

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, May 24, 2012 at 7:00 p.m. in the Lehi City Council Chambers, 153 North 100 East, Lehi, Utah. The agenda shall be as follows:

1. CALL TO ORDER

2. OPENING OF PUBLIC HEARING ITEMS (Public input and Planning Commission action will be taken after the Consent and Regular Agenda items)

3. CONSENT AGENDA

3.1 Approval of the minutes from the May 10, 2012 regular meeting.

4. REGULAR AGENDA

4.1 WCCS Holdings – Requests Concept Plan approval for a new commercial building located at approximately 500 East State Street in an existing MU (Mixed Use) zone.

5. PUBLIC HEARINGS

*5.1 Taylor Smith – Requests review and recommendation of a General Plan Land Use Map Amendment on approximately 2.78 acres of property located at approximately 150 West Bull River Road changing the land use designation from LDR (Low Density Residential) to C (Commercial).

5.2 Jered Plouzek – Requests Site Plan and Conditional Use approval for All Star Properties, an office/warehouse project located at 802 West State Street in an existing MU (Mixed Use) zone.

5.3 YESCO - Requests Conditional Use approval of an electronic message display on an existing pole sign for the Maverik located at 520 West Main Street in an existing MU (Mixed Use) zone.

*5.4 Kevin Deis - Requests review and recommendation for a Zone District and Zone District Map Amendment on approximately .89 acres of property located at approximately 500 West Pioneer Crossing from a TH-5 (Transitional Holding) to an NC (Neighborhood Commercial) zone.

a. Kevin Deis – Request Concept Plan approval for a new 7-Eleven Convenience Store with gasoline sales to be located on property located at approximately 500 West Pioneer Crossing in a proposed NC (Neighborhood Commercial) zone.

*5.5 Craig Realty – Requests review and recommendation for a Conditional Use permit to allow certain exceptions to the sign requirements contained in Chapter 23 of the Lehi City Development Code for building and project signage on the Outlets at Traverse Mountain located at approximately 2300 West Cabela's Boulevard in an existing PC (Planned Community) zone.

*****Public Hearing Procedure and Order of Business*****

* Items noted on this agenda with a star (*) require final action by the City Council. City Council and Planning Commission meeting dates and agendas can be viewed on the Lehi City web site at www.lehi-ut.gov and the State web site at www.utah.gov/pmn/index.html. Items on this agenda without a star (*) require the approval of only the Planning Commission.

† All matters listed under the Consent Agenda are considered routine by the Planning Commission. They will be approved by one motion unless any person present – Planning Commissioner, Planning Staff or Citizen – requests an item to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda.

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify Marilyn Banasky, City Recorder at 768-7100 at least 24 hours prior to the meeting.

- *5.6 Lehi City – Requests review and recommendation of an amendment to the Lehi City Design Standards and Public Improvement Specifications Manual amending the fencing and landscaping standards along arterial roads.
- *5.7 Lehi City – Requests review and recommendation of an amendment to the Lehi City Development Code adding a new Utah Lake Shoreline Protection Overlay Zone.

6. CITY BUSINESS

7. ADJOURN

*****Public Hearing Procedure and Order of Business*****

* Items noted on this agenda with a star (*) require final action by the City Council. City Council and Planning Commission meeting dates and agendas can be viewed on the Lehi City web site at www.lehi-ut.gov and the State web site at www.utah.gov/pmn/index.html. Items on this agenda without a star (*) require the approval of only the Planning Commission.

† All matters listed under the Consent Agenda are considered routine by the Planning Commission. They will be approved by one motion unless any person present – Planning Commissioner, Planning Staff or Citizen – requests an item to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda.

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify Marilyn Banasky, City Recorder at 768-7100 at least 24 hours prior to the meeting.