

**AMENDED
NOTICE AND AGENDA
PLANNING COMMISSION MEETING
May 11, 2006 (Public Meeting)
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/PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

- (7:05) 3. Rice Farms LLC, Glen Rice (Public Hearing) - Applicant is requesting a recommendation regarding an alternative plan to the approved Final (PUD) Master Plan for the Rice Farms Estates PUD consisting of several lots on 33.61 acres between the Frontage Road and 200 East at approximately 750 South in an LR (PUD) zone (S-7-05).

GENERAL PLAN/ZONE CHANGE APPLICATIONS

- (7:25) 4. Farmington City (Public Hearing) - Applicant is requesting a recommendation for a zone change on all remaining property located within the Farmington Ranches development not zoned AA west of the 4218 ft. above sea level elevation line from A (or AE) to AA (Z-5-06).
- (7:30) 5. Farmington City (Public Hearing) - Applicant is requesting a recommendation regarding a proposal to amend the General (or Future) Land Use Plan map regarding property in the general vicinity of north Main Street, south Mountain Road, Northridge Road, and U.S. 89 from "Public/Private Recreation Open Space and or Parks Very Low Density" and "Low Density Residential" to "Office/Business Park" (Z-6-06).

OTHER BUSINESS

- (7:35) 6. The Cottages at Station Park development issues (discussion item only).
- (8:30) 7. Draft Professional Office Zone text (discussion item only).
8. Miscellaneous, Correspondence, etc.
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 May 8, 2006

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City Planner