

NOTICE AND AGENDA
PLANNING COMMISSION MEETING

December 14, 2006

Public Meetings at City Hall, 130 North Main

First Session: 5:30 p.m.

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.)

- (5:30) 1. Minutes
2. City Council Report

SUBDIVISION/PLANNED UNIT DEVELOPMENT (PUD) APPLICATIONS

- (5:35) 3. Danville Land Investment LLC – Applicant is requesting a recommendation for final plat approval for the Hunters Creek Subdivision No. 4 consisting of 54 lots on 25.14 acres located at approximately 2200 West 750 North in an AE zone (S-27-05).
- (5:40) 4. Danville Land Investments, LLC, Woodside Homes – Applicant is requesting a recommendation for Preliminary PUD Master Plan approval for a development known as the Cottages at Station Park consisting of 414 dwelling units on 98.56 acres located west of I-15 and 1525 West Street, south of Shepard Lane, east of the UTA railroad tracks, and north of Burke Lane in the R-4 and LR zones (S-7-06 and S-11-06).
- (6:20) 5. Boyer Wheeler Farm L.C. – Applicant is requesting a recommendation for final plat approval for the Farmington Ranches Phase 8 Subdivision consisting of 74 lots on 98.79 acres located at approximately 150 South 2150 West in an A zone (S-5-06).
- (6:25) 6. Lane Fishburn, Fishburn Development and Land Consulting – Applicant is requesting a recommendation for final plat approval for a subdivision consisting of 8 lots on 2.78 acres located at the east end of 1175 North Street in an LR zone (S-12-06).
- (6:30) * Study Session

GENERAL PLAN AMENDMENT/ZONE CHANGE APPLICATIONS

- (7:00) 7. Brady Hall/North Park Development (Public Hearing) – Applicant is requesting a recommendation to rezone approximately 10 acres located at 48 West 600 North from OTR-F, and A-F to LR-F and a recommendation for schematic plan approval for a proposed planned unit development related thereto (Z-14-06 and S-24-06).
8. Trophy Homes LC (Public Hearing) – Applicant is requesting a recommendation to amend the General Plan by re-designating approximately 21.43 acres of property located at the southwest corner of State Street and 650 West (east of Farmington Creek and west of 650 West) from Rural Residential Density to Medium Density Residential, to rezone the same property from A to R-4, and schematic plan approval for a proposed planned unit development consisting of 95 lots related thereto (Z-13-06).

9. Randy Head (Public Hearing) – Applicant is requesting a recommendation for a zone change on approximately 10 acres of property located west of 1525 West and north of Phase III of the Farmington Ranches Subdivision from A to AE, and schematic plan approval for a subdivision related thereto (Z-15-06).
10. CenterCal Properties LLC and/or Farmington City (Public Hearing) – Applicant is requesting a recommendation for a zone change on approximately 100 acres of property located north of Clark Lane, west of I-15 and south and east of Park Lane from A, BP, and LM&B to TOD (Z-9-05).
11. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 10 (Residential Development) of the Farmington City General Plan (MP-4-05).

CONDITIONAL USE/SITE PLAN APPLICATION

- (9:45) 12. T-Mobile (Public Hearing) – Applicant is requesting conditional use and site plan approval to construct a cellular phone tower 100 feet in height on the Knowlton Elementary School grounds located at 801 Shepard Lane in a C zone (C-12-06).

OTHER BUSINESS

- (9:55) 13. Miscellaneous, Correspondence, etc.,
 - a. Planning Commission Elections for 2007;
 - b. Proposed 2007 Planning Commission schedule; and
 - c. Other.
14. 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 December 8, 2006

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City Planner