

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, November 9, 2006 in the Lehi City Council Chambers.

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

Members Absent: Carolyn Player – excused, Jason Willes

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 SIGNZ & LIGHTZ – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A 25’ HIGH POLE SIGN FOR MCCOY FURNITURE LOCATED AT APPROXIMATELY 795 NORTH 400 EAST IN AN EXISTING MIXED USE ZONE (Tabled from the October 26, 2006 meeting).

Kim Struthers presented the request and stated that he isn’t sure if there is any new information.

Lorin Powell said he doesn’t have any trouble with a trade. The City Council would have to address this as well because we’re talking about property issues.

Gayle McCurray was present for the request and stated that the sign will stay the same there would just be a trade in property.

Janys Hutchings moved to recommend approval (stating that this would be final approval but because of the land swap we need to forward this on to City Council), of Signz & Lightz request for Conditional Use and Site Plan approval for a 25’ high pole sign for McCoy Furniture located at approximately 795 North 400 East in an existing Mixed Use zone conditional on the land swap that has been discussed with Lorin Powell so the City can get curb, gutter and a turnaround on that street and seeing that it meets the requirements and to include DRC comments. Second by Derek Byrne. Motion carried unanimously.

3.2 LEHI CITY – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION OF THE THOMAS J. PECK FAMILY PARK, A PROPOSED CITY PARK ON APPROXIMATELY 72 ACRES LOCATED AT APPROXIMATELY 1900 NORTH 600 EAST.

This item was withdrawn.

3.3 ALPINE PEDIATRICS – REQUESTS REVIEW TO THE FENCING ON THEIR APPROVED SITE PLAN LOCATED AT 1120 EAST 3200 NORTH IN A BUSINESS PARK ZONE.

Kim Struthers said that the fencing is along the western boundary and they would also install some that wasn't shown on the northern boundary. It calls for a 6' precast wall. They have a different type they would like to use.

Kurt Mather with Alpine Pediatrics was present for the request.

John Johnson, President of Mighty Fence in Orem, was also present and described the fencing.

Kurt Mather said they are putting in a concrete strip under the fencing.

John Johnson said they are strong posts. The panels also have a 1½ gallon square tube that goes from post to post.

Derek Byrne moved to grant final approval on Alpine Pediatrics request for review to the fencing on their approved Site Plan located at 1120 East 3200 North in a Business Park zone. Second by Ron Smith. Motion carried unanimously.

PUBLIC HEARINGS

4.1 DAVID AND LORI NEWTON – REQUEST REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON 4.78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 2300 WEST FROM A VLDR TO A VLDR LAND USE DESIGNATION.

This item was withdrawn by the applicant.

4.2 JOSH BECKER – REQUESTS FINAL SUBDIVISION REVIEW AND RECOMMENDATION FOR RASPBERRY SUMMIT PLAT B, VACATING RASPBERRY SUMMIT PLAT A, A 22-LOT RESIDENTIAL SUBDIVISION LOCATED AT 2250 NORTH 1200 EAST IN R-1-15 AND RA-1 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is an amendment to a prerecorded plat. The existing home was not surveyed correctly.

Scott Peterson with Atlas Engineering representing Josh Becker was present for the request.

Public Hearing closed at 7:17 p.m.

Janys Hutchings moved to recommend approval of Josh Becker's request for review of Raspberry Summit Plat B, vacating Raspberry Summit Plat A, a 22-lot residential subdivision located at approximately 2250 North 1200 East in R-1-15 and RA-1 zones seeing that the amended plat does not adversely affect the subdivision or the surrounding areas and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.3 JOHN MILLER – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE JOHN MILLER ANNEXATION, APPROXIMATELY .25 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3000 NORTH 1200 WEST TO A PROPOSED TH-5 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the applicant is just requesting TH-5.

John Miller was present for the request.

Lorin Powell said that this was part of an agreement. There was a drainage problem along 12th West and he wanted to connect to the sewer. Now he is annexing into the City under a TH-5 zone which allows you to connect the sewer but not the water.

Public Hearing closed at 7:22 p.m.

Ron Smith moved to recommend approval of John Miller's request for review of TH-5 zoning on the John Miller Annexation, approximately .25 acres of property located at approximately 3000 North 1200 West including DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.4 RUSSELL CLARK – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT TO 1.75 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST MAIN FROM AN RA-1 TO A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is designated Commercial on the General Plan. He explained that there is a little piece that is still in the County so we are just considering the three pieces that are in the City – they will have to come back in and annex that other piece.

