

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, June 14, 2007 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 Carey Ofahengaue – Requests approval for a Major Home Occupation permit to operate a private child placing agency business from her home located at 255 South 2175 West in an existing Planned Community zone.
- 3.2 Gary Wells – Requests approval for a Major Home Occupation permit to operate a horse boarding/training business from his home located at 2820 North 1200 West in an existing A-1 Zone.

4. PUBLIC HEARINGS

- 4.1 David Anderson – Requests review and recommendation of a Zone District and Zone District Map Amendment on 0.33 acres of property located at approximately 35 North 500 West from an R-2 (medium density residential) to a Mixed Use zone.
- 4.2 Trane Engineering – Requests review and recommendation of a Zone District and Zone District Map Amendment on the Ellis/Chadwick property, approximately 15.93 acres of property located at approximately 2610 West 300 North from an A-5 (agricultural) to an R-1-22 (residential/agriculture) zone.
- 4.3 David Klock – Requests review and recommendation of a Zone District and Zone District Map Amendment on Lot 2 of Northridge Plaza Plat A, 1.08 acres located at 3281 North 1120 East from a Business Park to a Commercial zone.
- 4.4 Box Elder Properties – Request Conditional Use and Site Plan approval for the North Bench Business Park Extended Stay Suites located at approximately 1500 West Bull River Road in an existing Business Park zone.
- 4.5 Jerry Bradshaw – Requests Conditional Use and Site Plan approval for Liberty Land Fun Center, a recreational facility located at approximately 1320 North 300 West in an existing Mixed Use zone.
- 4.6 Jerry Bradshaw – Requests Conditional Use approval for a 70-foot flag pole located at the proposed Liberty Land Fun Center at approximately 1320 North 300 West in an existing Mixed Use zone.
- 4.7 Steve Broadbent – Requests Preliminary Subdivision review and recommendation for Willow Brooke Phase 2, a 12-lot residential subdivision located at approximately 950 West 1220 North in an existing R-1-8 (residential) zone.
- 4.8 Patterson Construction – Requests Preliminary Subdivision review and recommendation for the Arnold Subdivision, a 35-lot subdivision located at approximately 1500 North 2100 West in an existing R-1-12 (residential) zone.
- 4.9 Reed Hawks – Requests Preliminary Subdivision review and recommendation for Platinum Fields Phase II, a 45-lot residential subdivision located at approximately 300 North 2300 West in an existing R-1-22 (residential/agriculture) zone.

- 4.10 Frank Johnson – Requests Conditional Use and Site Plan approval for Speed-e-Crete, a construction service business located at approximately 2550 North 1200 West in an existing Commercial zone.
- 4.11 Thanksgiving Development – Requests Preliminary Subdivision review and recommendation for Thanksgiving Park Phase 1, a 3-lot commercial subdivision located at approximately Ashton Blvd and Clubhouse Dr. in an existing Resort Community zone.
- 4.12 Busk Estates – Request review and recommendation of a Zone District and Zone District Map Amendment on approximately 5.4 acres of property located at approximately 300 North Willow Park Road from an A-5 (agricultural) to an A-1 (agricultural) zone.
 - a. Micah Busk – Requests Concept Plan review for Busk Estates, a 6-lot residential subdivision located at approximately 250 North Willow Park Road in proposed A-1 zone.
- 4.13 Kody Kay – Requests Preliminary Subdivision review and recommendation for Marshall Grove, an 18-lot residential subdivision located at approximately 300 West 2100 North in an existing R-1-8 (residential) zone.
- 4.14 Alianza Development – Requests Conditional Use and Site Plan approval for El Pollo Loco Restaurant located at 88 North State Street in an existing Commercial zone.
- 4.15 Lone Peak Development Partners – Requests Preliminary Subdivision review and recommendation of Cambridge Court, a 16-lot residential subdivision located at approximately 1550 East 280 North in an existing R-1-10 (residential) zone.
- 4.16 Lehi City – Requests review and recommendation on the following amendments to the Lehi City Development Code:
 - a. Chapter 3 – Administration, amending the notice period for public hearings from 14 to 10 days.
 - b. Chapter 4 – Amendments to the City General Plan, Development Code and Zoning District Map, amending the notice period for public hearings from 14 to 10 days.
 - c. Chapter 27 – Annexations, amending the notice period for public hearings from 14 to 10 days.
 - d. Appendix Figures 1, 2, 5, 6, 9, 11, 13, 14, and 18, updating figures to reflect changes to hearing requirements and other miscellaneous updates.
 - e. Chapter 26 - Accessory Uses, Building and Structures amending the minimum side and rear setbacks required for accessory buildings and structures.
 - f. Table 05.030B - Adding race tracks for go carts, ATV and motocross or other motorized sports facilities/recreational facilities including commercial and private facilities as a Conditional Use in the Industrial and Light Industrial zones.

5. CITY BUSINESS

6. MINUTES

- 6.1 Minutes from the May 3, 2007 Work Session
- 6.2 Minutes from the May 10, 2007 Regular Meeting
- 6.3 Minutes from the May 24, 2007 Regular Meeting

7. ADJOURN