

LEHI CITY COUNCIL AND PLANNING COMMISSION COMBINED WORK SESSION
Minutes - Tuesday, October 5, 2010

Lehi City Senior Citizen's Building, 123 North Center, Lehi, UT 84043

MAYOR AND CITY COUNCIL PRESENT:

Mayor Bert Wilson, Councilman James Dixon, Councilman Stephen Holbrook, Councilman Mark Johnson, Councilman Kaye Collins

PLANNING COMMISSIONERS PRESENT:

Commissioner Kerry Schwartz, Commissioner Derek Bryne, Commissioner Marilyn Schiess, Commissioner Carolyn Player, Commissioner Carolyn Nelson, Commissioner Edward James Commissioner Kordel Braley

STAFF PRESENT:

Jamie Davidson, City Administrator, Kim Struthers, City Planner, Christie Hutchings, Planner, Frankie Christofferson, Planner, Lorin Powell, City Engineer, Brad Kenison, Assistant City Engineer, Doug Meldrum, Economic Development Manager, Jim Hewitson, Public Works Director, Judi Johnson, Minutes

OTHERS: Jack Hepworth, Traverse Mountain, Kathy Allred, Lehi Free Press

EXCUSED: Councilman Johnny Revill

Prior to Work Session, a survey was passed out to the attendees touching on issues of concern in the City to be rated in order of significance. Christie Hutchings was asked to tabulate the results to be used during the discussion.

Meeting Called to Order by Mayor Wilson: 6:02 p.m.

Work Session: 6:05 p.m.

Two specific discussion items were introduced at the beginning of Work Session by Jamie Davidson, City Administrator: (1) General Plan Update and Amendments (2) Traverse Mountain Plan Concept Discussion, two critical issues to Lehi City's future.

1. General Plan Update and Amendments: 6:10 p.m.

Lehi City's last comprehensive update of the City's General Plan was in 1996. Kim Struthers, City Planner, began the discussion by presenting an overview of the general plan; comparing where it is today with modifications that have been made to the 1996 original version. There have been quite a number of changes during the last fourteen years as needed updates have been made.

Our current general plan has additional updates in process and some changes that have recently taken place to accommodate needed change, such as: Pioneer Crossing with the intent of planning for commercial areas; 2100 N and the future of the Mountain View Corridor, planning on the west side and east of the river; SR 92, another major transportation corridor with commuter

lanes causing a completely different structure than was never anticipated with our current general plan. These corridors have changed the dynamics of large areas to our general plan. Another transportation issue is the Front Runner and ensuing future development concerns.

The General Plan of 1996 estimated that the population in Lehi City would be 25,000 in the year 2010, instead we are now projecting to be at 50,000 people when the census numbers are reported. The Plan recognized and made provision for innovative changes to be made as needed for development opportunities. It is a dynamic developing plan, not a static plan.

Looking toward and analyzing future trends is valuable in the planning process. The life span of an average building, according to a University of Utah Professor, is as short as 15 to 20 years for a retail structure. Homes being built in a neighborhood are there for a lot longer period. Residential neighborhoods are there for a lot longer time period. We need to plan residential neighborhoods so they can survive in a long - term fashion. We need to consider how many household we will have in the future. The trend currently is that we will have a lot more households without children. The baby boomers are beginning to retire and are looking for different housing types. Home ownership is starting to decrease dramatically. It peaked out in 2007 and is currently where it was in the sixties. The U of U professor acquired statistics from a national survey on what type of housing people prefer. 25 % preferred an attached type of a housing unit; 13 % townhomes; 37% small lot; 25% large lot. There is a large discrepancy between supply and demand, especially in large lot where there is a 61% supply available compared to the desired 25%.

By analyzing our General Plan and measuring the actual land areas and housing units in the land area, LDR is still the majority of the housing units with 29% low density residential, 12 % of units are VLDR.

People are looking for certain things in their housing choices, such as transit access, ability for children to walk to school, having stores close, sidewalks, having a mix of housing, ethnic mix, income mix, life cycle mix where you can age in place. You have enough selection in a given area that you can buy a town home when first married, move into a single family home and then have a retirement home all in proximity of one another.

Kim Struthers showed slides of “Day Break” as examples of a mixed community. Mayor Wilson, Jamie Davidson, Doug Meldrum, Mark Johnson and Kim Struthers took an afternoon and drove through “Day Break”, a 20,000 unit master plan community. They found many elements showing a mix of housing ranging from townhomes next to single residential, to estate homes and single residential retirement homes. There was a great deal of common area and green space through the development, with limited commercial use.

As we move forward to amend the General Plan, it will involve public involvement and significant input.

General Plan Discussion Issues:

- **Land Assembly**

In order to have something similar to “Day Break”, it would take people putting their ground together to sell. One of the reasons for success at “Day Break” is that there was one land owner; Kennecott Copper totally invested in this development. They had the advantage of not having to forge a relationship with “15” property owners to try and develop this concept. Lehi City would need to get people together and sell them on the idea.

