the GMU (General Mixed Use) zone (M-10-23).

CONDITIONAL USE APPLICATION – public hearing

2. Farmington Flex / Andrew Hiller – Applicant is requesting conditional use approval to use space in the Farmington Flex development for Gymnasium/Indoor Sports in part of building 3 at 1261 South 650 West in the LM&B (Light Manufacturing and Business) zone (C-10-23)

ZONE TEXT AMENDMENTS – public hearings unless noted otherwise with item.

3. Farmington City – Additional text and amendment to Title 16, STORMWATER REGULATIONS. The proposed amendments are to update definitions and to clarify what permitting is needed before disturbing land. (ZT-15-23)
4. 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, and Chapter 11-2, DEFINITIONS, 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)
5. (Public hearing previously held) 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)
6. 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

7. Miscellaneous, correspondence, etc.
 - a. Minutes Approval 08.17.2023
 - b. City Council Report 09.05.2023
 - 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, and emailed to media representatives on September 5, 2023.

Carly Rowe, Planning Secretary