

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 23, 2006 in the Lehi City Council Chambers.

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

Members Absent: Derek Byrne – excused

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

Meeting began at 7:04 p.m.

REGULAR AGENDA

3.1 ROGER WILKINS – REQUESTS A MAJOR HOME OCCUPATION TO OPERATE AN INTERNET RESALE BUSINESS FROM HIS HOME LOCATED AT 640 WOODS DRIVE IN AN EXISTING RA-1 ZONE (Continued from the February 9, 2006 meeting).

No one was present for the request. Roger Wilkins had called to ask that this item be postponed.

Janys Hutchings moved to deny without prejudice Roger Wilkins' request for a major home occupation to operate an internet resale business from his home located at 640 Woods Drive in an existing RA-1 zone. Second by Ron Smith. Motion carried unanimously.

PUBLIC HEARING

4.1 LINDY OZANCIN – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 7.62 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2600 NORTH CENTER STREET FROM AN A-1 TO AN RA-1 ZONE.

Public Hearing opened at 7:04 p.m.

Kim Struthers presented the request.

Lindy Ozancin was present for the request.

Marilyn Schiess asked about keeping it green belt.

Lindy Ozancin stated that as far as he has been told he can keep it that way as long as he keeps the cattle on there.

Ron Smith asked if he is aware of the water dedication.

Lindy Ozancin stated that he is aware of that and is concerned with irrigating that piece of ground when Ivory takes out that pipe.

Kerry Schwartz asked why he is rezoning this at this time if he plans on keeping cattle on it.

Lindy Ozancin stated that as long as he is alive he wants to keep the cattle but after he's gone his children will be able to develop it.

James Sorenson of 201 East 2700 North agrees with Mr. Ozancin's request. He stated that he is also representing other neighbors in the area and they are also in support of this.

Public Hearing closed at 7:12 p.m.

Ron Smith moved to recommend approval of Lindy Ozancin's request for a Zone Change on 7.62 acres of property located at approximately 2600 North Center Street from an A-1 to an RA-1 zone finding that it complies with the General Plan and subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.2 MARK & TYLER RYAN – REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE WAGSTAFF ANNEXATION, APPROXIMATELY 10.20 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 300 EAST 950 SOUTH TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:04 p.m.

Kim Struthers presented the request and stated that this area across from this has been approved for the Lehi Willows subdivision which has not been recorded yet.

Mark Ryan was present for the request.

Public Hearing closed at 7:15 p.m.

Janys Hutchings moved to recommend approval of Mark & Tyler Ryan's request for R-1-22 zoning on the Wagstaff Annexation, approximately 10.20 acres of property located at approximately 300 East 950 South seeing that it is consistent with the General Plan and to include the DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.3 S&K INDUSTRIAL – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 10.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 600 SOUTH 850 EAST FROM AN A-1 TO A LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:04 p.m.

Kim Struthers presented the request and stated that they are requesting Light Industrial which is consistent with the General Plan. It would have to come back as a conditional use for the storage units.

Kerry Schwartz asked about the last proposal from about a year ago.

Kim Struthers stated that this Light Industrial goes back to the 1997 plan. The last applicant didn't follow through for whatever reason.

Brian Molten stated that the south end is kind of land locked so that's why they put the storage units on the south with the offices to the north.

Marlin Peterson is worried about getting so many storage units.

Public Hearing Closed at 7:25 p.m.

Janys Hutchings asked about having office warehouse on the whole parcel.

Brian Molten stated that he doesn't feel it would be successful to have it back there.

Janys Hutchings stated that she would like to see more office warehouse and less storage sheds. She would be opposed to this plan as it is.

Marilyn Schiess doesn't want to see too many storage sheds come in either.

Janys Hutchings moved to recommend approval of S&K Industrial's request for review of a zone change on 10.5 acres of property located at approximately 600 South 850 East from an A-1 to a Light Industrial zone seeing that it does fit the General Plan and is compatible with the area. Second by Kerry Schwartz.