Russ and Kami Clark were present for the request.

Dianna Webb said with that they would have to dedicate water on that small piece when it's annexed.

Discussed that Hubble Homes had brought this property in before asking for a Mixed Use development of commercial with residential above.

Roger Morgan was present and asked about the Commercial zoning and if any improvements would be required on this project. He doesn't want commercial there to invite more people to stop and go until something else has been done with traffic on this spot. He said we're just asking for trouble at this particular site.

Wendy Shupe said she agrees with Roger – she doesn't want businesses built out there until something is done as far as traffic control.

Boyd Williams, 57 South 1100 West, said that people need to get ready for change. He said we need to address the intersections but you can't stop improvements.

Public Hearing closed at 7:36 p.m.

Vaughn Pickell asked about what it would take to get a light there.

Lorin Powell said that there are certain criteria that you have to meet. He said they did a study on 1700 West and the results of that study don't warrant a light at this time. He said we can always request another study to be done. He said they do take into account a traffic accident, but even with that bad one it still didn't warrant a light.

Kerry Schwartz stated that we just looked at this a few weeks ago and the neighbors didn't want residential. He said last time everyone said that it needs to be commercial not residential. This request is consistent with the General Plan.

Ron Smith said that we need commercial on Main Street.

Marlin Peterson said that the Beck's and Kirkham's all want it to stay like it is. He said he has talked to a few people out there and he has also got mixed messages from different people.

Marilyn Schiess said the traffic is going to be there and we need some places so they can turn in and get off the road.

Vaughn Pickell said he went to the Mountain View Corridor meeting today and that still years away.

Lorin Powell said they have to make decisions on Mountain View before they can move on 10th South.

Ron Smith moved to recommend approval of Russell Clark's request for review of a Zone District and Zone District Map Amendment on 1.75 acres of property located at approximately 1100 West Main from an RA-1 to a Commercial zone since it does coincide with the General Plan and to include DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.5 BUCKEYE PROPERTIES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF WESTERN EAGLE, A 9-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1740 NORTH 600 WEST IN AN EXISTING RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and said they are just going forward with the current zoning. This plan is a better fit with fewer roadways to worry about.

Ed Collins representing Buckeye Properties was present for the request.

Kent Harris lives to the south of this property and stated that he is concerned that part of his property is shown in the subdivision. He said there is a problem along the fence line. He is also concerned about water coming on to his property because there is quite a difference in the elevation from 600 West to 500 West. He said there is also an irrigation ditch labeled at abandoned which is still in use. There are people to the north (Smith's) that still use that ditch.

Carl Moore said that when he went to the City to build a utility shed they told him he had to put a drain in that corner because of the drainage.

Rob Lund lives just south and is concerned about that elevations and the drainage. He said that needs to be considered.

Kim Struthers said that the existing homes had to be included in the subdivision because they are including some of what use to be owned by others back in the subdivision so all the properties that are involved have to be included.

Public Hearing closed at 7:58 p.m.

Ed Collins addressed their concerns and said that we rely on a surveyor and the size of the lot won't change, it will be cleared up with Kent Harris before we come back for final. He said as far as the irrigation ditch, we're just going on the information that was given to us. He said there is a change in elevation from the east to the west and it would be pretty standard to take care of the water retention on the lots.

Janys Hutchings said that lot 2 will be affected if there is a ditch there. The ditch would have to follow a different line.

Marlin Peterson said that they can't build within 30' of a barn or corral.

Janys Hutchings said that with a ½ acre lot there is plenty of room to put the house further away and lot 7 will have animal rights.

Janys Hutchings moved to recommend approval of Buckeye Properties request for Preliminary Subdivision review of Western Eagle, a 9-lot residential subdivision located at approximately 1740 North 600 West in an existing RA-1 zone I) showing that they do need to clarify the

ownership and dispute between Mr. Harris and Buckeye Property, 2) get a letter from the irrigation company about the ditch that runs through the property, 3) include DRC comments, 4) on lot #7 it should be noted that animal rights are available, 5) make sure when they do the cut, fill and grading that the water will be maintained on their property and will not affect the neighbors around them. Second by Vaughn Pickell. Motion carried unanimously.

4.6 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON THE ADOPTION OF THE LEHI DOWNTOWN REVITALIZATION PLAN AS A NEW ELEMENT TO THE LEHI CITY GENERAL PLAN.

Public Hearing opened at 7:00 p.m.

