

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 10, 2006 in the Lehi City Council Chambers.

Members Present: Steve Roll, Carolyn Player, Marilyn Schiess, Ron Smith, Vaughn Pickell

Members Absent: Janys Hutching - excused, Derek Byrne - excused, Kerry Schwartz – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Lorin Powell, Council member Mark Johnson

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 GADI SORIANO – REQUESTS MAJOR HOME OCCUPATION APPROVAL TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 750 WEST 700 SOUTH IN AN EXISTING RA-1 ZONE.

Kim Struthers presented the request and stated that Gadi is asking for 2 sessions per day, Monday - Friday with 12 kids in each session. She had not passed her safety inspection at the time of packets so your approval needs to be contingent on that passing.

Gadi Soriano was present for the request. She stated that she has passed her safety inspection.

Steve Roll reminded her that no signage is allowed.

Carolyn Player moved to approve Gadi Soriano's request for Major Home Occupation approval to operate a preschool from her home located at 750 West 700 South in an existing RA-1 zone contingent on the safety inspection passing. Second by Marilyn Schiess. Motion carried unanimously.

3.2 IVORY HOMES – REQUESTS SITE PLAN APPROVAL FOR THE IVORY RIDGE SWIM AND TENNIS CLUB SITE PLAN LOCATED AT APPROXIMATELY 3200 NORTH CENTER STREET IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers presented the request.

Jeff Christensen was present for the request. He went over the floor plans and elevations for the different buildings.

Vaughn Pickell asked about fencing around the pool area.

Jeff Christensen said that all the pool area is fenced off. He said they wanted to segregate the different uses. There are gated access points and they are looking at different security options.

Ron Smith moved to grant final approval for Ivory Homes request for Site Plan approval for the Ivory Ridge Swim & Tennis Club located at approximately 3200 North Center Street in an existing Planned Community zone. Second by Marilyn Schiess. Motion carried unanimously.

3.3 GRANT GIFFORD – REQUESTS PERMITTED USE AND SITE PLAN APPROVAL FOR A NEW PROFESSIONAL OFFICE BUILDING LOCATED AT 1080 EAST MAIN STREET IN A COMMERCIAL ZONE.

Kim Struthers presented the request and stated that this would be south of the existing Truck World building. There has been a change of plans, instead of a truck over flow area they want to put a building in there. The landscaping is existing except what will be added around the building.

Grant Gifford was present for the request and stated that gasoline prices put a squeeze on the Truck World so they wanted to put in an office building.

Ron Smith asked if they were planning to rent out office space.

Grant Gifford stated that yes – they will be leasing space but keeping the building. He said that they exceed the parking requirements.

Vaughn Pickell asked about the lighting and if it would be changed to run at different times of the day.

Grant Gifford stated that the lights were installed for the inventory of trucks so they would be put on timers so the lighting will be reduced for just security purposes.

Vaughn Pickell moved to grant final approval of Grant Gifford's request for Permitted Use and Site Plan approval for a new professional office building located at 1080 East Main Street in a Commercial zone subject to DRC comments based on it fitting with the current zoning and General Plan and that it will be an attractive business from the freeway corridor. Second by Ron Smith. Motion carried unanimously.

3.4 JACOB TOOMBS – REQUESTS APPROVAL OF A MODIFICATION TO THE PREVIOUSLY APPROVED GRAY FARMS PHASE 3 TOWNHOMES ELEVATIONS LOCATED AT APPROXIMATELY 100 SOUTH 2300 WEST, MODIFYING THE BUILDING ELEVATIONS.

This item was pulled by the applicant.

PUBLIC HEARINGS

4.1 BRODY BONNETT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR RED FOX SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 300 WEST 3000 NORTH IN AN EXISTING R-1-15 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this property was a little bit challenging because of the layout. He said the church owned this land at the time – there was a piece for a recreation site but they put it on the market to sell it. The cul-de-sac would be longer than our standard 400 feet but this was the best layout. We could not see any other alternatives.

Lorin Powell stated that there is 100 feet of asphalt.

Ron Smith asked if snow removal will be a problem.

Kim Struthers stated that there shouldn't be any problem with snow plows.

Bracken Hudson was present for the request.

Public Hearing closed at 7:33 p.m.

Bracken Hudson stated that these lots will be a little bigger than what's in the Foxmoor Flats subdivision.

Ron Smith moved to recommend approval of Brody Bonnet's request for Preliminary Subdivision review for Red Fox Subdivision, a 3-lot residential subdivision located at approximately 300 West 3000 North in an existing R-1-15 zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.2 TRAVIS PERA – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE HIGHLANDS ANNEXATION, APPROXIMATELY 10.75 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2300 WEST TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that we recently looked at an annexation on the parcels to the east. He stated that there is a Pioneer marker on the corner where the Daughters of the Pioneers placed it to mark where a group camped when they first came to Lehi.

Carolyn Player asked if the marker would be required to stay there.

Kim Struthers stated that it may need to be moved just to widen the road. At this point we're just annexing it so it has little affect until we do something with it.

No applicant was present.