Lorin Powell stated that in the Light Industrial zone storage units and office/warehouse is an allowed use. You can put conditions on it but you may not be able to deny the use.

Motion carried 6-1 with Marlin Peterson opposed.

4.3A S&K INDUSTRIAL – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION OF AN OFFICE/WAREHOUSE AND STORAGE UNIT PROJECT LOCATED AT APPROXIMATELY 600 SOUTH 850 EAST IN A PROPOSED LIGHT INDUSTRIAL ZONE.

Janys Hutchings is opposed to this concept plan.

Brian Molten stated that they have been tracking occupancies for storage units and in this area there are none.

Public Hearing closed at 7:30 p.m.

Brian Molten said they are using 35% of the area for storage units.

Janys Hutchings wouldn't want to see any more than 20% for storage.

Kerry Schwartz stated that even though we meet the minimum percentage for landscaping he would like to see more landscaping by the office area.

Brian Molten stated that some of the parking stalls will go into landscaping because DRC said that there are 50 stalls extra.

Kerry Schwartz suggested that there be some variation to the buildings other than just a box.

Marlin Peterson moved to recommend denial of S&K Industrial's request for concept plan review of an office/warehouse and storage unit project located at approximately 600 South 850 East in a proposed Light Industrial zone because of the storage units that we already have approved for Lehi we don't want to tie up more Light Industrial with storage units. Motion died for lack of second.

Kerry Schwartz stated that we need to give some suggestions on what we want changed. Do we want to see only 20% on storage units with more landscaping and not box like structures?

Marlin Peterson moved to recommend denial of S&K Investment's request for concept plan review of an office/warehouse and storage unit project located at approximately 600 South 850 East in a proposed Light Industrial zone as the concept stands with the recommendations that they do no more than 20% storage units with more than 25% landscaping. Second by Carolyn Player.

Vaughn Pickell stated that you pretty much have to grant it with reasonable conditions.

Motion carried 6-1 with Steve Roll opposed.

4.4 LANDMARK ACADEMY – REQUESTS REVIEW OF AN AMENDMENT TO THE PILGRIM'S LANDING AREA PLAN, ADDING PRIVATE BOARDING SCHOOLS AS AN ALLOWED USE WITHIN THE PILGRIM'S LANDING PLANNED COMMUNITY.

Public Hearing opened at 7:04 p.m.

Kim Struthers presented the request and stated that there was some of the area in their plan for commercial. There are some other pieces that are not part of Pilgrims landing by the Frontage Road.

Garison Jeppesen representing Land mark was present for the request.

Janys Hutchings is not happy with what Pilgrim's Landing has produced and is leery of making any changes at this time.

Garison Jeppesen stated that this would be a therapeutic boarding school for males 13 to 18 years of age. The second floor would have the dorm rooms (up to 40 adolescent males) they would have staff on 24 hour watch.

Vaughn Pickell asked if any of the students would have disabilities and if this would be accredited.

Garison Jeppesen stated that it would be for adolescence with attention problems or other learning disabilities and it would have full accreditation through the state.

Vaughn Pickell asked if this was a secure facility with restrictions for students from leaving.

Garison Jeppesen said they could not leave with out adult supervision. He stated that this is not for troubled youth.

Vaughn Pickell asked about the type of licensing they would have from the state for this.

Garison Jeppesen said it would be a non secure license, so they would not be able to lock them in to this facility. It is privately funded by the parents.

Jeanna Boday asked where other locations for this school are so they can have a reference point for this facility. She expressed concern about having this teenage type facility for young men right there, especially because there are a lot of families with small children in this area. And if you're dealing with teens with depressions – she is concerned with them posing a danger to others. She would like to see the track record.

Public Hearing closed at 7:58 p.m.

Lorin Powell stated that we took all the densities off of here and this seems to be more of a residential type. It seems we're adding more density back in to this – he doesn't feel this is classified as commercial base.

Carolyn Player has a security concern and stated that most children in these places don't want to be there.

Steve Roll stated that we are not approving the school but adding the use.