- **Blank Canvas**

“Day Break” had the advantage of being a blank canvas. We have a lot of different canvases in the City, some are new and some are old. A city is an organic, living creation that redefines itself.

- **Connectivity – Phasing**

Provisions to the General Plan, takes a realization that not everything can be done at once. There needs to be a basic process where rejuvenation of older areas pointed out in the revitalization plan and new growth can be planned for the future. The key is connectivity – how we connect the various canvases so they all work together and at same time allow each canvas to develop on its own.

- **Common Thread – Continuity**

Revisions to the General Plan should have a common thread woven between new, old, single family, higher density so that there is continuity to it all, but still allows for the unexpected. Planning and building decisions made today will be with us for the next 70-80 years so it will take a great deal of thought towards possible future needs of the community. People seem to have the same needs over time. Trends seem to be going towards neighborhood completeness where people can have living interaction, shopping all within close proximity.

- **Architecture Standards**

“Day Break” had some things come together that most developers do not have such as lot of land, open space and money giving them the ability to succeed. Our architectural standards can dictate a lot of what happens without homeowners’ associations. We need to allow for greater flexibility and variety of product within the City. We can divide the city up and decide where we want types of products to be constructed and deal with the interconnectivity between them.

- **Incentives to get “players” together – Harmony**

The key is to harmonize the General Plan with appropriate policy to make it work. We will need to give incentives to get property owners to work together to provide larger combined areas for growth.

- **Provide Variety**

We need to capitalize on the three or four areas developing in Lehi. We need to supply some variety to support transit systems, light rail and the commuter rail line. We need to look at the general plan on how we can maximize these station areas, look at densities that might encourage people with financial resources to develop in focused areas, so there is a balance and a variety

- **Gathering Spots**

A key issue is having shops and little restaurants that provide a sense of community. We need look at not only new communities but at those that are trying to reinvent themselves. We could be more flexible in allowing small commercial hubs in existing areas to allow gathering places. Walking paths are a whole new trend. Neighborhoods want to be more closely connected.

- **Development**

“Day Break” created the concept and area plan of what they wanted to achieve. They pieced it into different pods, similar to what we do with an area plan. They designated what would be low density or medium density. Then they approached builders indicating what type of product they were looking to have built in each area, specifying the parameters required. Development was implemented by the overall concept, exceptions were not made.

Lehi City has the opportunity to do something similar by taking some of the lessons they have learned. We could examine them and incorporate them into our standard development plan. We would need to have fortitude and stick to the plan. Lehi City’s intent is not to sell or mirror “Day Break” but to recognize the possibility of having a well planned community.

Statistics show that single family residences may not be the way to go. We are going to have to find ways of creating more affordable housing and apartments to fit all into our communities, as well as beautiful neighborhoods that include estate homes. We need to find a way of making it palatable in our neighborhoods.

We want to keep the balance that has been initiated in the City. We need to plan in such a way that we do not swing the pendulum so far that we only have one type of housing again. We have struck a balance in the City with the planning we have in place, but we need to revisit it to see if there are places that we can improve, enhance, and mix it to make it better. Balance is the key. Our LDR is still high compared to everything else, however we are getting close to the national model.

- **Density Definition**

The definition of density in Lehi City needs to be studied and possibly redefined for the different types of designations.

When considering General Plan revisions, we need to look at connectivity, variety, transportation, gathering places, commercial development, opens space, as well as office and industrial. Housing is important but we need to fit these other components into the General Plan while complimenting the residential. We need to allow the changing process to take place in an orderly organized way.

Results of the Survey

1) What are the top three planning issues Lehi City will face in five years?

#1 Commercial development

- #2 Automobile traffic/transportation
- #3 Managing growth

2) What are the top three types of developments you would like to see more of in the City?

- #1 Shopping centers/commercial development
- #2 Planned Residential/Planned Unit Development
- #3 Office

3) Do you favor policies that encourage preservation of “open space” in the future?

- Strongly support (10 Votes)
- Moderately support (2 Votes)
- Do not support (0 votes)

4) Do you feel like the VLDRRA designation has accomplished its purpose of maintaining an agricultural lifestyle?

- Yes (7 votes)
- No (5 votes)

If no, why not?

- Doesn't maintain rural setting
- Needs more definition
- Doesn't help families

5) What other city in Utah would you look as a model for the future growth and development of Lehi City?

- St. George (4 votes)
- Sandy (3 votes)
- Day Break (1 vote)
- Logan (1 vote)
- Springville (1 vote)

6) What one word or short phrase would be used to best describe your vision for the future of Lehi City?

- Crossroads (2 votes)
- Leader
- Vibrant
- Variety in growth
- Dynamic
- Exciting
- Master Planning
- Place to live, work and play

7) What would you say are Lehi City's greatest strengths?

- Location (5 votes)

People (4 votes)
Parks (4 votes)
Mix of Housing (2 votes)

8) What would you say are Lehi City's greatest weaknesses?

