



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday January 09, 2025

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.

Oath of Office for Scott Behunin.

CONDITIONAL USE PERMIT APPLICATION – *previously tabled/public hearing*

1. Technology Associates – Applicant is requesting consideration for a Conditional Use Permit application for a monopole wireless telecommunications facility (cell tower) exceeding 60 feet in height, at approximately 125 W Lagoon Lane (300 N), in the CR (Commercial Recreation) zone. (C-4-24)

SPECIAL EXCEPTION APPLICATION – *public hearing*

2. Lyndee Gubler – Applicant is requesting a Special Exception for an adaptive reuse of a building that is eligible for the National Register of Historic places located at 135 South 200 East. The request is to allow office use in the existing residential building. (M-6-24)

SUBDIVISION APPLICATION – *public hearing*

3. Cole West (CW Land Co.) – Applicant is requesting a recommendation for a Development Agreement, Schematic Subdivision, and Project Master Plan for The Ana consisting of 75 townhomes on 9.5 acres at located at approximately 1000 North and 650 West. (S-16-24)

ZONE TEXT AMENDMENT APPLICATION – *public hearing(s)*

4. Farmington City – Recommendation of a Zone Text Amendment to Chapter 11-30, Foothill Development Standards, to amend provisions as they relate to public utility infrastructure. (ZT-18-24) – *withdrawn*
5. Jourdan Biesinger – Applicant is requesting a recommendation to amend the Rice Farms Planned Unit Development (PUD) regulations to allow internal accessory dwelling units (IADUs) on lots smaller than 6,000 sq. ft. In size. (ZT-17-24)

OTHER BUSINESS

6. Miscellaneous, correspondence, etc.
 - a. City Council Report 12.17.2024
 - b. Planning Commission Minutes Approval 12.12.2024
 - 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 January 03, 2025. Carly Rowe, Planning Secretary