

**LEHI CITY PLANNING COMMISSION AGENDA**

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, July 10, 2008 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 Kristin Barrus – Requests a Major Home Occupation permit to operate a long-arm quilting business from her home located at 172 East 1500 North in an existing R-1-12 (Single Family Residential) zone.
- 3.2 Bertha Peralta – Requests a Major Home Occupation permit to operate a daycare from her home located at 1005 North 300 West in an existing R-1-8 (Single Family Residential) zone.
- 3.3 Sarah Christensen – Requests a Major Home Occupation permit to operate a preschool from her home located at 2069 North 300 East in an existing A-1 (Agriculture) zone.
- 3.4 Lehi Roller Mills – Requests Site Plan revisions to add grain storage bins at 833 East Main in a HI (Historic Industrial) zone.
- 3.5 Lehi City – Requests Site Plan review for the North Bench Fire Station located at 256 West 2600 North in an R-1-12 (Single Family Residential) zone.

**4. PUBLIC HEARINGS**

- 4.1 Woodbury Corporation - Requests Conditional Use approval to locate a 25' Pole Sign and Drive Through facility for the Drake Retail project located at 1338 East Main Street in a Commercial zone.
- 4.2 Merlin Squires – Requests review and recommendation for the Squires Business Park Condo Conversion located at 100 South 1350 East in a Commercial zone.
- 4.3 Jay Busk – Requests Preliminary Subdivision review and recommendation for Busk Subdivision, a 6-lot residential subdivision located at 250 North Willow Park Road in TH-5 and R-1-22 zones.
- 4.4 Don Kitchen – Requests Site Plan and Conditional Use approval for Quality 1<sup>st</sup> Machine tradesman shop located at 1560 North Trinnaman Lane in a Mixed Use zone.
- 4.5 Greg Roberts – Requests Site Plan and Conditional Use approval for Rocky Mountain Stainless Inc, a welding fabrication business located at 257 East State in a Mixed Use zone.
- 4.6 Reldon Barnes – Requests review and recommendation for a proposed Zone District and Zone District Map Amendment for property located at approximately 2300 West 2100 North from an A- 5 zone to Commercial and R-1-8 zones.

\*\*\*\*\*Public Hearing Procedure and Order of Business\*\*\*\*\*

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify Connie Ashton, City Recorder at 768-7100 at least 24 hours prior to the meeting

- 4.7 RK Buie Co, LLC – Requests review and recommendation for a General Plan Land Use Map Amendment for property located at 2300 West Main from Commercial Node and MDR to a Commercial land use designation.
  - 4.8 TJ Trane – Requests Subdivision approval for Garden Acres, a 2-lot subdivision with an existing home located at 145 North 400 East in an R-1-8 zone.
  - 4.9 Mountain Home Development – Requests review of an amendment to the existing Traverse Mountain Concept Plan on property located from approximately 500 West to 3000 West and SR-92 to the Utah County Line which was previously approved on August 28, 2007 to:
    - a. move densities within the project
    - b. create higher density areas
    - c. revise buildable area
  - 4.10 Mountain Home Development – Requests review of an amendment to the existing Traverse Mountain Area Plan to:
    - a. revise pod 11-6B from low density to medium density
    - b. revise pod VII 1B from low density to high density
    - c. revise pods I-4 and I-11 to allow commercial with 40 units per acre
    - d. revise frontage, setback and height requirements
- 5. CITY BUSINESS**
- 6. APPROVAL OF MINUTES**
- 6.1 Approval of minutes from the June 5, 2008 Work Session
  - 6.2 Approval of minutes from the June 12, 2008 Regular Meeting.
- 7. ADJOURN**

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