

**LEHI CITY PLANNING COMMISSION AGENDA****\*\*Amended 07.01.09**

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday July 9, 2009 at 7:00 p.m. in the Lehi City Council Chambers, 153 North 100 East, Lehi, Utah. 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. Fionna Harris – Requests Major Home Occupation approval to operate a hair salon from her home located at 1083 North 1300 East in an existing R-1-8 (Single Family Residential) zone. (Tabled from June 11, 2009)
- 3.2. Valerie Baker – Requests Major Home Occupation approval to operate Val's Venetian Spa from her home located at 263 South 2115 West in an existing PC (Planned Community) zone.
- 3.3. Heather Hawnga – Requests Major Home Occupation approval to operate Blue Skies Preschool from her home located at 1051 West 300 South in an existing R-1-8 (single family residential) zone.
- 3.4. \*\*Jessica Mohlman – Requests Major Home Occupation approval to operate a preschool from her home located at 3449 West Willow Trail Loop in an existing RA-1 PRD (Single Family Residential) zone.
- 3.5. \*\*Great Basin Engineering - Requests approval of revisions to the approved Site Plan on the Center Pointe Retail development located at approximately 1300 East SR-92 in an existing C (Commercial) zone (temporary reduction in the size of the building on lot #22-A building B, and changes to size on the buildings in lots 11 and 12 buildings K & L increased the sq. footage by about 600 sq. ft).

**4. PUBLIC HEARINGS**

- 4.1. Kenneth Knight – Requests Site Plan and Conditional Use approval for RAGE Fitness, a fitness club located at approximately 1560 North Trinnaman Lane in a MU (Mixed Use) zone. (Tabled from June 11, 2009)
- 4.2. Jason Kelley – Requests Site Plan and Conditional Use approval for Jump-Up Gymnastics located at 400 South 1000 East, Unit F in an existing C (Commercial) zone.
- 4.3. Scott, Chelsey, and Jeanette Befus – Request Site Plan and Conditional Use approval for Jazz 'n Place Dance Studio located at 400 South 1000 East, Unit C in an existing C (Commercial) zone.
- 4.4. Gary Rogers – Requests Site Plan and Conditional Use approval for an automotive repair business located at 208 West State Street in a MU (Mixed Use) zone.
- 4.5. \*Cal Jacklin - Requests review and recommendation of zoning on the Holmes Annexation, approximately 3.67 acres of property located at approximately 150 North 1100 West to proposed R-1-22 (Residential/Agriculture) and TH-5 (Transitional Holding) zones.
- 4.6. \*Lehi City – Requests review and recommendation on the following amendments to the Lehi City Development Code:
  - a. Chapter 5 Zoning Districts, Chapter 6, Planned Community, Chapter 10 Development Applications, Chapter 11 Application Requirements, Chapter 28 Resort Community, and Chapter 33 Sports Entertainment, clarifying the procedure for extensions to development approvals.

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

\* 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 Daily Herald, 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.

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

- b. Chapter 11 Application Requirements, establishing requirements for businesses to create emergency plans.
- c. Chapter 11.210 and 11.310 Guarantees and Bonds amending provisions for bond releases and clarifying that the Bonds are for the sole benefit of Lehi City.
- d. Chapter 12 Development Standards, clarifying fencing buffer requirements and adding standards for title loan and pawn shop businesses.
- e. Chapter 19 Wind Energy, modifying requirements for small wind energy facilities.
- f. Chapter 23 Signs, modifying the placement requirements for signs within utility easements and adjacent to roadways.
- g. Chapter 36 Definitions, clarifying existing definitions and adding new definitions.
- h. Table 05.030B Table of Uses for Mixed Use, Non-Residential and Special Districts, modifying the allowed uses in those districts.

**5. CITY BUSINESS**

**6. APPROVAL OF MINUTES**

- 6.1. Approval of minutes from the June 4, 2009 work session.
- 6.2. Approval of minutes from the June 11, 2009 regular session.

**7. ADJOURN**

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