Connie Nielsen, chairman of the Lehi Historic Preservation Committee, pointed out the historical significance of the site. She said there is a spring at this campground which has been placed in to a well. She stated that this site was the site where 13 families stayed. She would like to recommend that they be allowed to explore the idea of the City purchasing a few acres to place a park to commemorate the historical value of this property.

Public Hearing closed at 7:43 p.m.

Ron Smith isn't comfortable moving ahead with out the applicant here.

Marilyn Schiess stated that she isn't either.

Ron Smith moved to table Travis Pera's request for review of R-1-22 zoning on the Highlands Annexation, approximately 10.75 acres of property located at approximately 1300 South 2300 West until the applicant could be present. Second by Marilyn Schiess. Motion carried unanimously.

Steve Roll suggested to Connie that they contact the owner about the property.

4.3 GEORGE & TERESA BARBER – REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE GEORGE BARBER II ANNEXATION, APPROXIMATELY 12.02 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2700 WEST 1500 NORTH TO A PROPOSED TH-5 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that Woodside Homes made the last lots in Parkside Estates 1 acre with septic tanks. The Barber's are just requesting TH-5 which is acceptable.

Teresa and George Barber were present for the request. Teresa stated that they have it up for sale to develop. She said they deeded a portion to themselves so they could separate the home.

Public Hearing closed at 7:48 p.m.

Carolyn Player moved to recommend approval of George & Teresa Barber's request for review of TH-5 zoning on the George Barber II Annexation, approximately 12.02 acres of property located at approximately 2700 West 1500 North to a proposed TH-5 zone and to include the DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.4 JLC OUTDOOR ADVERTISING – REQUEST CONDITIONAL USE APPROVAL TO LOCATE A POLE SIGN FOR SWIFT PRINTING AT APPROXIMATELY 700 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is for a pole sign for Swift Printing on State Street. The DRC did have some comments about the placement of the sign so the location may need to be adjusted slightly. If you approve this with the DRC comments they can move it- it does meet the square footage requirements.

Cassie Sanderson was present and stated that they would move it back to where the City requires it to be.

Public Hearing closed at 7:53 p.m.

Ron Smith moved to grant final approval of JLC Outdoor Advertising's request for Conditional Use approval to locate a pole sign for Swift Printing at approximately 700 West State Street in an existing Mixed Use zone subject to DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.5 DUANE & ARLENE WARD – REQUEST REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 875 SOUTH 2300 WEST FROM A TH-5 TO AN R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is for a zone change and the R-1-22 zoning complies with the VLDRA.

Duane Ward and Robert Slingerland were present for the request.

Vaughn Pickell asked about the water dedication.

Robert ?? said they have the water in place.

Public Hearing closed at 7:55 p.m.

Vaughn Pickell moved to recommend approval of Duane & Arlene Ward's request for review of a Zone District and Zone District Map Amendment on property located at approximately 875 South 2300 West from a TH-5 zone to an R-1-22 zone subject to DRC comments seeing that it meets the General Plan. Second by Ron Smith. Motion carried unanimously.

4.6 JESSE LOUDER – REQUESTS SUBDIVISION REVIEW AND RECOMMENDATION FOR COLONY POINT PLAT C, AN AMENDMENT TO COLONY POINT PLAT A, LOCATED AT APPROXIMATELY 900 NORTH 1250 WEST IN PROPOSED RA-1 AND A-1 ZONES.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and said that this is an amendment to the Colony Pointe subdivision. This piece was part of Colony Point and would require some minor amendments Ivory Homes is willing to work with them. The two bottom lots would not be part of the Colony Point PUD. They would have to get signatures from the property owners on lots 4 & 5 because it will affect those lots.

Jesse Louder was present for the request. HE said that lot 15 is sold but he doesn't think lot 14 has been.

Steve Roll stated that the owners of lot 15 need to be made aware of the change and have compensation for it.

Public Hearing closed at 8:05 p.m.

Vaughn Pickell moved to recommend approval of Jesse Louder's request for Subdivision review for Colony Point Plat C, an amendment to Colony Point Plat A, located at approximately 900 North 1250 West in an RA-1 zone including DRC comments and subject to getting consent of the property owners of lots 14 & 15 of Colony Point A seeing that those lot sizes will be affected. Second by Ron Smith. Motion carried unanimously.

4.7 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR CRESTHAVEN VILLAGE, 112 SINGLE FAMILY UNITS LOCATED TRAVERSE MOUNTAIN BOULEVARD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that the Area Plan has this designated as High Density. They would mass grade the site to prepare it for subdivision. He said there is an issue with power so if you include the DRC comments in your motion it would be covered.

Ty Thorpe was present for the request.

Vaughn Pickell asked why less density.

Ty Thorpe stated that at one time we were thinking that the canal was going to be piped and this would be connected to the commercial below.

Steve Roll stated that the density will be shifted to another location.

Ty Thorpe said the substation is being started. They are looking at November.

Brad McCall in Harvest Homes is appreciative that it went to less density. He said this has an access to the park in his neighborhood and his request is that they have a separate dedicated park for this area.

Public Hearing closed at 8:16 p.m.

