

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday, November 13, 2008 at 7:00 p.m. in the Lehi City Senior Center located at 123 North Center Street. 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. * Matt Swain – Requests Concept Plan review and recommendation for a 27 acre office/retail project located at the southwest corner of Triumph Boulevard and SR-92 in an existing BP (Business Park) zone.
- 3.2. UTA - Request Site Plan approval for the Front Runner Station located at Executive Parkway and Ashton Blvd. within Thanksgiving Point.
- 3.3. Dennis Toland – Requests Concept Plan review and recommendation for Beehive Homes Residential Facility for the Elderly located at 1200 West 3100 North in an R-1-15 (Single Family Residential) zone.

4. PUBLIC HEARINGS

- 4.1. * 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. (continued from the October 23, 2008 Planning Commission Meeting)
- 4.2. 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. (continued from the October 23, 2008 Planning Commission Meeting)
- 4.3. * Westfield/Woodbury – Requests review and recommendation of an amended to Drake Property Plat A located at the intersection of State Street and Main Street in a C (Commercial) zone.
- 4.4. Weston Broadbent - Requests Conditional Use approval for a 25' pole sign for The Shoppes @ Lehi, a commercial development located at approximately 101 North 1200 East in an existing C (Commercial) zone.
- 4.5. * Patterson Construction – Requests Preliminary Subdivision review and recommendation for Leftwich Subdivision, a residential development located at approximately 650 North 1100 West in an existing R-1-22 (Residential/Agriculture) zone.
- 4.6. * Gary Powell – Requests review and recommendation for an amendment to the Lehi City Development Code, Table 05-030B making race tracks for go-carts, ATV and motocross a Conditional Use in the MU (Mixed Use) zone.

* 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. Items on this agenda without a star (*) require the approval of only the Planning Commission.

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. * Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code Chapter 20, Home Occupations, adding a requirement for fencing on child day care and preschool businesses.
- 4.8. * Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code, adding swimming pools to the TH-5 (Transitional Holding) zone.
- 4.9. * Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code, Chapter 30, vested rights.
- 4.10. *Lehi City - Requests review and recommendation for an amendment to the Lehi City General Plan Land Use Element text and map adding a new NC (Neighborhood Commercial) land use designation in addition to Neighborhood Commercial Nodes.
- 4.11. *Lehi City – Request review and recommendation for a General Plan amendment on property located generally at 649-710 West Main Street (Jackson, Darling, Long & Downs) from a MU (Mixed Use) designation to a NC (Neighborhood Commercial) designation.
- 4.12. *Lehi City – Request review and recommendation for a Zone District and Zone District Map Amendment on property located generally at 649 -710 West Main Street (Jackson, Darling, Long & Downs) from RA-1 (Residential/Agriculture) and A-1 (Agriculture) zones to a NC (Neighborhood Commercial) zone.
- 4.13. * Lehi City - Requests review and recommendation on amendments to the Lehi City General Plan Land Use Map, adjusting the width and location of some of the City's master planned trails.
- 4.14. *Lehi City – Requests review and recommendation of amendments to the Lehi City Development Code Chapter 23, Signs.

5. CITY BUSINESS

6. APPROVAL OF MINUTES

- 6.1 Minutes from the October 23, 2008 regular meeting.

7. ADJOURN

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