

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**December 4, 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

**GENERAL PLAN AMENDMENT AND LAND USE MAP AMENDMENT APPLICATIONS**

- (7:05)            3.       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 changes as well as a consideration of a recommendation for a general plan map amendment from CA/BP (Class A Business Park) to TMU (Transportation Mixed-use) on the following properties: approximately 64 acres located west of Park Lane and north of 100 North at approximately 1180 West Clark Lane; approximately 35 acres located at the southeast corner of Burke Lane and 1525 West (MP-2-08).

**ZONING TEXT CHANGE APPLICATION**

- (7:20)            4.       Farmington City – (Public Hearing) – Consideration of a recommendation 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 (ZT-3-08).

**ZONE CHANGE APPLICATION**

- (7:40)            5.       Farmington City – (Public Hearing) – Consideration of a recommendation of a change of zoning from TOD (Transportation Oriented Development) to RMU (Residential Mixed-use), GMU (General Mixed-use), TMU (Transit Mixed-use), OMU (Office Mixed-use) or OS (Open Space) on the following properties: approximately 100 acres of property located north of Clark Lane, west of I-15, and south and east of Park Lane; approximately 64 acres located west of Park Lane and north of 100 North at approximately 1180 West Clark Lane; approximately 35 acres located at the southeast corner of Burke Lane and 1525 West; and approximately 12 acres located at the southwest corner of Clark Lane and 1100 West (Z-7-08).

**PROJECT MASTER PLAN APPLICATION**

- (7:55) 6. America West Development – (Public Hearing) – Applicant is requesting approval of a Project Master Plan for approximately 12.86 acres of property located between Clark Lane, 1100 West and the former D&RG rail line. The project is known as Park Place and is proposed as a high-density residential and commercial mixed-use development (SP-7-08).

**CONDITIONAL USE APPLICATIONS**

- (8:15) 7. Don Lilyquist, Maverik, Inc. – (Public Hearing) – Applicant is requesting an amendment to a conditional use permit for the expansion of the parking lot for the Maverik store located at 957 West Shepard Lane. The expansion is to accommodate 12 new parking stalls on property owned by Maverik Country Stores, Inc. (C-9-08).
- (8:25) 8. Gary Tyler, Richards Bott Architects – (Public Hearing) – Applicant is requesting an amendment to a conditional use permit for the expansion of a parking lot for the LDS Church building located at 850 North Compton Road. The expansion is to accommodate new parking stalls on property to the south of the existing building to be acquired by the LDS Church (C-11-08).

**SUBDIVISION APPLICATIONS**

- (8:35) 9. LDS Church – (Public Hearing) – Applicant is requesting approval of a preliminary plat for a one lot subdivision located at approximately 1015 North Main Street for the development of an LDS Church. The applicant is also requesting a recommendation of approval to the City Council for a final plat for the same subdivision (S-7-08).

**ANNEXATION PETITION**

- (8:50) 10. Robert Miller, Symphony Homes – Applicant is requesting a recommendation of approval for a petition for annexation of 20 acres of property located at approximately 600 South 1525 West for the development of an LDS Church on a portion of the site.

**OTHER BUSINESS**

- (9:00) 11. Miscellaneous, correspondence, etc...
- a. Planning Commission Election for 2009
  - b. Proposed 2009 Planning Commission schedule
  - c. Other
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 November 26, 2008

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Glenn Symes  
Assistant City Planner