

LEHI CITY PLANNING COMMISSION AGENDA

Notice is hereby given that there will be a Lehi City Planning Commission Meeting held Thursday March 24, 2011 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 Consent and Regular Agenda items)

†3. CONSENT AGENDA

- 3.1 Approval of minutes from the February 24, 2011 regular meeting.
- 3.2 Approval of minutes from the March 3, 2011 work session.

4. REGULAR AGENDA

- 4.1 Micron Technology Inc - Requests review and recommendation of an amendment to the previously approved Micron Concept Plan, increasing the total number of residential units from 524 to 780.
- 4.2 Adobe Systems, Inc. – Requests Final Site Plan approval for the Adobe professional office campus located at approximately 3500 North East Frontage Road in an existing C (Commercial) zone.
- 4.3 Jack Hepworth – Requests Site Plan approval for the Outlets at Traverse Mountain, a retail development located at approximately 2300 West Grand Terrace Parkway in an existing PC (Planned Community) zone.

5. PUBLIC HEARINGS

- 5.1 Jack Hepworth – Requests review and recommendation for The Outlets at Traverse Mountain Plat A, a one lot Commercial subdivision including a vacation of lots I-12B-2, I-12C, and I-12D of Traverse Mountain Commercial Plat A, located at approximately 2300 West Grand Terrace Parkway in an existing PC (Planned Community) zone.
- 5.2 Adobe Systems, Inc. – Requests review and recommendation of Adobe Subdivision Plat A, a 2-lot subdivision including an amendment to lot 1 of Traverse Mountain Commercial Subdivision Plat C, located at approximately 3500 North East Frontage Road in an existing C (Commercial) zone.
- 5.3 Adobe Systems, Inc. – Requests review and recommendation of Adobe Subdivision Plat B, a 1-lot subdivision located at approximately 3500 North East Frontage Road in an existing C (Commercial) 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 and Planning Commission meeting dates and agendas can be viewed on the Lehi City web site at www.lehi-ut.gov and the State web site at www.utah.gov/pmn/index.html. Items on this agenda without a star (*) require the approval of only the Planning Commission.

† All matters listed under the Consent Agenda are considered routine by the Planning Commission. They will be approved by one motion unless any person present – Planning Commissioner, Planning Staff or Citizen – requests an item to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda.

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify Marilyn Banasky, City Recorder at 768-7100 at least 24 hours prior to the meeting.

- 5.4 Bryan Fox – Requests review and recommendation of a Zone District and Zone District Map Amendment on approximately 2.0 acres of property located at approximately 459 North 500 West from an A-1 (Agricultural) to a LI (Light Industrial) zone.
- 5.5 Ed Collins – Requests Conditional Use approval for a flag lot located at 201 East 300 South in an existing R-2 (Medium Density Residential) zone.
- 5.6 Ed Collins – Requests approval for Scobec Plat A, a 2-lot residential subdivision with an existing home located at 201 East 300 South in an existing R-2 (Medium Density Residential) zone.
- 5.7 Steve Cloward – Requests Site Plan and Conditional Use approval for Grease Monkey Lube & Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing C (Commercial) zone.
- 5.8 Tyler Vanderhurst – Requests Site Plan and Conditional Use approval for Trailer Source, a trailer sales business located at an existing building at approximately 10950 North Frontage Road in an existing C (Commercial) zone.
- 5.9 Lehi City – Request review and recommendation of amendments to the Lehi City Development Code, Sections 11.210 and 11.310, Guarantees and Bonds.

6. CITY BUSINESS

- 6.1 Troy Ferran – Requests revisions to the previously approved building elevations for the Cresthaven Village townhome project located at 2190 West Traverse Mountain Boulevard.
- 6.2 Brian Morrow – Requests discussion of the Rhino Rock precast fencing.

7. ADJOURN

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