

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 09, 2006 in the Lehi City Council Chambers.

Members Present: Steve Roll, Vaughn Pickell, Carolyn Player, Ron Smith, Marlin Peterson, Kerry Schwartz (came after Library Fund Raiser at about 9:00 p.m.)

Members Absent: Janys Hutchings, Derek Byrnes, Marilyn Schiess – all excused for Library Fund Raiser

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Lorin Powell

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR REVISIONS TO THE TRAVERSE MOUNTAIN AREA PLAN, A 7,982-UNIT PLANNED COMMUNITY LOCATED AT APPROXIMATELY SR-92 AND 1700 WEST.

Steve Roll stated that this item was pulled by the petitioner.

REGULAR AGENDA

4.1 BRYCE AND NYCOLE WESTCOTT – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL TO LOCATE LONE PEAK AUTO IN AN EXISTING BUILDING LOCATED AT 1223 EAST MAIN STREET IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they will be leasing the west side of the building. He said the DRC did make a recommendation to re-stripe the parking area.

Bryce Westcott was present and stated that this is a family owned business and they are currently located at Lone Peak Auto.

Vaughn Pickell asked about increasing lighting.

Bryce Westcott stated that the poles that they were told were there are not but they are planning on improving the lighting.

Public Hearing closed at 7:17 pm

Carolyn Player moved to approve Bryce & Nycole Westcott's request for Conditional Use and Site Plan approval to located Lone Peak Auto in an existing building located at 1223 East Main Street in an existing Commercial zone. Second by Vaughn Pickell. Motion carried unanimously.

4.2 WALLACE INVESTMENTS, LP REQUEST PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF AUTUMN RIDGE ESTATES, A 25-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 3090 NORTH 1200 EAST IN AN EXISTING R-1-15 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they just want to develop the eastern half and leave the rest as TH-5. There is one issue that deals with the letter from Highland City where there is a joint use. We would like to see a trail off 1200 East for both accesses to the detention and to the park area by the creek to help maintain the creek during flooding.

Steve Roll read the letter from Highland City.

Dean Wallace and Scott Worthington were present.

Scott Worthington said that he had been working with the Highland City Attorney to get the right wording for that. He stated that they have a letter from the attorney.

Marlin Peterson asked about the temporary turnaround between lots 4 & 5.

Dean Wallace stated that it would be only temporary and will exist out in that TH-5 zone.

Vaughn Pickell asked about the language on that easement.

Dean Wallace stated that Highland City doesn't own that property and the owner, Glade Tuckett, has agreed to do the easement.

Glade Tuckett was present.

Public Hearing closed at 7:30 p.m.

Carolyn Player asked about the fencing along the canal by lot 25.

Vaughn Pickell moved to recommend approval of Wallace Investments request for preliminary subdivision review of Autumn Ridge Estates, a 25-lot residential subdivision located at approximately 3090 North 1200 East in an existing R-1-15 zone subject to the installation of fencing along the Murdock Canal along the boundary of lot 25 and to include DRC comments and recommend that the applicant works closely with Highland City to make sure the easement is obtained. Second by Marlin Peterson. Motion passed unanimously.

4.3 JOHN L. MCKINNEY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1550 EAST 300 NORTH FROM A COMMERCIAL TO A MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they would have access through Hunter's Grove.

Glade Tuckett, Fred Clark and Patty McKinney Young were present for the request. Glad Tuckett stated that there is not an access through the commercial area so they have to enter out of the residential. Our plan is to have twin homes there.

Public Hearing closed at 7:40 p.m.

Ron Smith moved to recommend approval of John McKinney's request for an amendment to the Lehi City General Plan Land Use Element on approximately 5 acres of property located at approximately 1550 East 300 North from a Commercial to a Medium Density Residential land use designation subject to DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.4 IR LEHI – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 44 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2100 NORTH AND I-15 FROM A RESORT COMMUNITY TO COMMERCIAL AND HIGH DENSITY RESIDENTIAL LAND USE DESIGNATIONS.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there will be a realignment of 2100 North eventually. Kim said they let them know that the highest density is 12 units per acre. They are asking for 18 units per acre. The ownership has changed so where the original owners were going to work with Thanksgiving Point, these owners want to just go ahead with a plan.

