



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday November 06, 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 **6:30 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.

GENERAL PLAN – public hearing

1. Farmington City's intent to adopt a Water Element as part of the City's General Plan. Affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the general plan amendment concerning:
 - a. Impacts that use the land proposed in the proposed general plan or amendment may have; and
 - b. Uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and

CONDITIONAL USE PERMIT – public hearing

2. Central Davis Sewer District – Applicant is requesting consideration of a Conditional Use Permit to relocate the sewer lift station from its current location in 'South Park' further north within the park due to the future I-15 expansion project. The location is approximately 1384 South Frontage Road.

SPECIAL EXCEPTION APPLICATION – public hearing

3. Dave Ellis – Applicant is requesting 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 353 S 75 W., in the LR (Large Residential) zone.

SUBDIVISION APPLICATIONS – public hearing for item 5 only.

4. CW Urban – Applicant is requesting Preliminary Plat Approval for the Farmstead project on approximately 15.5 acres of property at 675 South 1525 West, consisting of 30 lots.
5. Harv Jeppson – Applicant is requesting Final Site Plan Approval for the Spring Creek RV Resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property.
6. Michael Packer – Applicant is requesting consideration of a Development Agreement and the schematic plan for the Packer Subdivision at 219 E. 100 N. This project consists of 2 lots on approximately 0.72 acres.

OTHER BUSINESS

7. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes 10.09.2025 and 10.23.2025
 - b. No City Council this week (Election Day) next City Council is 11.18.2025
 - 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 November 03, 2025. Carly Rowe, Planning Secretary