Mark Vlastic with Landmark Design and project manager went through the presentation. (reference the Revitalization Plan)

Kerry Schwartz asked why they didn't extend the neighborhood conservation district to the south of Main.

Mark Vlastic said that they honestly didn't look south of Main but that they could and it would probably be good to do that.

Ron Smith asked about architectural standards.

Mark Vlastic said that the approach was not to copy something from other communities but to have something specific for Lehi.

Vaughn Pickell said that the guidelines are good though brief; maybe there could be a section really codifying the guidelines and make them ordinance.

Kim Struthers stated that we had gone through and redlined items that needed to be changed.

Paul Peterson, Marlin's brother, asked about a neighborhood conservation district.

Kerry Schwartz said that the neighborhood conservation district is one of the items that we wanted to address.

Paul Peterson said that he lives in Nevada and they picked a Victorian theme to do their downtown around.

Public Hearing closed at 8:40 p.m.

Janys Hutchings brought up that we need further clarification on what the architectural style actually is.

Mark Vlastic commented on the residential conservation district (page 62).

Janys Hutchings said there is mention of lighting and furnishings.

Mark Vlasic said it goes along with benches, light fixtures, trash receptacles, etc. He said they addressed the trees species; tall big shade trees. He said they could include a list for this neighborhood.

Kerry Schwartz asked about the downtown being a gathering space. He said we've seemed to have gone away from that with this plan – this isn't a walk-able community.

Mark Vlasic said that there isn't land for that and they didn't want to recommend removing more buildings. He said they may have missed the boat on Center Street. They were using it to link Main and State. He said structured parking around the Legacy Center is not viable and there is a need for additional parking in downtown.

Vaughn Pickell said this is a fantastic start.

Kerry Schwartz asked about extending the residential conservation district south of Main.

Mark Vlasic said that they were worried about the scope on this project. He feels the south area is different from the north area but they can take a look at that.

Janys Hutchings said that we asked for guidelines to differentiate the Main Street business zone and the State Street businesses. Because of the differences in the streets – they can handle different businesses.

Mark Vlasic would like to discuss this with planning staff- there are two major rewrites that have been talked about here. He would be happy to come up with some general direction for uses.

Lorin Powell said that we are still looking at the dimensions of the roads and how they fit with our plans with the cross sections. He said we need to look at the swales. They haven't seemed to work – we have to do something different than what's there now.

Mark Johnson said that the Planning Commission should realize that the City Council is not going to look at this in the depth that they are so take the time to do what ever you need to do. He said one concern he has is the architectural guidelines. In the RFP it takes in the non residential structures – do we want it for the whole subject area, just a couple areas or city wide?

Mark Vlasic would like to have heard this earlier in the planning stages. He said they never had any discussion on city wide guidelines. There are different areas that probably need different types of themes or styles of architecture.

Kerry Schwartz said that we wanted some general guidelines that we could take and use throughout the city.

Mark Johnson asked why we couldn't expand those into other areas.

Mark Vlastic said there was map that showed the different districts, he will check to see if that map is missing. There is one on page 35 but it only shows the 'core area', then on page 43 it starts with 'other than core area'. He said we need to clarify that and show a map.

Mark Johnson said that basically we don't want to confuse it, there needs to be one format to follow. There needs to be something in place so we can expand as a city without going through a new study every time.

Mark Vlastic said that they may make these changes and get them back to you so you can see them one more time before it goes on to City Council.

Ron Smith asked about a time line for the corrections.

Dianna Webb said that there is only one meeting in December.

Mark Vlastic said we would need to go into January- we could shoot for the 7th but it would be tight.

Lorin Powell asked if the whole book needs to be redone or just the pages with changes.

Discussed waiting until after the first of the year.

Mark Vlastic said they will highlight the changes so you'll know where to focus.

Ron Smith moved to table Lehi City's request for review of the adoption of the Lehi Downtown Revitalization Plan as a new element to the Lehi City General Plan until January to give them time to make corrections and give additional data and in the mean time Mark Vlastic can work with City staff. Second by Janys Hutchings. Motion carried unanimously.

CITY BUSINESS

No City Business

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE OCTOBER 26, 2006 REGULAR MEETING.

Janys Hutchings said that on page 1 in her motion it should say 'fact' not 'fat'.

Vaughn Pickell moved to approve the minutes from the October 26, 2006 meeting with the change noted. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

Janys Hutchings moved to adjourn. Second by Ron Smith. Motion carried unanimously.

Meeting ended at 9:35 p.m.

Date Approved_____

Chairman_____

Secretary_____