

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, August 14, 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. Ginger Palmer – Request approval of a Major Home Occupation to operate The Ginger House Preschool from her home located at 961 West 3350 North in an existing R-1-10 (Residential) zone.

3.2. Lindsay Ross – Requests approval of a Major Home Occupation to operate Lindsay Ross Photography from her home located at 1501 East 400 North in an existing R-1-8 (Residential) zone.

3.3. Stephanie Jensen – Requests approval of a Major Home Occupation to operate a preschool from her home located at 1938 West 1540 North in an existing RA-1 (Residential/Agriculture) zone.

3.4. Merlin Squires – Requests approval for the Squires Business Park Condo Conversion located at 100 South 1350 East in a C (Commercial) zone (Continued from July 10, 2008).

3.5. Lehi City – Requests Site Plan approval of the Lehi Legacy Center overflow parking lots: South overflow parking lot located on 100 West in an existing Mixed Use zone and North overflow parking lot located on 100 West in an existing R-3 (High Density Residential) zone.

3.6. 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

(Tabled from the July 10, 2008 Planning Commission Meeting)

3.7. 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

(Tabled from the July 10, 2008 Planning Commission Meeting)

4. PUBLIC HEARINGS

4.1. John Thomas – Requests review and recommendation for a Zone District and Zone District Map Amendment on property located at approximately 41 North 200 West from an R-3 (High Density Residential) to a Mixed Use zone.

4.2. Casey Taylor - Requests review and recommendation for a Zone District and Zone District Map Amendment on property located at approximately 1245 West Main Street from an R-1-8 (Residential) to a Commercial zone.

*****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

- 4.3. Stan Lewis/Larry Hadfield – Request review and recommendation for a Zone District and Zone District Map Amendment on approximately 16.1 acres of property located generally at 1100 West 1000 South from a TH-5 (Transitional Holding) zone to a C (Commercial) zone.
- 4.4. Dale Bennett – Requests review and recommendation of zoning on the Barnett Annexation, approximately 6.85 acres of property located at approximately 1300 West Bull River Road to a proposed TH-5 (Transitional Holding) zone.
- 4.5. Kent & Ann Bailey – Request review and recommendation of zoning on the (Freedom Acres) Bailey Annexation, approximately 5.14 acres of property located at approximately 1300 South 1900 West to a proposed TH-5 (Transitional Holding) zone.
- 4.6. Matt Rasband – Requests Preliminary Subdivision review for Discovery Office Park Phase II located at approximately 200 South Interstate Plaza Drive in an existing C (Commercial) zone.
 - A. Matt Rasband – Requests Site Plan approval for Discovery Office Park Phase II located at approximately 200 South Interstate Plaza Drive in an existing C (Commercial) zone.
- 4.7. Lehi City – Requests an amendment to the Lehi City Development Code Chapter 4, removing the wording that creates the March/September window for filing amendments to the Lehi City General Plan.
- 4.8. Lehi City – Requests review and recommendation of an update to the Moderate Income Housing Element of the Lehi City General Plan.
- 4.9. Lehi City - Requests review and recommendation on amendments to the Lehi City General Plan Land Use Map adding new master planned trails west of the Jordan River, adding connector trails between the Jordan River Parkway and the East Rail Road Trail at approximately 2300 West as well as north of Pilgrim's Landing, and making adjustments to the alignment of the Spring Creek Trail.
- 4.10. Lehi City – Requests review and recommendation of an amendment to the Lehi City General Plan Land Use Element, adding a new Moderate High Density land use classification to both the General Plan text and map.
- 4.11. Lehi City – Requests review and recommendation on amendments to the Lehi City Development Code and Planning Zone Map, creating a new Moderate High Density Residential (R-2.5) Zone. Development Code chapters to be amended include the following:
 - a. Chapter 5 – Establishment of Zoning Districts and Tables 05.030A and 05.040A– Adding the R-2.5 zone.
 - b. Chapter 12 – Development Standards – Adding standards for the R-2.5 zone.
 - c. Section 27.040 – Water Rights Conveyance – Adding the R-2.5 Zone to the Water Rights Conveyance table.

5. APPROVAL OF MINUTES

- 5.1. Approval of minutes from June 12, 2008 meeting (Tabled from the July 10, 2008 meeting)
- 5.2. Approval of minutes from July 3, 2008 work session
- 5.3. Approval of minutes from July 8, 2008 meeting
- 5.4. Approval of minutes from July 10, 2008 meeting

6. CITY BUSINESS

7. ADJOURN

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