

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, January 12, 2006 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIR FOR 2006.**

Marlin Peterson moved to nominate Kerry Schwartz as chairman. Second by Marilyn Schiess. Marlin Peterson, Janys Hutchings and Marilyn Schiess in favor. Motion died.

Ron Smith moved to nominate Steve Roll as chairman. Second by Derek Byrne. Kerry Schwartz, Ron Smith, Derek Byrne and Steve Roll in favor. Motion carried.

Steve Roll moved to nominate Kerry Schwartz as vice chair. Second by Derek Byrne. Motion carried unanimously.

#### **3.2 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE CHAPTER 12, ADDING REQUIREMENTS FOR HOTELS AND MOTELS.**

Kim Struthers presented the request and stated that this came about due to a Concept plan for an extended stay hotel. The amendments were initially discussed back in August and then went on to public hearing in September. The public hearing was closed at that time and it was continued. A revision was discussed again in November and then this month.

Kerry Schwartz asked about the petition that was turned in before the meeting.

Kim Struthers stated that we had some neighbors that brought in a petition. They have asked for a postponement.

Kerry Schwartz stated that if what they're asking for is that a hotel not be put next to a school then that is a separate issue. This is just a code amendment.

Marilyn Schiess and Janys Hutchings agree.

Steve Roll suggested to the citizens that they assign a representative to approach City staff to make sure this is noted in the paper so their concerns can be addressed.

*Marlin Peterson moved to approve Lehi City's request for review of an amendment to the Lehi City Development Code, Chapter 12, adding requirements for hotels and motels. Second by Marilyn Schiess. Motion carried unanimously.*

### **3.3 RENAISSANCE PROJECT DEVELOPMENT, LLC – REQUESTS PERMITTED USE AND SITE PLAN APPROVAL FOR A CHARTER SCHOOL LOCATED AT APPROXIMATELY 2400 NORTH 1120 EAST IN A COMMERCIAL ZONE.**

Kim Struthers presented the request and stated that this is contingent on the subdivision being recorded.

Kerry Schwartz asked if a traffic study needed to be done.

Kim Struthers stated that was a concern that was talked about in DRC.

Steve Roll asked Lorin if this was a concern.

Lorin Powell stated that needs to be looked at.

Marlin Peterson asked about the fencing.

Kim Struthers stated that needs to be looked at, especially with the ditch there.

Tom Pitcher with Excel Education Group was present and stated that he has been assisting the Charter school this past year. The parents have proceeded through the State process. Charter Schools are state funded but they are leasing the school building from the Renaissance Project Group. There are already 850 enrolled for 600 slots. They will hold a lottery in 2 or 3 weeks to see which students will be attending. The traffic was looked at. They have staggered start times, etc. to help mitigate the traffic problem. The aesthetics of the building will be split block with stucco and metal fascia. ([www.renacademy.org](http://www.renacademy.org))

Derek Byrne asked to recuse himself. Carolyn Player stepped in for this discussion item.

Ron Smith asked about the DRC comments.

Don Ulvstead stated that the DRC comments are being addressed.

Marlin Peterson said he is concerned with the vinyl fencing with the high winds up there.

Discussed the fencing.

Dave Klock stated that as part of the development, we are piping the Bull River Ditch right now. The water table right there is 7 ½ feet but the canal is still further over.

Lorin Powell stated that the vinyl coated chain link fence might be better there.

Mark Johnson stated that council has had a number of complaints about the fencing up there along 3200 North.

Discussed using a 6 foot vinyl clad chain link fence.

Kerry Schwartz asked about the number of parking stalls and if there were any plans in the future to add more grades.

Tom Pitcher stated that the State regulates that so we will not exceed 600 students.

Dave Klock stated that every project will have to do their own site plans with their own parking.

Kerry Schwartz asked about the access and turn around in the parking lot.

Tom Pitcher stated that they can make that one directional in and out on both accesses. He feels that they can enforce the no parking areas.

Discussed the parking issue.

Dave Klock stated that when that lot next to this develops, they may be able to do something more with the parking and entrance issues.