Gregory Polton is involved with the process and clarified stating that the profile on students coming in here are mostly from the east coast coming out of prep school with parents willing to pay to have their child put in here. They have no record of drug abuse or criminal activity. He stated that the City would be getting a lot of traffic from parents coming in from out of town so there will be dollars spent at surrounding businesses. You would have more risk with the normal high school than you would have here. He said they haven't purchase any ground yet.

Steve Roll feels this would be better used as commercial.

Janys Hutchings agrees and stated that they were given density bonuses based on that being commercial.

Kerry Schwartz moved to recommend denial of Landmark Academy's request for an amendment to the Pilgrim's Landing Area Plan, adding Private Boarding Schools as an allowed use within the Pilgrim's Landing Planned Community based on the concern with the commercial tax base in that area and the other existing uses as proposed. Second by Marilyn Schiess. Motion carried unanimously.

4.9 TRAVERSE MOUNTAIN – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF TRAVERSE MOUNTAIN POD VII-1, A 105 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED AT CHAPEL RIDGE ROAD AND MOUNTAIN RIDGE ROAD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:04 p.m.

Kim Struthers presented the request.

Discussed where the access roads would go.

Lorin Powell stated that the concept is coming up at the next meeting.

Ty Thorpe said they are putting accesses in on 1200 West and 600 West.

Mark Johnson stated that there are two more access that will serve the residential areas.

Lorin Powell stated that the current agreement with UDOT only goes to the Micron piece. 600 West will 'T' into SR-92 it will not go south.

Kerry Schwartz would like to know why we need to approve this before we see the new area plan.

Lorin Powell stated that if it is currently in the plan then we are told to go ahead with it.

Janys Hutchings stated that there are a number of DRC comments that can be addressed with the new area plan.

Steve Roll said that the City Attorney advised us that it is appropriate to move ahead if it fits in the current plan.

Kim Struthers stated that what is coming on the 9th is just a concept of the new area plan – it will probably be several months before it comes back with a revised area plan book.

Janys Hutchings stated that we have been asking for this area plan a year and a half ago and we feel that we're being put off.

Ty Thorpe was present and stated that he understands our concerns. He stated that their first submittal was 3 months ago and there have been a lot of comments that need changes on. He stated that this was part of the last amendment that went through to account for the water zones and the water tank that would supply this area. These are larger custom lots up on the mountain where there the slopes are. There is still build-able space but most of the lot will be sloped. We have made the roads below 10%.

Public Hearing closed at 8:40 p.m.

Discussed the number of lots. It started out being 105 and now it's down to 98, maybe because of the slopes.

Marilyn Schiess moved to recommend approval of Traverse Mountain's request for preliminary subdivision review of Traverse Mountain Pod VII-1, a 98 lot single family residential subdivision located at Chapel Ridge Road and Mountain Ridge Road in an existing Planned Community zone subject to DRC comments. Motion carried 4-3 with Ron Smith, Janys Hutchings and Kerry Schwartz opposed.

CITY BUSINESS

Discussed whether a person can run a business out of their home if ordered by a judge if they do not have a City business license.

Discussed that he would still need a business license.

Discussed the meeting on the 9th and whether we would have a quorum that night.

Janys Hutchings, Derek Byrne, Kerry Schwartz and Marilyn Schiess will be gone. But we should have 5 people in attendance.

March 2nd will be a work session with March 9th and the 23rd regular meetings.

Lorin Powell stated that we could discuss the concept and other issues at the work session.

Janys Hutchings would like to have packets out on Tuesday night.

Ron Smith moved to have a meeting for March 9th. Second by Marlin Peterson. Motion carried unanimously.

Kerry Schwartz would like to have a site visit to Traverse Mountain – there are some of us that are new.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE FEBRUARY 9, 2006 MEETING.

Ron Smith moved to approve the minutes from the February 9, 2006 meeting. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURNMENT

Janys Hutchings moved to adjourn. Second by Kerry Schwartz. Motion carried unanimously.

Meeting ended at 8:55 p.m.

Date Approved _____

Chairman _____

Secretary _____