

NOTICE & AGENDA
PLANNING COMMISSION MEETING

March 29, 2007

Public Meetings at City Hall, 130 North Main

Study Session: 6:30 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 APPLICATION

- (7:05) 3. Jerry Preston (Public Hearing) - Applicant is requesting preliminary plat approval and a recommendation for final plat approval for Phase 4 of the Rice Farms Estates PUD consisting of 14 lots on 5.662 acres located at approximately 25 West 800 South in an LR(PUD) zone (S-25-06).

CONDITIONAL USE/SITE PLAN APPLICATIONS

- (7:15) 4. The Gardner Company (Public Hearing) - Applicant is requesting a recommendation for schematic plan approval to amend a previously approved plan for a mixed use development known as the Village at Old Farm. The proposed project will now consist of more dwelling units but less area devoted to office and retail uses. The site (approximately 34 acres) is 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 in an NMU zone (C-2-07 and S-8-07).
- (8:00) 5. Utah Landquest LLC, Todd Bradford (Public Hearing) - Applicant is requesting conditional use approval for the Steed Place Planned Unit Development (PUD) consisting of 14 dwelling on 2.3 acres located at the southwest corner of 200 South and 200 East in an R-4(PUD) zone (S-35-05).
- (8:15) 6. Dennis Knoles (Public Hearing) - Applicant is requesting site plan approval to expand a non-conforming commercial use (a dentist office) and conditional use approval to construct an accessory building greater than 15 feet in height. The project is located at 193 South 200 West in an LR zone (C-3-07).

ZONING TEXT CHANGE APPLICATIONS

- (8:30) 7. Farmington City (Public Hearing) - Consideration of revisions to the Zoning Ordinance regarding stay of proceedings after appeals (ZT-3-07).

- (8:45) 8. Farmington City (Public Hearing) - Consideration of a recommendation to amend or repeal Chapter 12 of the Zoning Ordinance regarding conservation subdivisions and amendments to Chapters 10 and 11 of the Zoning Ordinance regarding lot sizes and references to Chapter 12 and/or conservation subdivisions (ZT-4-07).

OTHER BUSINESS

- _____ 9. Miscellaneous, Correspondence, etc.
10. 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 March 23, 2007

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Director, Community Development