Lorin Powell stated that the school on 500 West is about 12-1400 students. This will have about half the number of students.

*Janys Hutchings moved to grant final approval of Renaissance Project Development LLC's request for Permitted Use and Site Plan approval for a Charter School located at approximately 2400 North 1120 East in a Commercial zone contingent on the approval and recording of the subdivision and with the stipulations that 1) they have a vinyl coated chain link fence all around the property, 2) to put in place a safety plan for traffic and control of parking in the cul-de-sac area and along 1120 East, 3) with a one way direction on the drive access so the north access goes in a continuous loop out through the south access. Second by Ron Smith. Motion carried unanimously.*

**3.4 IVORY DEVELOPMENT LLC – REQUESTS PERMITTED USE AND SITE PLAN APPROVAL FOR THE IVORY HOMES CORPORATE OFFICE BUILDING LOCATED AT APPROXIMATELY 3300 NORTH CENTER STREET IN A PLANNED COMMUNITY ZONE.**

Kim Struthers presented the request.

Vaughn Pickell asked about the monument sign. It is wider than the code allows.

Kim Struthers stated that would need to be addressed. It would be approved through Clint in the Building Department.

Brad Mackey with Ivory was present for the request.

Marlin Peterson asked who would be responsible for the parking lot.

Brad Mackey stated that the Master Association dues would maintain the parking lot. If the building is sold, it would still be under the association. The covenants run with the land – they wouldn't have a choice.

Kerry Schwartz asked about the elevation where the sidewalk comes in to the building.

Ron Smith asked about the DRC comments #9.

Brad Mackey stated that they would like to try this new 'hurricane' fence. It's supposed to withstand winds up to 120 mph. It has reinforced steel through the rails and posts. It would be put up on the East side.

Derek Byrne asked about the fencing throughout the project.

Brad Mackey stated that along 3200 North it would be 6 foot concrete fencing. The types of trees would be a mix of deciduous and coniferous trees – at least 2" caliper.

Janys Hutchings suggested looking in to a more water conservative type grass other than Kentucky Blue grass.

Steve Roll stated that there is one called the Utah Blend that holds up better.

*Ron Smith moved to approve Ivory Development LLC's request for Permitted Use and Site Plan approval for the Ivory Homes Corporate Office Building located at approximately 3300 North Center Street in a Planned Community zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

Kim Struthers stated that the height and width limitations in regards to the monument sign are only for commercial signs. This is more of a project sign for the subdivision so it doesn't fall under the same restrictions.

---

**PUBLIC HEARINGS**

**4.1 H. LEWIS SWAIN – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE STONEHOCKER ANNEXATION, APPROXIMATELY 7.08 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 SOUTH 1100 WEST TO A PROPOSED R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they are requesting R-1-22 which is in compliance with the General Plan.

Tara Walker representing Lewis Swain was present for the request.

Marilyn Schiess asked about irrigation ditches.

Tara Walker stated that there is one that will be piped and then one on the north as well.

Public Hearing closed at 8:15 p.m.

*Janys Hutchings moved to recommend approval of H. Lewis Swain's request for R-1-22 zoning on the Stonehocker Annexation, approximately 7.08 acres of property located at approximately 1700 South 1100 West to a proposed R-1-22 zone. Second by Marlin Peterson. Motion carried unanimously.*

**4.2 NEIL YOUNG – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE YOUNG ANNEXATION, APPROXIMATELY 10.43 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 1100 WEST TO A PROPOSED R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is bordered by Dry Creek on the south. They are requesting R-1-22 zoning which is in compliance with the General Plan. Another issue that would need to be taken care if they proceed with development is the Dry Creek corridor that would need to be preserved for the trail. They are aware of that.

Ion Young Bezzant was present for the request.

Public Hearing closed at 8:18 p.m.

