

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, October 12, 2006 at 7:00 p.m. in the Lehi City Council Chambers located at 153 North 100 East. 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 regular agenda items)

3. REGULAR AGENDA

- 3.1. Bona Signs—Requests Conditional Use approval for a proposed 70' Pole Sign for Partyland located at 310 North 850 East in an existing C (Commercial) zone. (Continued from the September 28, 2006 Planning Commission meeting)
- 3.2. David & Lori Newton – Request review and recommendation of an amendment to the Lehi City General Plan Land Use Map on 4.78 acres of property located at approximately 700 South 2300 West from a Very Low Density Residential Agriculture (VLDRA) to a Very Low Density Residential (VLDR) land use designation (tabled from the September 14, 2006 Planning Commission meeting).
- 3.3. Paul Washburn – Requests Site Plan approval for TASCOCO Business Park, a Professional Office development located at approximately 4200 North Pilgrims Loop Road in a PC (Planned Community) zone.
- 3.4. John Taylor – Requests Concept Plan review and recommendation of North Point Commercial/Residential a proposed mixed use commercial with stacked residential above commercial project located at 1024 West State Street in a Mixed Use zone.

4. PUBLIC HEARINGS

- 4.1. Sara Christensen – Requests approval of a 2-lot subdivision with an existing home located at 2065 North 300 East in an existing A-1 (Agriculture) zone.
- 4.2. Richard & Necia Russon – Request review and recommendation of zoning on the Richard Russon Annexation, approximately 2.84 acres of property located at approximately 1300 North 1500 East to a proposed RA-1 (Residential/Agriculture) zone.
- 4.3. Chuck Reville – Requests Preliminary Subdivision review and recommendation of North Bench Estates, a 13-lot residential subdivision located at 3200 North 1200 West in an R-1-10 (Single Family Residential) zone.
- 4.4. Justin Dubois – Requests approval of Elm Tree Subdivision, a 2-lot subdivision with an existing home located at 1088 North Trinnaman Lane in an RA-1 (Residential/Agriculture) zone.
- 4.5. Ivory Development – Requests Conditional Use and Site Plan approval for a convenience store with gasoline sales, car wash, dog wash and drive through located at approximately 3400 North Center Street in an existing PC (Planned Community) zone.
- 4.6. Patterson Construction – Requests review and recommendation for a proposed Zone District and Zone District Map amendment on approximately 15.44 acres of property located at approximately 2100 West 1500 North from A-5 and A-1 (Agricultural) to an R-1-12 (single family residential) zone.

- 4.7. Patterson Construction – Requests Preliminary Subdivision review and recommendation of North Bench Commercial Center, a 14-lot commercial subdivision located at 1200 East 3500 North in a C (Commercial) zone.
- 4.8. Patterson Construction - Requests Preliminary Subdivision review and recommendation for Blossom Meadows, a 24-lot residential subdivision located at approximately 1700 West 200 South in existing R-1-8 (Residential) and R-1-12 (Residential) zones.
- 4.9. Cingular Wireless – Requests Conditional Use and Site Plan approval for a new 80-foot monopole telecommunications tower located at approximately 3500 North Frontage Road in a C (Commercial) zone.
- 4.10. Gerald Larson – Requests review and recommendation of an amendment to the Lehi City General Plan Land Use Map on approximately 4.3 acres of property located at 1700 West Main Street from a MDR (Medium Density Residential) to a C (Commercial) land use designation.
- 4.11. Lehi City – Requests review and recommendation of an amendment to the Lehi City General Plan Land Use Map on approximately 150 acres located approximately between 100 North and 100 South and from 500 West and 2300 West changing the land use designation from MDR (Medium Density Residential) to LDR (Low Density Residential) and VLDR (Very Low Density Residential/Agricultural) designations.

5. CITY BUSINESS

6. APPROVAL OF MINUTES

- 6.1. Approval of minutes from September 28, 2006

7. ADJOURN