

**LEHI CITY PLANNING COMMISSION AGENDA**

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, October 23, 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 Cary Dunn – Requests approval of building elevations for the approved Del Taco located at 3633 North Thanksgiving Way in an existing RC(Resort Community) zone. (tabled from October 9, 2008)
- 3.2 \* Merlin Squires – Requests review and recommendation for the Squires Business Park Condo Conversion located at 100 South 1350 East in a C (Commercial) zone (continued from the August 28, 2008 Planning Commission meeting).
- 3.3 Kevin Long – Requests Concept Plan review and recommendation for the Hyatt Place Hotel located at the southwest corner of Grand Terrace Parkway and Triumph Blvd in a PC(Planned Community) zone.
- 3.4 \* Mountain Home Development – Requests an amendment to the Traverse Mountain Area Plan to include exceptions from the City requirements for Hillside Preservation and Grading. (Approximately 2600 acres located north of SR-92 between I-15 and approximately 300 West. (tabled from October 9, 2008).

**4. PUBLIC HEARINGS**

- 4.1 IG Signs – Requests Conditional Use approval to locate an 80 foot high pole sign for the Hampton Inn located at approximately 3576 Thanksgiving Way in an existing RC(Resort Community) zone.
- 4.2 \*Gordon Miner - Requests review and recommendation for a plat amendment on Dairy View Estates Plat B located at 972 North 1710 East in an existing RA-1(Residential/Agriculture) zone.
- 4.3 \* Kristi Seely – Requests review and recommendation of a Zone District and Zone District Map Amendment on approximately 0.51 acres of property located at approximately 1100 South 500 West from a TH-5(Transitional Holding) to an R-1-22(Residential/Agriculture) zone.
- 4.4 Kristi Seely – Requests approval of Cox Estates, a 2-lot subdivision with an existing home located at 1001 South 500 West in a proposed R-1-22(Residential/Agriculture) zone.
- 4.5 \* Will Jones – Requests review and recommendation of a General Plan Amendment on approximately 7 acres of property located at approximately 2300 West Main Street from an MDR(Medium Density Residential) to a C(Commercial) land use designation.
- 4.6 \* Broadmoor Park, LLC – Requests review and recommendation of a General Plan Amendment on approximately 11 acres of property located at approximately 600 East 400 South from a Low Density Residential (LDR) to an Intermediate High Density Residential (IHDR) land use designation.
  - a. \* Concept review and recommendation of a 97-unit Planned Unit Development located at approximately 600 East 400 South in a proposed R-2.5 IHD(Intermediate High Density) zone.
- 4.7 \* Westfield Properties – Requests Concept Plan review and recommendation for Thanksgiving Station, a commercial development located at approximately 2100 North 1400 West in a RC(Resort Community) zone.

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\* Items noted on this agenda with a star (\*) require final action by the City Council. City Council meeting dates and agendas will be noticed in the legal notices of the Lehi Free Press, and can also be viewed on the Lehi City web site at [www.lehi-ut.gov](http://www.lehi-ut.gov). Items on this agenda without a star (\*) require the approval of only the Planning Commission.

- 4.8 \* G Code Ventures/ Joe Brown – Requests review and recommendation for a revised Concept Plan for The Point located at approximately 4800 North Frontage Road in a proposed SE(Sports Entertainment) zone.
- 4.9 \* Mountain Home Development - Requests review and recommendation of an amendment to the Lehi City General Plan Land Use Map on 30.17 acres of property located around the east frontage road and SR-92 from a C(Commercial) designation to a PC(Planned Community) designation.
- 4.10 \* Mountain Home Development – Requests Concept Plan review and recommendation for the proposed addition of a 30.17 acre area to the existing Traverse Mountain Planned Community located generally around the east frontage road and SR-92 in a PC(Planned Community) zone as well as a concept plan for mass grading and re-allocation of the 7,982 units within the Traverse Mountain project.
- 4.11 \* Mountain Home Development – Requests a review and recommendation of a Mini Area Plan amendment #3 adding developable acreage to the mass grading areas and identifies areas of mass grading in Sage/Radio Canyon and Fox Canyon within the Traverse Mountain project.
- 4.12 \* Lehi City – Requests review and recommendation on the addition of the Lehi City Economic Development Strategic Plan as an element to the Lehi City General Plan.

## **5. CITY BUSINESS**

- 5.1 Discussion of Lehi City Sign ordinance, Chapter 23 of the Lehi City Development Code.

## **6. APPROVAL OF MINUTES**

- 6.1 Minutes from the October 2, 2008 Work Session
- 6.2 Minutes from the October 9, 2008 Regular Meeting

## **7. ADJOURN**

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