*Derek Byrne moved to recommend approval of Neil Young's request for R-1-22 zoning on the Young Annexation, approximately 10.43 acres of property located at approximately 700 South 1100 West with the additional trail corridor and the property elevation to be addressed upon development and with the DRC comments taken into account. Second by Marlin Peterson. Motion carried unanimously.*

**4.3 W. DOUGLAS HORNE – REQUESTS REVIEW AND RECOMMENDATION ON AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 600 EAST 450 SOUTH FROM LDR (Low Density Residential) AND COMMERCIAL DESIGNATIONS TO AN MDR (Medium Density Residential) LAND USE DESIGNATION.**

Public Hearing opened at 7:05 p.m.

Steve Roll stated that the applicant is not present.

Collin Peterson stated that the design is a poor one. He stated that the only entrance would be in front of his home. He is opposed. He is also concerned with the additional traffic.

Steve Schoonover on 600 East stated that he is concerned with the sewer system on that end. He is also concerned with loosing commercial property. He said the whole area will be a great asset for commercial. Originally he thought they had 1/3 acre lots coming down through there with a wall to buffer the two areas. He is also concerned with the traffic since that road is where Peck trucking has there entrance and exit.

Judy Evans on 309 S. 600 E. stated that she has been there 22 years and is concerned with the traffic. She feels if they went with Commercial there wouldn't be the traffic or the amount of people as with this situation

Kurt Walker on 400 South stated that we want to keep our community safe. He is also concerned with traffic and the sewer system.

Emily Mortimer representing her mother, LaDene Peterson on 600 East 200 South, stated that she is concerned that the applicant will keep coming back because the City will not allow a commercial entrance there. She is concerned with the traffic and the sewer. She is opposed to the medium density.

Dianna Webb stated that when we received the phone call from the applicant, they did say that they were going to try to contact the people in the neighborhood, so you may want to leave the public hearing open.

*Marlin Peterson moved to continue this item to the next meeting on Jan 26<sup>th</sup>. Second by Marilyn Schiess.*

Derek Byrne stated that he would rather forward this on to the City Council with a negative recommendation.

Dianna Webb stated that where the applicant had called ahead you really need to continue it.

*Motion carried 5-2 with Kerry Schwartz and Derek Byrne opposed.*

*A motion was made by Kerry Schwartz at 8:35 p.m. to take a 5-minute break. Second by Ron Smith. Motion passed unanimously.*

Meeting reconvened at 8:45 p.m.

**4.4 RAY LAMOREAUX – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONING DISTRICT AND ZONING MAP AMENDMENT ON APPROXIMATELY 11.6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 900 SOUTH CENTER STREET 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 they went with the TH-5 to annex and they are now requesting R-1-22 which is consistent with the General Plan.

Brian Gabler with LEI was present for the request.

Public Hearing closed at 8:47 p.m.

*Kerry Schwartz moved to recommend approval of Ray Lamoreaux' request for a Zoning District and Zoning Map Amendment on approximately 11.6 acres of property located at approximately 900 South Center Street from a TH-5 to an R-1-22 zone subject to DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.5 LEISURE VILLAS, INC – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF WILLOW PARK VILLAS, A 96-UNIT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 1800 WEST MAIN STREET IN AN EXISTING R-2 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that we recently granted the R-2 zoning. This is consistent with the Concept plan from last March 2005. They have worked with the Gray Farms project on the street connections.

Dave Erickson with Leisure Villas was present for the request. He stated that this is a restricted senior community. This is very similar to the Meadow Park project. He said they have 2½ times the required open space. He said the two existing homes will not be part of the PUD. We want to move the water line to the west instead of along Main Street. We would like to request that the easement be reduced to a 15' easement that would allow for a larger home on that one lot. We would like a 5' reduction on that easement.

Lorin Powell stated that is possible to give a reduction. The commission can grant that if you want.

Janys Hutchings asked about the access onto Main Street. She asked if there is enough room for egress going both ways.

Marlin Peterson asked what happens if Gray Farms doesn't happen.

Kim Struthers stated that this development relies on Gray Farms.

Lorin Powell said this can't go without Gray Farms. The utilities require Gray Farms to be there. The roads are private but the right-of-ways are full easements.

Discussed the HOA's.

Derek Byrne asked about the sidewalk that was in the concept.

