



AGENDA

Planning Commission Meeting
Tuesday, January 28, 2020
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on November 19, 2019.

REGULAR AGENDA

1. **SYMPHONY FARMS AMENITIES AREA**
FDP-19-04: Consider a final development plan for an amenities area for Symphony Farms located at the northwest corner of Kill Creek Road and W 167th Street.
2. **HILLTOP RIDGE**
Located at the southwest corner of Kill Creek Road and W 167th Street
 - a. **Z-19-05:** Hold a public hearing and consider a rezoning for 71.15 acres from A to R-1 District
 - b. **PP-19-06:** Consider a preliminary plat for Hilltop Ridge, a 71.15 acre, 150 lot single-family residential subdivision.
3. **TEXT AMENDMENT**
 - a. **TA-20-01:** Hold a public hearing and consider proposed text amendment TA-20-01 to the Gardner Land Development Code regarding the Public Utility Facility – Major land use.
 - b. Initiate text amendments to various sections of Title 17 Land Development Code of the Gardner Municipal Code enabling regulations that are consistent with the context of rural areas of Gardner and that preserve rural character.
4. **ELECTION OF A VICE CHAIR**
Nominate and elect a Vice Chair of the Planning Commission for a term to expire July 2020.

DISCUSSION ITEMS

1. **GARDNER DESTINATION DOWNTOWN PLAN**
Receive a presentation and provide input for the final draft of the plan.
2. **ANNUAL REVIEW OF THE COMPREHENSIVE PLAN**
Receive a presentation regarding the annual review of the Comprehensive Plan and initiate recommended comprehensive plan amendments to be heard at a later date.
3. **2019 ANNUAL PLANNING COMMISSION ACTIVITY RECAP**
Receive a presentation regarding a recap of the activities of the Planning Commission in 2019 and past project updates.

ADJOURNMENT