



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday October 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 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](https://www.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. **Craig Mattinson – Applicant is requesting a consideration of a Special Exception application, for an approval regarding a driveway width extension to exceed the standard 30 feet, for the property located at 131 S. Bonanza Rd., in the AE (Agricultural Estates) zone.**

REZONE AND SUBDIVISION APPLICATIONS – all 3 public hearings

2. **Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East.**
3. **Cole West/Zeus Investments LLC – Applicant is requesting consideration of a Rezone of approximately 52 acres of property at 37 North Buffalo Rd from AA to the AE zoning district to include the AP (Agricultural Planned District) overlay and Schematic Subdivision/General Development Plan for the Heritage residential development consisting of 187 residential lots for applicant Cole West.**
4. **STACK Farmington Land LLC – Applicant is requesting consideration of a request for various Stack Real Estate projects in the North Station area on approximately 117 acres of property between I-15 and the D&RGW rail trail south of Shepard Lane and north of Burke Lane.**
 - **Master Plat**
 - i. Clarifying property and project boundary areas and correcting street dedications over 117 acres of property.
 - **Commercial Development**
 - ii. C1 – Concept Site Plan, Schematic Subdivision, and PMP (Project Master Plan) for a self-storage facility on approximately 3 acres near Shepard Lane on Innovator Drive.
 - iii. C4 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail center including consideration of allowed signage for approximately 8 acres north of 950 N. Street.
 - iv. C6 – Concept Site Plan, Schematic Subdivision, and PMP for a commercial retail site on approximately 1 acre south of 950 North Street on Innovator Drive.
 - **Residential Development**
 - v. R1 (phase 1) – Schematic Subdivision Plan and PMP for residential development consisting of 37 townhomes and 1 apartment building (52 units) on approximately 5 acres of property south of 950 North Street between Innovator Drive and the D&RGW rail trail.

OTHER BUSINESS

5. **City Council Reports, Approval of Minutes, Upcoming Items & Trainings.**
 - a. Planning Commission Minutes Approval: 09.18.2025
 - b. City Council Report: 10.07.2025
 - 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.

Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on October 03, 2025. Carly Rowe, Planning Secretary