Dave Erickson stated that there is a sidewalk all along the interior. We have found that a walking trail along the outside just isn't feasible when you have an interior road like this.

Derek Byrne asked about the lap siding.

Dave Erickson said they are 100% masonry mixed with stucco and brick.

Janys Hutchings stated on page 14 of the CC&R's, item 3.3.7, you need to have the word 'if' removed. She asked what the build out is before they do the clubhouse.

Dave Erickson stated that they build that as soon as they can. You need the amenities to help sell the project.

Vaughn Pickell stated that on page 12 of the CC&R's, item 3.2.2, it should read at least 'eighty percent' to match the 80% in parentheses.

Public Hearing closed at 9:12 p.m.

*Janys Hutchings moved to recommend approval of Leisure Villas' request for preliminary subdivision review of Willow Park Villas, a 96-unit Planned Unit Development located at approximately 1800 West Main Street with the following conditions; 1) amendments to the CC&R's; page 14, item 3.3.7 – remove the word 'if', page 12, item 3.2.2 it should read 'eighty percent' to match what is in parentheses, 2) subject to the DRC comments, 3) the easement on the house on the south lot be reduced to a 15 foot easement. Second by Ron Smith. Motion carried unanimously.*

#### **4.6 JOHN ROGERS – REQUESTS FINAL APPROVAL OF A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 375 EAST 2600 NORTH IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

John Rogers was present for the request.



Public Hearing closed at 9:15 p.m.

*Ron Smith moved to approve John Rogers' request for a 2-lot subdivision with an existing home located at 375 East 2600 North in an existing RA-1 zone subject to DRC comments. Second by Derek Byrne. Motion carried unanimously.*

**4.7 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE TRAVERSE MOUNTAIN AREA PLAN INCLUDING ROADWAYS AND UTILITIES TO FACILITATE CONSTRUCTION OF MORNING GLORY ROAD.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that the first item is an amendment to the area plan that involves modification to a couple of their roadways. He explained that this is an intern amendment that addresses the utilities so they don't have to be ripped up when they come back in with their area plan amendment with the increased units.

Lorin Powell stated that the road accesses are set up as an agreement with UDOT. They are not adding any; they are just set at particular spacing. He stated that they are looking at another location with another piping system for the sewer that we are purposing to go through town on 1700 West, the current one is on 2300 West.

Derek Byrne asked if the developer has complied with the request for them to bring in the new Area Plan to the City.

Kim Struthers stated that they are working on a new concept plan that covers the whole area. They have submitted a new concept plan that has been submitted to the DRC. There are a lot of issues that DRC would like to see completed before it comes to the Planning Commission. Depending on the outcome of that concept plan they will be working on the area plan. The City Council said that we will let certain things already filed go ahead but not have any new subdivisions be started.

Lorin Powell stated that there was a legal issue that we had to deal with on the already approved area plan. All of the newly acquired land to the east will also be included in the new area plan.

Ty Thorpe was present for the request and stated that they have made their first submittal and hopefully within the month they will be ready for the public noticing.

Denver Snuffer speaking on behalf of the Pecks and DJ Investments stated that they are concerned with the location of the Morning Glory road connection. They would like some accommodation made so the road provides some coordinated access to some of these other properties. They do not expect Mountain Home Group to pay the cost for the accommodation.

Ty Thorpe stated that this is one of our main infrastructure roads. As far as where the subdivisions are concerned; they haven't been planned yet. There may be other access points onto this through the other subdivisions planned.

Cole Peck representing his parents stated that they do have an agreement with DJ Investments and they figured that they would have an access toward Center Street. He stated that they had met with Denver, a Micron rep and he is concerned that this new access point may take away from where theirs was planned for.

Phillip Green was present for the request and stated that land up there is not being coordinated with all the entities. He feels there needs to be a meeting of the Cities' and landowners to coordinate all the roads and infrastructure. He is also concerned with being landlocked. He is concerned with having fire breaks put in place.

