

LEHI CITY PLANNING COMMISSION AGENDA****AMENDED 11/29/06****

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, December 7, 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 Michael Ingles – Requests a Major Home Occupation permit to operate a tax service from his home located at 1755 North 250 West in an existing R-1-12 PRD zone.
- 3.2 John Taylor – Requests Concept Plan review and recommendation of North Point Commercial/Residential a proposed mixed use commercial project with stacked residential above located at 1024 West State Street in a Mixed Use zone.
- 3.3 ****Jerry Bradshaw – Requests Concept Plan review and recommendation for Liberty Land, a proposed miniature golf course located at 1280 North 300 West in a Mixed Use zone.**
- 3.4 Mountain Home Development Group – Requests Preliminary Subdivision review of Eagle Summit, Phase 6, an 85-lot residential subdivision located at approximately 5300 North 2600 West in a Planned Community zone. (Continued from September 14, 2006)
- 3.5 Mountain Home Development Group – Requests Preliminary Subdivision review for Winterhaven Phase 3, an 86-lot residential subdivision located at approximately 5600 North 2700 West in an existing Planned Community zone. (Tabled from September 28, 2006)

4. PUBLIC HEARINGS

- 4.1 Perry Homes – Requests review and recommendation of zoning on the Eagle Ridge Phase II annexation, 30.06 acres of property located at approximately 3200 North 300 West to a proposed R- 1-10 (single family residential) zone.
- 4.2 Craig Black - Requests Conditional Use and Site Plan approval of Black's Auto, an auto dealership located at approximately 657 West Main Street in an existing Mixed Use zone.
- 4.3 Brent Welker – Requests Conditional Use approval for a pole sign for Lone Peak Auto Sales located at 1243 East Main Street in an existing Commercial zone.
- 4.4 Kelly Degraffenried – Requests approval of Meadow Grass Subdivision, a 2-lot residential subdivision with an existing home located at approximately 900 North 1600 West in an existing A-1 (single family/agriculture) zone.
- 4.5 Doug Yates – Requests review and recommendation of Jordan Pointe Phase 2, a 4-lot commercial subdivision and an amendment to lot 1 of Jordan Pointe Subdivision located at 1940 West 2100 North in a Commercial zone.

- 4.6 Doug Yates– Requests Preliminary Subdivision review and recommendation of Timpview Meadows Phase 3, an 8-lot residential subdivision located at approximately 1300 South 1000 West in an R-1-22 (residential/agriculture) zone.
- 4.7 Doug Yates- Requests Conditional Use approval to place a fence higher than six feet high in the Timpview Meadows Phase 3 subdivision located at approximately 1380 South 910 West in an existing R-1-22 (residential/agriculture) zone.
- 4.8 Patterson Construction – Requests Preliminary Subdivision review for Mellor Subdivision, a 10-lot residential subdivision located at approximately 950 West 3400 North in an existing R-1-10 (single family residential) zone.
- 4.9 Ivory Homes – Requests Preliminary Subdivision review of The Walk at Ivory Ridge, a 112-unit town home project located at approximately 100 West 3200 North in a Planned Community zone.
- 4.10 Brad Olson – Requests Conditional Use and Site Plan approval for the Olson’s Garden Shoppe located at approximately 1120 West 3200 North in an existing Commercial zone.
- 4.11 Earl Lelegren – Requests review and recommendation of a Zone District and Zone District Map amendment on approximately 2.18 acres of property located at approximately 1133 West 3200 North from a TH-5 (Transitional Holding) zone to a Commercial zone.
- 4.12 Tom & VaNiece Russon – Request review and recommendation of a Zone District and Zone District Map amendment on approximately 1.2 acres of property located at approximately 460 North 1200 East from RA-1 (residential/agriculture) & TH-5 (Transitional Holding) zones to a proposed R-1-12 (residential) zone.
- 4.13 Double G Development, Inc. – Requests Preliminary Subdivision review of Lehi Park Place Estates, a 9-lot residential subdivision located at approximately 650 West 300 North in an R-1-10 (single family residential) zone.
- 4.14 Mountain Home Development Group – Requests approval of an amendment to the Fox Ridge Land Use Map of the Area Plan to adjust the buildable area.
- 4.15 Lehi City - Requests review of the following amendments to the Lehi City Development Code:
 - a. Table 05.040-B Table of Bulk and Intensity Requirements, amending the maximum building height in the Mixed Use zone.
 - b. Table 05.050, Table of Off-Street Parking Requirements, amending the parking requirements in the Mixed Use zone.

5. CITY BUSINESS

- 5.1 Discussion of proposed wireless telecommunications regulations.

6. APPROVAL OF MINUTES

- 6.1 Approval of minutes from the November 2, 2006 Planning Commission work session.
- 6.2 Approval of minutes from the November 9, 2006 Planning Commission regular meeting.

7. ADJOURN