



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Thursday July 11, 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 & 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.

SUBDIVISION APPLICATIONS – (public hearing on item #2)

1. Blake Bastian – Applicant is requesting Preliminary Plat / Final Planned Unit Development (PUD) Master Plan approval for the proposed Gatrell Gardens Subdivision, which will consist of 10 lots (including 3 existing homes) on 2.77 acres of property, located at 37 and 79 North 100 West and 184 W State Street, in the OTR zone.
2. Dr. Stephen M. Lyon – Applicant is requesting recommendation for a Schematic Subdivision and PUD overlay zone for the proposed Lyon Meadows subdivision consisting of 16 lots on 5.7 acres of property at 1502 North Frontage Road, in the LR zone.

ZONE CHANGE APPLICATION – (public hearing)

3. Harv Jeppsen – Applicant is requesting recommendation for a rezone to include the AP District overlay zone and an accompanying development agreement for an RV resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property, in the A Zone.

ZONE TEXT APPLICATIONS – (public hearing on item #5)

4. Farmington City – Applicant is requesting a recommendation for consideration to add additional text and changes to multiple sections of Title 11 allowing separate ownership of accessory dwelling units. – *previously tabled*.
5. Farmington City – Applicant is requesting recommendation of additional text and amendments to multiple sections of Title 12, Subdivisions, to align the City's ordinances with the State of Utah's requirements for subdivision improvement warranties and to establish the Planning Commission as the land use authority for creating a DADU Parcel by metes and bounds.

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
 - a. Planning Commission Minutes Approval – 06.20.2024
 - b. City Council Report – 07.02.2024
 - 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, the Utah Public Notice website at www.utah.gov/pmn on July 08, 2024.
Carly Rowe, Planning Secretary