

NOTICE & AGENDA
PLANNING COMMISSION MEETING
October 30, 2008

Public Meetings at City Hall, 130 North Main
Study Session: 5:30 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

PLAT AMENDMENT APPLICATIONS

- (7:05) 3. Farmington Ranches HOA – Applicant is requesting a vacation of parcel 4D of the Farmington Ranches Phase 4 Subdivision plat and a recommendation of approval for an amended plat dividing parcel 4D among the adjacent property owners incorporating portions of parcel 4D into the surrounding lots (S-8-08).

ZONE CHANGE APPLICATIONS

- (7:15) 4. Farmington City – (Public Hearing) – Farmington City is consider a change of zoning from R-2 to R (Residential) or LR (Large Residential) on parcels in the following subdivisions or planned unit developments: Floral Grove Estates, Garff Cannon, Oaklane 2, Anderson Amended, Neumann, Lakeview Hills, Willow View, Continental Estates, Hillside Meadow, Parkland, unplatted properties on 200 East between 200 South and 500 South, and unplatted property on 450 South between 68 East and 148 East (Z-6-08).

CONDITIONAL USE APPLICATIONS

- (7:45) 5. Garbett Homes – (Public Hearing) – The applicant is requesting approval of a conditional use permit and an adjustment to the requirements for Property Signs as listed in the sign ordinance of the Farmington City Zoning Ordinance for the display of a promotional blimp to fly over the north phase of the Farmington Crossing Planned Unit Development (C-8-08).

ZONING TEXT CHANGE APPLICATION

- (8:00) 6. 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

- (8:05) 7. Miscellaneous, correspondence, etc...
- a. Scenic Byway regulations
 - b. Discussion of "Family" definitions changes
 - c. Model Ordinance from Provo City regarding "Elderly Persons – Extra Living Space"
 - d. Dwight Poulson Rezone Request
 - e. Other
- (8:25) 8. Closed Session – The Planning Commission will adjourn to a closed session to discuss pending litigation.
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 October 24, 2008

Glenn Symes
Assistant City Planner