



# FARMINGTON

MORE TIME FOR LIVING

## PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday February 08, 2024

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.

### OATH OF OFFICE – New Planning Commission Member

### SUBDIVISION / SITE PLAN / PROJECT MASTER PLAN APPLICATIONS – public hearing on item #2 only

1. **Symphony Homes** – Applicant is requesting Preliminary Plat approval for the proposed Eastridge Estates Phase 4, which will consist on 9 lots on 3.38 acres, located at 50 W 1500 S., in the LR (Large Residential) zone (S-1-24).
2. **CW Urban** – Applicant is requesting a recommendation for a Project Master Plan / Development Agreement, Schematic Subdivision Plan, and Concept Site Plan for the Charlotte, a mixed residential and commercial subdivision covering 11 acres at approximately 1293 West Burke Lane in the OMU (Office Mixed Use) zone (PMP-1-23).
3. **Tucker Nipko** – Applicant is requesting Concept Site Plan approval for a proposed Medical Office Building covering 1.16 acres at approximately 775 N. Innovator Dr., in the OMU (Office Mixed Use) zone (SP-1-24).

### ZONE TEXT AMENDMENTS – public hearing

4. **Farmington City** – Applicant is requesting additional text and amendments Chapter 11-35, HOME OCCUPATION, of Title 11, ZONING REGULATIONS. The amendments are proposed to remove a conflict between city ordinance and state code regarding regulation of firearms, to clarify the residency requirement for operation of a home occupation, and to change the consideration of preschool, daycare, and small classes from a conditional use to a permitted use (ZT-2-24).

### OTHER BUSINESS

5. **Miscellaneous, correspondence, etc.**
  - a. Minutes Approval from 01.04.2024
  - b. City Council Report from 01.16.2024 & 02.06.2024
  - c. Decision to Reconsider – Application C-12-23.
  - d. 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), the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn) on February 05, 2024. DeAnn Carlile, City Recorder