

LEHI CITY PLANNING COMMISSION AGENDA

***AMENDED August 11, 2009

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday August 13, 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. Amy Thomas – Requests approval for a Major Home Occupation Permit to operate Love 2 Learn Preschool & Dance from her home located at 2416 West 1775 North in an existing R-1-12 (Single Family Residential) zone.
- 3.2. Richard Laudie –Requests approval for a Major Home Occupation Permit to operate Pinnacle Preschool from his home located at 2876 Shady Bend Lane in an existing PC (Planned Community) zone.
- 3.3. *Scott Brandner – Requests review and recommendation on the use of LP Smart Side as a durable material for Planned Communities that are granted a 10% density bonus for using upgraded exterior materials.

4. PUBLIC HEARINGS

- 4.1. *Scott Brandner – Requests review and recommendation of an amendment to the Spring Creek Ranch Area Plan, amending the minimum home design and construction standards to allow the use of LP Smart Side as an exterior building material in the Spring Creek Ranch Planned Community located at approximately 1630 South 850 East.
- 4.2. *Lehi City/GSBS Architects - Request review and recommendation on a new Lehi City Parks, Trails & Recreation Master Plan, adopting the plan as an element of the Lehi City General Plan.
- 4.3. *Bush & Gudgeon, Inc – Requests review and recommendation for Dry Creek PUD condo conversion located at 3200 North 1200 East in an existing C (Commercial) zone.
- 4.4. *McArthur Homes – Request review and recommendation of amendments to the Thanksgiving Meadows Condominiums Plats 4, 5, 6 & 7 located at approximately 3040 West Desert Lily Drive in an existing R-2 (Medium Density) PUD zone.
- 4.5. *David Morgan – Requests review and recommendation for a Zone District and Zone District Map Amendment on approximately 0.19 acres of property located at approximately 211 East Main Street from an R-3 (High Density Residential) to a MU (Mixed Use) zone.

*****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. 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

- a) David Morgan – Requests Concept Plan review for Morgan Business Development located at 211 East Main Street in a proposed MU (Mixed Use) zone.
- 4.6. Flatiron/Harper Contracting – Requests Conditional Use approval to locate a temporary concrete batch plant at Traverse Mountain located at approximately 1500 West SR-92 in an existing PC (Planned Community) zone.
- 4.7. Garrin Ellis - Requests Conditional Use approval for a monument sign with electronic message display for Garrin’s Automotive located at 266 East Main Street in an existing MU (Mixed Use) zone.
- 4.8. Martha Moran – Requests Conditional Use approval for Academy Daycare Center located at 46 North 300 West in an existing MU (Mixed Use) zone.
- 4.9. Cody Black – Requests Site Plan and Conditional Use approval for an auto sales business in the Checker Flag complex located at approximately 1400 East State Street in an existing MU (Mixed Use) zone.

5. CITY BUSINESS

- 5.1 *** McArthur Homes – Requests approval of landscaping changes on the Thanksgiving Meadows Townhomes located within the Thanksgiving Meadows Development in an existing R-2 (Medium Density) zone.

6. APPROVAL OF MINUTES

- 6.1. Approval of minutes from the July 2, 2009 work session.
- 6.2. Approval of minutes from the July 9, 2009 regular meeting.

7. ADJOURN

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