Vaughn Pickell asked what was planned for the open space by Traverse Mountain Boulevard.

Ty Thorpe said they don't have any plans as of right now. He said as far as the park goes – the park in the adjacent subdivision has been expanded so it will be a combination park for the two subdivisions.

Ron Smith moved to recommend approval of Mountain Home Development Groups request for Preliminary Subdivision review fro Cresthaven Village, 112 single family units located on Traverse Mountain Boulevard in an existing Planned Community zone subject to DRC comment with special attention taken on the critical issue of the power capacity. Second by Marilyn Schiess. Motion carried unanimously.

Vaughn Pickell feels that the open space should be landscaped where it's at that intersection and is part of that subdivision.

Kim Struthers stated that it is mentioned in the DRC comments.

- 4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:**
- A. TABLE 05.040 A – CHANGING THE FRONTAGE REQUIREMENT IN THE R-1-12 ZONE FROM 100 FEET TO 90 FEET.**
 - B. CHAPTER 12 – ADDING STANDARDS AND REQUIREMENTS FOR FLAG LOTS, FENCING ABOVE 6 FEET IN HEIGHT, INSTALLATION AND/OR CONSTRUCTION OF HANDICAPPED ACCESS FACILITIES, AND ISSUANCE OF BUILDING PERMITS ON EXISTING LOTS THAT DO NOT MEET CURRENT ZONING STANDARDS.**
 - C. CHAPTER 19 – TO BE REPEALED.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request for Table 05.040 A and stated that we went through these at our work session.

4.8 A Public Hearing closed at 8:19 p.m.

4.8a Vaughn Pickell moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Table 05.040 A, changing the frontage requirement in the R-1-12 zone from 100 feet to 90 feet. Second by Marilyn Schiess. Motion carried unanimously.

Kim Struthers stated that the next two are directly related. He said that we would eliminate Chapter 19 and incorporate that back into Chapter 12. We are proposing that we add these under the general standards. He showed slides of other flag lots and their accesses.

Vaughn Pickell said to revise that to say that a flag lot cannot be created as part of a subdivision which resulted in the creation of more than two lots or something along those lines.

4.8 B & C Public Hearing closed at 8:32 p.m.

Vaughn Pickell moved to recommend approval Lehi City's request for amendments to the Lehi City Development Code, enacting revisions to Chapter 12 and repealing Chapter 19 with one recommended text change in proposed Section 12.150 C 5 that the wording read 'a flag lot cannot be created as part of a subdivision which results with the creation of more than two lots in the subdivision'. Second by Carolyn Player. Motion carried unanimously.

Michael Elkins asked about the fencing above 6 feet in height and what the process would be.

Steve Roll stated that it would come to the Planning Commission for approval.

Kim Struthers stated that on this code there are some references in other chapters referring back to Chapter 19 which we will have to clean up.

Dianna Webb asked if we should have requirements in there as to why they are requesting the change.

CITY BUSINESS

Steve Roll stated that he made a call to Ron Foggin and the Water Department and they said they are going to put in the sidewalk; they just haven't got to it yet.

Heather Groom expressed concerns about the new Water Department Building. She referred to the minutes from the Planning Commission meeting, a letter that was read at the meeting and plans of the building and DRC comments. She is representing a lot of her neighbors and citizens who are also concerned with the proximity to the school to the north. She was under the impression that the curbing and sidewalk were going in first. So far there has been no work done to level this area or to fix it up for a sidewalk and school is starting and there is no route. She is concerned with the power poles and where they will put the sidewalks. She has talked with Ross about repainting that crosswalk by her street, he was not aware of that being used for a school crossing. She stated that there is also a stop sign with a pedestrian sign behind the stop sign at the 4-way stop. She said that the building was also supposed to be a neutral color. She is upset about the color – people make reference to this as the big red barn. There is no fencing which was supposed to be black vinyl coated chain link. She would like to have a time frame for the sidewalk to go in. She said there was also suppose to be a gate. She is concerned about the kindergarten lunch time and how that traffic would interfere. She feels that the safety items for the citizens have not been addressed or come to pass.

Steve Roll stated that most of that is in the works. He said that this presentation would be best at the City Council, they hold the purse strings. Ron Foggin said that there is still a lot more to do, the project is not complete We do not have the power to help in this regard – but go to the City Administrator, the Mayor, etc. to push to get a time line.

Lorin Powell said that for informational purposes – when we bond for developments – it is a two year bond and that is normal for any development – there are certain items that are required to be done before a building permit can be issued. He said that trying to get contractors has been hard this year, everyone is busy and prices have gone way up. It’s hard to get the things we need to finish these projects.

Tamara Walker asked about the pavement just stopping and what it would take to finish that section.

Lorin Powell said there is another property owner in there, Cliff Craig. He said that he would have to check to see what’s been done on that.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE JULY 27, 2006 PLANNING COMMISSION MEETING.

Ron Smith moved to approve the minutes from the July 27, 2006 regular meeting. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURNMENT

Carolyn Player moved to adjourn. Second by Ron Smith. Motion carried unanimously.

Meeting ended at 9:05 p.m.

Date Approved_____

Chairman_____

Secretary_____