

**LEHI CITY PLANNING COMMISSION AGENDA**

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, July 12, 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. Stacy Couchman – Requests approval of a Major Home Occupation permit to operate a nail salon from her home located at 2032 West 1040 South in an existing R-1-12 (residential) zone.
- 3.2. Kerri Gray - Requests approval of a Major Home Occupation permit to operate a daycare from her home located at 373 North 400 East in an existing R-1-8 (residential) zone.
- 3.3. Tracee Shelton – Requests approval of a Major Home Occupation permit to operate a daycare from her home located at 584 West 2280 North in an existing R-1-8 Zone.
- 3.4. 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 BP (Business Park) zone. (Tabled from 6/14/07 Planning Commission meeting)
- 3.5. 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. (Tabled from 6/14/07 Planning Commission meeting)
- 3.6. Andrew Bybee – Requests Site Plan approval for Thanksgiving Park Building #1, a professional office development located on Clubhouse Drive and Ashton Boulevard in an existing RC (Resort Community) zone.

**4. PUBLIC HEARINGS**

- 4.1. Mountain Home Development Group – Requests Preliminary Subdivision review and recommendation for Traverse Mountain Plat D, a 4-lot subdivision located at Triumph Blvd. and Traverse Mountain Blvd. in an existing PC (Planned Community) zone.
  - a. Jay Anderton – Requests Site Plan approval for the Challenger School, a private school located at 3920 North Traverse Mountain Boulevard in a PC (Planned Community) zone.
- 4.2. Great Basin Engineering – Requests Preliminary Subdivision review and recommendation for Center Pointe at Lehi, a 22-lot commercial subdivision located at approximately 1500 East SR-92 in an existing C (Commercial) zone.
  - a.. Great Basin Engineering – Requests Concept approval for Smith’s Market Place, Retail Shops, and Service Station located on lots 10, 19, 20, 21, & 22 of the proposed Center Pointe Commercial Subdivision located at approximately 1500 East SR-92 in an existing C (Commercial) zone.
- 4.3. Abel Ruiz – Requests review and recommendation of a Zone District and Zone District Map Amendment on 0.33 acres of property located at approximately 46 North 300 West from an R-3 (high density residential) to an MU (Mixed Use) zone.
- 4.4. Jerry Bradshaw – Requests Conditional Use approval for a 30-foot pole sign located at the proposed Liberty Land Fun Center at approximately 1320 North 300 West in an existing MU (Mixed Use) zone.

- 4.5. Jerry Bradshaw – Requests Conditional Use approval for an 8- foot vinyl fence located at the proposed Liberty Land Fun Center at approximately 1320 North 300 West in an existing MU (Mixed Use) zone.
- 4.6. Motormax USA – Requests Conditional Use and Site Plan approval for a light manufacturing and assembly business located at 1601 North State Street in an existing MU (Mixed Use) zone.
- 4.7. Brian Knowlton – Requests Preliminary Subdivision review and recommendation of S&K Industrial, a 2-lot subdivision located at approximately 500 South 850 East in an existing LI (Light Industrial) zone.
- 4.8. Hazford Properties – Requests Preliminary Subdivision review and recommendation for Indian Springs, a 25-lot residential subdivision located at approximately 900 North 1700 West in an existing R-1-22 (residential/agriculture) zone.
- 4.9. Lehi City – Requests review and recommendation of an amendment to the Lehi City General Plan Land Use Element on approximately 8 acres of property which includes the entire block located between 100 North and 200 North and 100 West and 200 West and the entire block between 100 North and 200 North and 100 East and 200 East from an MDR (medium density residential) to an MU (Mixed Use) designation.
- 4.10. Lehi City – Requests review and recommendation of a Zone District and Zone District Map amendment on the following properties:
  - a. 0.51 acres located at 165 North 100 West from an R-3 to a Mixed Use zone.
  - b. 0.55 acres located at 47 North 100 West from an R-3 to a Mixed Use zone.
  - c. 0.30 acres located at 162 North 100 East from an R-1-8 to a Mixed Use zone.
  - d. 0.39 acres located at 34 East 100 North from an R-3 to a Mixed Use zone.
  - e. 0.37 acres located at 50 East 100 North from an R-3 to a Mixed Use zone.

## **5. CITY BUSINESS**

## **6. APPROVAL OF MINUTES**

- 6.1. Approval of minutes from the Planning Commission regular session held on June 14, 2007.

## **7. ADJOURN**