

**AMENDED
NOTICE AND AGENDA
PLANNING COMMISSION MEETING
December 8, 2005
Study Session: 5:30 p.m.
Public Meeting: 6:00 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.)

- (6:00) 1. Minutes
2. City Council Report

SUBDIVISION/PLANNED UNIT DEVELOPMENT (PUD) APPLICATIONS

- (6:05) 3. Jerry Preston - Applicant is requesting a recommendation for final plat approval for phase 1A of the Rice Valley Estates PUD consisting of 11 lots on 4.548 acres and final development plan approval for the entire PUD consisting of 111 lots on 34.56 acres located at approximately 50 West 700 South in an LR(PUD) zone (S-7-05).
- (6:10) 3a. Landform L.L.C., Frank Ivory - Applicant is requesting a recommendation for final plat approval for phase 2 of the Silverwood Subdivision consisting of 13 lots on 5.704 acres located at approximately 1500 North 1750 West in an LR zone (S-15-05).
- 3b. Chris Martineau, Shadow Ridge Development - Applicant is requesting final plat approval for the Hidden Meadows Phase II Subdivision consisting of 9 lots on 7.54 acres located at approximately 425 West 1400 North off of Cherry Blossom Drive and Welling Way in an LR-F zone (S-16-05).
- (6:15) 4. Garbett Homes (Public Hearing) - Applicant is requesting a recommendation for a PUD designation on property presently zoned C (Commercial) located west of U.S. 89, north of I-15, east of the Shepard Creek Parkway, and south of the development known as Farmington Crossing at Spring Creek Pond Planned Unit Development, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto (S-28-05).
5. Garbett Homes (Public Hearing) - Applicant is requesting a recommendation for a PUD designation on property presently zoned C (Commercial) located west of U.S. 89, east of the Shepard Creek Parkway, south of Shepard Lane, and north of the development known as Farmington Crossing at Spring Creek Pond Planned Unit Development, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto (S-30-05).

- (6:40) 6. Symphony Development Corp. (Public Hearing) - Applicant is requesting a recommendation for a PUD designation on 22.19 acres of property presently zoned AE located at approximately 260 South 1100 West, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto (S-33-05).
- (7:05) 7. Todd Bradford (Public Hearing) - Applicant is requesting a recommendation for a PUD designation on property presently zoned R-4 located at the southwest corner of 200 East and 200 South, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto (S-35-05).

GENERAL PLAN/ZONE CHANGE APPLICATIONS

- (7:40) 8. Gardner/Gust Old Farm, LLC (Public Hearing) - Applicant is requesting a recommendation for a zone change on approximately 33.955 acres of property located west of Main Street, east of U.S. 89, south of the Cherry Hill Interchange, and north of the Old Shepard Creek Estates and Old Shepard Commons subdivisions from LR, LS and A to NMU(PUD), and a recommendation for preliminary development plan approval for a development related thereto (Z-7-05).
- (8:10) 9. Station Park, LLC, Rich Haws (Public Hearing) - Applicant is requesting a recommendation for a zone change on property located west of I-15, north of Clark Lane, and south of Park Lane from A and BP to TOD (Z-9-05).
- (8:25) 10. Lane Fishburn (Public Hearing) - Applicant is requesting a recommendation to amend the General Plan regarding 1.7509 acres of property located on the southwest corner of Main Street and South Mountain Road from “ Low Density Residential” to “ Office/Business Park”, and to rezone the property from LR-F to BP-F (Z-10-05).

ZONE TEXT CHANGE APPLICATION

- (8:55) 11. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend Chapter 14 (Business Park Zone (BP)) regarding accessory building setbacks (ZT-6-05).
- (9:05) 12. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend Chap. 19 of the Zoning Ordinance titled “ Commercial Mixed Use (CMU) Zone” (ZT-7-05).

OTHER BUSINESS

- (9:20) 13. Miscellaneous, Correspondence, etc.,
- a. Don Pratt lot line adjustment request;
 - b. Planning Commission Elections for 2006;
 - c. Proposed 2006 Planning Commission schedule; and
 - d. Other.
14. 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.)