

NOTICE & AGENDA
PLANNING COMMISSION MEETING
July 31, 2008

Public Meetings at City Hall, 130 North Main
Study Session/Field Trip: 6:00 p.m.
Regular Session: 7:00 p.m.

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- (7:00) 1. Minutes
 2. City Council Report

SUBDIVISION APPLICATIONS

- (7:10) 3. Dwight Poulson – (Public Hearing) – Applicant is requesting a recommendation of approval for minor subdivision plat approval for a flag lot on property located at 1266 North Main Street (S-4-08).

ZONE CHANGE APPLICATIONS

- (7:20) 4. Farmington City – (Public Hearing) – Consideration of a zone change from R-2 (Multi-family Residential) to R (Residential) on 9.18 acres at approximately 1200 South 200 East (Farmington Bay Subdivision) (Z-3-08).

CONDITIONAL USE APPLICATIONS

- (8:00) 5. Gardner Development – (Public Hearing) – Applicant is requesting conditional use and site plan approval for a proposed Zion’s Bank in the Village at Old Farm development at approximately 1700 North Main Street (C-3-08). The applicant is also requesting a recommendation for final plat approval for a minor subdivision dividing the Zion’s Bank site from the remaining portion of the development area (S-05-08).
- (8:40) 6. Gardner Development – (Public Hearing) – Applicant is requesting conditional use and site plan approval for a temporary site for the operation of a temporary Zion’s Bank location at approximately 1700 North Main Street (TU-01-08).

ZONING TEXT CHANGE APPLICATION

- (9:00) 7. Farmington City – (Public Hearing) – Consideration of a recommendation to amend Chapter 11 of the General Plan regarding the “Farmington Commercial Center” and other related general plan text and map changes, and to amend Chapter 18 of the Zoning Ordinance regarding the TOD (Transportation Oriented Development) zone including but not limited to residential density, non-residential building size, permitted and conditional uses, and Project Master Plan (PMP) criteria including, among other things, street type hierarchy and street network design, building form and site envelope standards, off-street parking, landscaping standards, and other various changes (MP-2-08) (ZT-3-08).

OTHER BUSINESS

- (9:50)
8. Miscellaneous, correspondence, etc...
 - a. Todd Godfrey review of Chapter 39, Historic Buildings and Sites
 - b. Other
 9. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. additional information is needed in order to take action 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.)

Posted July 25, 2008

Glenn Symes
Assistant City Planner