

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, July 12, 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 minutes from the June 7, 2012 work session.

3.2 Approval of minutes from the June 14, 2012 regular meeting.

3.3 Elsa Borell – Requests a Major Home Occupation permit to operate Amatlan Academy preschool from her home located at 2292 Pebblestone Lane in an existing PC (Planned Community) zone.

3.4 Jennifer Frier – Requests a Major Home Occupation permit to operate Candy Cane Lane Preschool from her home located at 93 East 750 South in an existing RA-1 (residential) zone.

4. REGULAR AGENDA

4.1 Nathaniel Wall - Requests Site Plan and Conditional Use approval for Alpine Bible Church located in an existing building at 310 East State Street in an existing MU (Mixed Use) zone. (Tabled from May 10, 2012)

4.2 Andrew Bollschweiler – Requests Concept Plan approval for Blender Bottle, an office/warehouse to be located at 200 South 850 East in a proposed C (Commercial) zone.

5. PUBLIC HEARINGS

*5.1 Taylor Smith and Mark Wells – Requests review and recommendation of a Zone District Map Amendment on approximately 2.78 acres of property located at approximately 150 West Bull River Road from BP (Business Park) and R-1-10 (residential) to a C (Commercial) zone.

5.2 Adam Lambert – Requests Site Plan and Conditional Use approval for My Tire Guys located at approximately 1200 East SR-92 in an existing C (Commercial) zone.

5.3 Gary Borell – Requests Site Plan and Conditional Use approval for Amatlan Academy, a preschool and learning center to be located in an existing building at 51 East Main Street in an existing MU (Mixed Use) 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.

- *5.4 TR Hunt – Requests review and recommendation of a Zone District Map Amendment on approximately 0.33 acres of property located at approximately 86 North 200 East from an R-3 (High Density Residential) to a MU (Mixed Use) zone.
 - a. Tim Hunt – Requests Concept Plan approval for a proposed commercial office to be located in an existing home at 86 North 200 East in a proposed MU (Mixed Use) zone.
- 5.5 Travis Johnson – Requests Site Plan and Conditional Use approval for Utah Moto Medic located in an existing building at 40 North 150 West in an existing MU (Mixed Use) zone.
- *5.6 Lehi City – Requests review and recommendation of an update to the Moderate Income Housing Element of the General Plan.
- *5.7 Lehi City- Requests review and recommendation for an amendment to the Lehi City Development Code, Chapter 12, Buffering and Screening Requirements, amending the buffer width requirement for buildings over 20 feet in height.

6. CITY BUSINESS

7. ADJOURN

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