Brandon Johnson, 4661 Stonehaven Loop, stated that there are a few present that live up there in Traverse Mountain that are concerned that Morning Glory Road does not become a major thoroughfare. He is concerned that it will become a main way for traffic. They appreciate the notices received on this.

Jason Pendleton also a resident of Traverse Mountain stated the he would like to see a whole concept of this area. He feels we need to take time and slow things down. He is also concerned with schools, parks, etc. He doesn't have any problems with the Morning Glory Road other than the gentlemen with their concerns about their land.

Raylene Blocker, also a resident, asked about fencing along there.

Ty Thorpe stated that wherever there are homes backing on that road, there will be fencing.

Brandon Call also lives in Traverse Mountain and asked about the two roads.

Ty Thorpe stated that there will be two roads; a realignment. They will be signalized on SR-92.

Public Hearing closed at 9:53 p.m.

Dianna Webb stated that the updated concept plan is what will be brought forth in a month. The final area plan is still out there quite a ways.

*Ron Smith moved to recommend approval of Mountain Home Development Groups request for review of an amendment to the Traverse Mountain Area Plan including roadways and utilities to facilitate construction of Morning Glory Road subject to DRC comments and would encourage the landowners and neighbors to talk. Second by Marilyn Schiess. Motion carried 5-2 with Marlin Peterson and Derek Byrne opposed.*

**4.7A MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION ON THE MORNING GLORY ROAD DEDICATION PLAT LOCATED AT APPROXIMATELY 1200 WEST 3600 NORTH IN A PLANNED COMMUNITY ZONE.**

Discussion included under item 4.7.

---

*Ron Smith moved to recommend approval of Mountain Home Development Group's request for review of the Morning Glory Road Dedication Plat located at approximately 1200 West 3600 North in a Planned Community zone subject to DRC comments finding this is consistent with access and the original area plan. Second by Janys Hutchings. Motion carried 5-2 with Marlin Peterson and Derek Byrne opposed.*

Derek Byrne had to leave early – Carolyn Player took his seat.

**4.8 DEAN WALLACE – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONING DISTRICT AND ZONING MAP AMENDMENT ON APPROXIMATELY 5 ACRES LOCATED AT APPROXIMATELY 1050 WEST 3200 NORTH FROM TH-5 TO AN R-1-10 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that it is consistent with the General Plan.

Glade Tucket with Loan Peak Development Partners was present for the request.

Public Hearing closed at 10:22 p.m.

*Marilyn Schiess moved to recommend approval of Dean Wallace's request for a Zoning District and Zoning Map Amendment on approximately 5 acres located at approximately 1050 West 3200 North from a TH-5 to an R-1-10 zone including DRC comments finding it's consistent with the General Plan. Second by Carolyn Player. Motion carried unanimously.*

**4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF A ZONING DISTRICT AND ZONING MAP AMENDMENT ON APPROXIMATELY .32 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 150 NORTH 1750 EAST FROM A COMMERCIAL TO A COMMERCIAL FOOD PROCESSING ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is the final process for the Carson property.

Public Hearing closed at 10:24 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City's request for a Zoning District and Zoning District Map Amendment on approximately .32 acres of property located at approximately 150 North 1750 East from a Commercial to a Commercial Food Processing zone finding it's consistent with the General Plan. Second by Ron Smith. Motion carried unanimously.*

**4.10 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE CHAPTER 35, AMENDING THE DEFINITION OF HOTELS AND MOTELS.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that these are amendments to the definitions for hotels and motels. We are just strengthening our definitions.

Public Hearing closed at 10:25 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City’s request for an amendment to the Lehi City Development Code Chapter 35, amending the definition of hotels and motels contingent upon City Council approval of the Development Code Chapter 12 amendment. Second by Ron Smith. Motion carried unanimously.*

**CITY BUSINESS**

None

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE DECEMBER 1, 2005 REGULAR MEETING.**

*Ron Smith moved to approve the minutes from the December 1, 2005 regular meeting. Second by Kerry Schwartz. Motion carried unanimously.*

**ADJOURNMENT**

*Janys Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.*

Meeting ended 10:30 p.m.

Date Approved\_\_\_\_\_

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_