

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, July 13, 2006 in the Lehi City Conference Room.

Members Present: Kerry Schwartz, Marilyn Schiess, Ron Smith, Steve Roll, Vaughn Pickell, Carolyn Player, Janys Hutchings, Marlin Peterson, Derek Byrne

Members Absent:

Others: Kim Struthers, Frankie Christofferson, Dianna Webb, Noreen Edwards,

Meeting began at 7:05 p.m.

Steve Roll thanked Marlin Peterson for his years of service.

PUBLIC HEARINGS

3.1 IVORY HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF WILLOW COVE, A 9-LOT RESIDENTIAL SUBDIVISION LOCATED AT 800 WEST MAIN STREET IN AN R-1-8 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated the new road would follow the dirt lane. One home will be removed from lot 7 and there is another home that will remain that is not part of the subdivision. There is a trail planned for along the creek. The irrigation ditch will be piped.

Marlin Peterson asked how this got back when it was turned down originally.

Kim Struthers stated that it came back as a special item on City Council and they reversed their decision.

Dianna Webb stated that the biggest issue dealt with traffic at that time and Ivory had come forward and added a turn lane and that's why City Council made a change in their decision.

Darin Haskell with Ivory was present for the request.

Kerry Schwartz asked about the building envelope and how a house would fit on lot 1. With the shape of that lot, the set backs and the irrigation ditch that will be piped on there, it would be difficult to fit a house.

Kim Struthers showed that the ditch would be filled in and the pipe would be in a different location.

Kerry Schwartz asked about the fencing.

Dave Holmes owns the home to the west and stated that the City has asked to put a turn around at the bottom of that road. He said he had met with Ivory Homes and he doesn't want that to be a junk yard with things being parked in it. He would like to see that temporary turn around out of there. He would like to have a sign put across the fence that there is no parking (south).

Janys Hutchings stated that there has to be a turn around there.

Kim Struthers stated that the intent is for that to remain clear in case of an emergency. They can put no parking signs there.

Bud Holmes was present and stated that he feels this is illegal and wants to know how he Mr. Greenwood pulled this off. He wants gates put on the end of the street. And he asked about the fence at the south where he is going to have horses there eating along the fence line.

Woody Barry lives next to the project and had minutes from both meetings where it was turned down and when it was approved by City Council. He said 8 lots is better than 18. He is happy with what's going on. He said the no climb fence will be better than what is there now. The only concern is that he would like to see a privacy type fence.

Lec Holmes stated that his dad owns ground at bottom and is concerned with the piping of the irrigation ditch. He said there will be only a small portion of the ditch left open. He also wants gates on the south end of the road.

Public Hearing closed at 7:25 p.m.

Janys Hutchings asked Woody about his 4 foot fence that says to remain on the plat.

Woody Barry stated that either way, it's not much of a fence there now.

Janys Hutchings asked if Bud had a gate at his property.

Bud Holmes stated that yes there is one but it would be nice to have a 6 foot gate that they can't go over.

Janys Hutchings asked about that strip of irrigation ditch to remain open – that can be a concern.

Tony Trane stated that the irrigation company is going to pipe that.

Darin Haskell mentioned that the gate at the end would be a great idea.

Discussed fencing; masonry, pre-cast, etc.

Steve Roll stated that it is a City requirement at a minimum to put up a no climb and who ever moves in can put up a privacy fence if they want.

Janys Hutchings moved to recommend approval of Ivory Homes request for Preliminary Subdivision review of Willow Cove, a 9-lot residential subdivision located at approximately 800 West Main Street in an R-1-8 zone with the following recommendations: 1) the entire ditch to be piped along 800 West and on the south lane, 2) a 6 foot gate to be installed at the end of the lane; 3) no parking signs be placed in the temporary turnaround and on the gate; 4) Ivory to work with the neighbors to provide privacy or no climb fencing; 5) add a note that this is an agricultural area. Second by Ron Smith. Motion carried unanimously.

3.2 BOWLER PROPERTIES – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE LARSON FARMS ANNEXATION, 31.17 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH TO PROPOSED R-2, R-1-22 AND TH-5 ZONES.

Public Hearing opened at 7:05 p.m.

Kim Struthers stated that this started out as a PUD but it is a standard subdivision now. On the Annexation, the County required them to include a few parcels so as not to create a new county island.

Kerry Schwartz asked about the non-conforming lots and how that would work where there are two different zones.

Kim Struthers stated that this is kind of at your discretion as to moving that line a little to the north or south.

Lynn Bowler representing the applicants was present for the request.

Janys Hutchings asked about joining lots 65 & 66 together to make up for lot 4.

Lynn Bowler stated that they would rather put lot 4 in with lot 3.

Janys Hutchings suggested putting lots 65 & 66 together because you have a road as a buffer.

Kerry Schwartz asked about lots 67 & 68 and how they would front.

Lynn Bowler stated that they have been asked to cut that road off so they are not double fronting lots.

Dianna Webb stated that the other suggestion was to have the cul-de-sac be a temporary turnaround for a stub road to extend into the property.

Marlin Peterson stated that if this is sold what's stopping them from putting in duplexes.

Lynn Bowler stated that you could add that duplexes are not allowed.

Vaughn Pickell stated that you can do that.

