

**NOTICE AND AGENDA**  
**PLANNING COMMISSION MEETING**  
**November 8, 2006**

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/PLANNED UNIT DEVELOPMENT (PUD) APPLICATIONS**

- (7:05) 3. Haskell Homes/Guy Haskell (Public Hearing) - Applicant is requesting preliminary plat approval for the Willow Creek Subdivision consisting of 5 lots on 2.215 acres located at on the northeast corner of Lund Lane and the Frontage in an LR zone (S-34-05).
- (7:15) 4. Harv Jeppson (Public Hearing) - Applicant is requesting a recommendation to amend the Leonard Lane PUD by receiving approval for a lot split subdivision by metes and bounds in an R-2 zone (S-23-06).

**GENERAL PLAN AMENDMENT APPLICATION**

- (7:20) 5. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend the Trail Master Plan, an element of the General Plan (MP-2-06).

**CONDITIONAL USE/SITE PLAN APPLICATION**

- (7:45) 6. Charlie Hunsaker (Public Hearing) - Applicant is requesting conditional use and site plan approval to construct and operate a gas station on the northwest corner of Park Lane and Lagoon Drive in a CMU zone (C-11-06).

**ZONE TEXT CHANGE APPLICATIONS**

- (8:10) 7. Farmington City (Public Hearing) - Applicant is requesting recommendation to enact a new chapter of the Zoning Ordinance titled "Urban Forestry Ordinance" (ZT-11-06).
- (8:15) 8a. CenterCal Properties LLC (Public Hearing) - Applicant is requesting a recommendation to amend sections of Chapter 18 of the Zoning Ordinance regarding Transportation Oriented Development zones (ZT-14-06)

**OTHER BUSINESS**

- 8b. CenterCal Properties LLC (Public Hearing) - Applicant is requesting a recommendation for Project Master Plan approval for the proposed Sation Park mixed use development consisting of 97.89 acres and located west of I-15, east of Park Lane, and north of Clark Lane (M-9-06).

- (9:15) 9. Miscellaneous, Correspondence, etc.
- a. Ron & Kit Greenwell request;
  - b. Garbett Homes color proposal; and
  - c. other.

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 November 2, 2006

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David E. Petersen, AICP  
City Planner