Lack of business/jobs
Lack of money
Divided by roads
Leadership/reactive planning
Crime
Roads
Not enough diversity
Future
Planning
Traffic

9) What do you like most about living in Lehi City?

#1 Location (7 votes)
#2 Good, caring, nice people (2 votes)

10) What one change would make Lehi City a better place to live?

Greater retail selection (7 votes)
More employment opportunities (4 votes)
More entertainment opportunities (2 votes)
Improve traffic situation (1 vote)
Public transportation (1 vote)

Citizen input will be sought in developing an updated General Plan.

The key five issues to be addressed in the General Plan revision discussions are (1) connectivity, (2) variety, (3) transportation, (4) gathering place and (5) commercial development.

Gathering places can be defined in a variety of ways, such as; a pool hall, the Legacy Center, a park, sports park, pavilion, ice cream shop, a theater, commercial pockets that can be closed off for public festivals, events, and holiday celebrations.

It is a prime time to tune up the General Plan and make revisions where necessary to make it even better by incorporating some of these key issues. We have a great opportunity to update our General Plan so we will be set for the next wave of future development.

2. Traverse Mountain Plan Concept Discussion (7:38 p.m.)

Jack Hepworth from Traverse Mountain discussed the ongoing update to the area plan. Last time when he had met with the Planning Commission in their workshop, the group went through Google Earth and talked about land masses, etc.

Discussion centered on the three canyon districts; East Canyon, Central Canyon and West Canyon. Existing housing basically includes 1500 single family detached units, platted about 3 ½

units per the acre. There has also been higher density approved by the Planning Commission and the City Council for an additional 126 Town Homes. He showed another potential high density residential of not quite 20 units per the acre, because of topography it yields approximately 18 ½. In the area by Cabelas, there would be all commercial use which could possibly be retail, office or mixed use. Morning Glory road will lead out to I-15. Adobe bought 23 acres from Traverse Mountain and 15 acres from the Fox family for their new facility. Traverse Mountain retained about 7 acres on SR 92. There are 40 acres designated as high density residential with 20 units per the acre.

Perry Homes is planning on building about 200 apartments and 60 town homes on 6,000 square foot lots. They are also planning on high density residential of about 150 units.

Plans on Morning Glory Road include 154 acres of gross acreage, including slopes and mass grading flat pads. All the individual neighborhoods have parks designated. Neighborhoods vary in size; 18 units per acre would front a 9 acre park from both sides, 9 units per acre with a linear 2 acre park, 12 units per acre with a 9 acre park.

The road in Central Canyon is designed as an 8% grade road that would exit in two spots. There are 5,000 square foot lots, single family detached, 6,000 square foot lots, 10 units per acre with another park and church site. So that equates to 915 units in this area. That nets about 8 ½ units per acre. The question was asked about how many cubic yards Traverse was planning on moving in this area. Mr. Hepworth responded three and a half million yards, about 20,000 displaced yards per acre.

In the Central Canyon Area, there are 450 acres with 1500 units planned. Planning area G is 68 acres of developable foot print, 600 units. Each neighborhood has a park for opening gathering places. For every 1000 people, there would be 5.18 acres of park space. There would be 1491 units in Central Canyon, 7 units to the acre and three and a half million yards of cut and fill. In Central Canyon, there would be fourteen and a half million cubic yards of material exported. This would be the massive export. West Canyon is thirty five and a half million cubic yards of exported material. The question was asked what road they were planning to move the displaced yards of dirt on. Would it be by the elementary school? The response was the "Geneva Road". However when questioned further, it was determined that roads out of the company's Central Canyon still need to be addressed and how material will be exported.

Mr. Hepworth then continued and showed some different product types that could be offered.

There are some definitions and issues that are of concern to the Planning Commission. The first area is the agreement the city signed with the developer that had a suggestion of how many units would ultimately be developed. There were two caveats that would dictate the project and the total number of units allowed; one was technical solutions, the other environmental solutions to the project. We have an incomplete concept plan at this time which makes it difficult to evaluate. There is concern about the environmental impact of such a project with the changing of the sky line by moving fifty one million cubic yards off site. A key universal issue is the amount of material being exported off the hill side, as it drastically changes the character of the mountain. The thought is whether we must move that much, fifty one million cubic yards of dirt, to achieve a successful project, and what types of housing solutions would minimize the cut?

We have established guidelines and already have an agreement in place that anything beyond the preliminary site grading in Fox Canyon will be conveyed over to Radio Canyon to be shipped out. The amount of material to be exported is a much greater amount than originally agreed upon and

Traverse Mountain would like to have the city condemn a road from Fox Canyon to facilitate their planned development. Lehi City is faced with a massive grading plan that the Planning Commission and City Council have not had an opportunity to analyze. The grading component that was approved for Perry Homes previously was only for a business park, not for residential.

The canyon districts are of great concern to everyone. The conversation will be continued at a later time with staff and with Traverse Mountain representatives before major planning is finalized and approved.

Meeting Adjourned by Mayor Wilson - 8:17 p.m.

Minutes Approved: _____