Kim Beckstead owns the mink farm to the east and is concerned with the size of the lots. He is opposed to the smaller lots. He said there is a roping arena along the west side of his property. He said that if this does get approved he would like to see lighting and fencing that can be permanent and high enough to block the lighting from going over the fence addressed. Another concern is that we are in an agricultural protection zone so people need to be made aware of that. He is also concerned with the roads and the traffic.

Harold Fenn owns the property on the south off Main Street and is concerned with where the houses are going to be setting and the traffic going out onto Main Street. He would like commercial to be considered along here.

Chad Taylor is concerned with the same things, the fences and smells, etc. He has cattle and vinyl fencing won't work with cattle. He would like them to consider masonry fences or something like that. He would like to have access to the back part of his property and stated that his well house will be in the road right of way as it is shown.

Howard Ault owns the Clod Buster piece and is concerned with the fencing and would also like to see commercial out there.

Jerry Larson owns the property on Main Street and doesn't have a problem with what they do, but he has a problem with vinyl fencing. He would like to see a concrete fence of some kind around the whole development. He feels it should be commercial along Main Street as well and is willing to donate the property to have that road widened clear out to Main Street.

Lee Caldwell owns Clementine Farms and stated that he doesn't have a problem with what's presented here tonight but has the same concerns as the others. He said they have a cattle pen behind the arena right against where they will be putting houses. He would like to see a road or some kind of buffer so those little lots won't be backed up to those cattle pens. He appreciates the ½ acre lots in there and is concerned with the smaller lots. He said that you need to think about the people who will be living in a few of these places.

Harold Fenn stated that there are no irrigation ditches shown on the plat.

Public Hearing closed at 8:09 p.m.

Janys Hutchings stated that Mr. Caldwell brought up a valid point with the cattle pens.

Lynn Bowler stated that he has talked with the Taylor's and is aware of Mr. Becksteads' concerns.

Steve Roll stated that we have tabled items before so the neighbors could get together and talk.

Janys Hutchings said she agrees with doing that on the concept plan.

Lynn Larson stated that the comments are legitimate – he is willing to sit down and see what other proposals there may be.

Lynn Bowler suggested that the Annexation get forwarded on to City Council and table the concept approval.

Dianna Webb stated that as part of the annexation we need to determine where that zoning line goes.

Derek Byrne made another suggestion as to moving the road and taking it along the bottom of the cattle pen.

Kim Beckstead asked about the fence coming out to Main Street and if it can come all the way out to Main – he is concerned with the lights from cars turning in there.

Vaughn Pickell stated that if we are getting input from neighbors on this concept – why not table it all to get that concept back to make a recommendation on zoning.

Kerry Schwartz moved to table items 3.2 & 3.2A, to allow the applicant time to gather further information from the neighbors. Second by Ron Smith. Motion carried unanimously.

Discussed the zoning and where to have the line.

Vaughn Pickell asked about continuing this instead of tabling it to give them enough time.

Lynn Larson stated that they would like some flexibility on the lot size if they're going to have to go to all the trouble of protecting all the neighbors.

3.2A LYNN AND RANDY BOWLER – REQUESTS CONCEPT PLAN REVIEW FOR LARSON FARMS PUD LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH IN PROPOSED R-1-22 AND R-2 ZONES.

Discussion included under item 3.2

Kerry Schwartz moved to table items 3.2 & 3.2A, to allow the applicant time to gather further information from the neighbors. Second by Ron Smith. Motion carried unanimously.

3.3 DAVID AND LORI NEWTON - REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE NEWTON ANNEXATION, 4.78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 2300 WEST TO A PROPOSED TH-5 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they are requesting TH-5 zoning.

Public Hearing closed at 8:28 p.m.

Derek Byrne moved to recommend approval of David & Lori Newton's request for TH-5 zoning on the Newton Annexation, 4.78 acres of property located at approximately 700 South 2300 West finding that it is in accordance with the General Plan. Second by Kerry Schwartz. Motion carried unanimously.

3.4 JOHN HADFIELD – REQUESTS PRELIMINARY SUBDIVISION REVIEW OF OVERVIEW SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 600 EAST 2600 NORTH IN AN R-1-15 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they would have to have geotech reports and compaction tests done as required by the Building Department.

Tony Trane was present and stated that the use of the land fill is south of these lots.

Jany's Hutchings asked about lot 3 – it looks like it slopes off quite a bit.

Tony Trane stated that each individual lot will have to have structural fill and geotech's done on them. The fencing along the back is just a standard fencing requirement, since John owns that back piece.

Frankie Christofferson stated that this is kind of a different use so you could probably make some kind of a recommendation.

Vivian Carter owns property to the west and stated that he is the last farmer up there. He brought up concerns about when John bought that property. He is concerned with how he will get his water and is concerned with his water washing under the road onto the homes. He wants to make sure there is enough fill brought in there so the water doesn't wash that away.

Public Hearing closed at 8:42 p.m.

Tony Trane stated that will be handled with the drainage.

Ron Smith moved to recommend approval of John Hadfield's request for Preliminary Subdivision review of Overview Subdivision, a 3-lot residential subdivision located at approximately 600 East 2600 North in an R-1-15 zone finding that it is consistent with the General Plan and subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

CITY BUSINESS

John Baker representing Nathan L Baker- Lehi Utah West Stake – read a letter from Mr. Baker. (See attachment)

ADJOURNMENT

Janys Hutchings moved to adjourn. Second by Marlin Peterson. Motion carried unanimously.

Meeting ended 8:46 p.m.

Date Approved _____

Chairman _____

Secretary _____