

NOTICE AND AGENDA
PLANNING COMMISSION MEETING

August 10, 2006

Public Meeting 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 APPLICATIONS

- (7:05) 3. Asay-Miller - Applicants are requesting a recommendation for minor plat approval for a 2 lot subdivision of the commercial property now occupied by Bukoos (formerly K-Mart) located on the northwest corner of Shepard Lane and U.S. 89 in a C zone (S-8-06).
- (7:10) 4. PCI #1 LLC (Public Hearing) - Applicant is requesting a recommendation for final plat approval for Phase 1D of the Farmington Greens PUD which consists of 21 lots on 8.03 acres located at approximately 1400 West Clark Lane in an AE(PUD) zone (S-1-06).

ZONE CHANGE APPLICATION

- (7:15) 5. Farmington City (Public Hearing) - Consideration of rezoning approximately 5.5 acres of property located east of 200 East in the general vicinity of 200 North and 300 North from OTR-F to LR-F (Z-10-06).

CONDITIONAL USE/SITE PLAN APPLICATION

- (7:30) 6. Jeff Smith (Public Hearing) - Applicant is requesting site plan approval to develop self storage units and an accessory living quarters on 3.3 acres located at approximately 325 W. 1050 S. west of the Union Pacific R.R. tracks and south of Glovers Lane (C-16-05).

ZONING AND SUBDIVISION TEXT CHANGE APPLICATIONS

- (7:45) 7. Farmington City (Public Hearing) - Applicant is requesting a recommendation to the City Council regarding text changes to the Original Townsite Residential Zone (OTR) Chapter 17 of the Zoning Ordinance (ZT-7-06).
- (8:30) 8. Farmington City (Public Hearing) - Applicant is requesting a recommendation to the City Council regarding a text change to the Subdivision Ordinance related to residential lots on dead-end streets (ZT-8-06).

- (8:35) 9. Farmington City (Public Hearing) - Applicant is requesting a recommendation to the City Council regarding a text change to Chapter 23 of the Zoning Ordinance (Office Professional Zone) regarding marriage and family counseling services (ZT-9-06).

OTHER BUSINESS

- (8:40) 10. Dana N. Kendrick (Public Hearing) - Applicant is requesting a recommendation to resolve dead-end street issues in order to develop townhouses on vacant property (1.5816 acres) located between 1340 South and 1420 South west of 200 East in an R-2 zone (S-16-06).
- (9:15) 11. Miscellaneous, Correspondence, etc.
12. 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 August 3, 2006

David E. Petersen, AICP
City Planner