Richard Mendenhall was present for the request and stated that he just presented what the architect had recommended. He does realize that the city doesn't allow that many units per acre.

Marlin Peterson is concerned with what would go in there if something happens to this developer and we go to high density.

Richard Mendenhall stated that they just want this parcel out of the Resort Community zone. So what do you recommend?

Discussed the portion to be used for high density. Discussed the layout and boundary of the high density and the Commercial.

Marlin Peterson would like to see a buffer zone between the residential and the commercial. He said if you have apartments along there they will be looking down in to the single family homes that are already there. He would like to see 10 acres for the high density instead of 15. He doesn't want people in offices to look into the residential either.

Richard Mendenhall stated that they can work that out as it comes through for development.

Vaughn Pickell stated that he has no problem bringing it out of the Resort Community zone – but DRC stated that they would like to see it mostly commercial.

Richard Mendenhall stated that we won't be able to market it for retail until they have redone that interchange – in the mean time they can put in some office and residential until they can see the need for the commercial use.

Ron Smith would rather see 10 acres instead of 14 for high density.

Dave Manning is tired of high density. He stated that northwest Lehi has an over abundance of high density as it is – maybe medium density would be a good compromise.

Erick Dastrup was present and stated that he is concerned with the amount of high density there. He thinks it should be moved out of the Resort Community but he thinks provisions can be made to determine what kind of a buffer can be put in there.

Terrilo Rom? stated that he lives in the medium density area and he would like to see a park or more medium density. He doesn't want to have people looking down into his bedroom window.

Public Hearing closed at 8:10 p.m.

Marlin Peterson suggested going to medium density.

Vaughn Pickell stated that he thinks MDR would do better but keeping the majority for commercial.

Ron Smith doesn't like high density either, but MDR will just be the same with no buffer to the commercial.

Carolyn Player doesn't want to see high density there either.

Discussed buffering and the density.

Marlin Peterson moved to recommend denial of IR Lehi's request of an amendment to the Lehi City General Plan Land Use Element on approximately 55 acres of property located at approximately 2100 North and I-15 from a Resort Community to Commercial and High Density Residential land use designations and recommend that they change it from the High Density Residential to Medium Density Residential and lower it from 14 acres to 10 acres with the balance of it to be Commercial and then straighten the boundaries between the Medium Density Residential housing and the Commercial. Second by Ron Smith. Motion carried unanimously.

4.5 PAUL MENDENHALL – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 14.12 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 500 WEST 1700 SOUTH FROM VERY LOW DENSITY RESIDENTIAL AGRICULTURAL TO A VERY LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

Jay Sisson with Ensign Engineering was present for the request and stated that eh had a letter from a neighbor that could not attend – in support of this.

Dave Manning doesn't want this taken away – let's not destroy something that had massive support from the city's residence.

Doug Polvoquist in the Holmstead Farms subdivision asked about the zoning.

Public Hearing closed at 8:28 p.m.

Marlin Peterson is opposed.

Vaughn Pickell stated that the General Plan designation doesn't really fit with the surrounding zoning.

Ron Smith doesn't have a problem changing it.

Carolyn Player wants it to stay the same.

Jay Sisson stated that if people were opposed to this they would probably be here. He doesn't think that people want horses next to them.

Vaughn Pickell is not opposed.

Marlin Peterson moved to recommend denial of Paul Mendenhall's request of an amendment to the Lehi City General Plan Land Use Element on approximately 14.12 acres of property located at approximately 500 West 1700 South from a VLDR to a VLDR land use designation as requested due to the fact that we've changed the General Plan only 2 years ago to protect larger lots with animal rights. Second by Carolyn Player. Ron Smith, Steve Roll and Vaughn Pickell – opposed. Motion died for lack of quorum vote.

Ron Smith moved to table this item to the next meeting when we have a bigger group here to vote on it. Second by Vaughn Pickell. Motion carried 4-1 with Marlin Peterson opposed.

4.6 BUCKEYE PROPERTIES LLC – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 4 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 WEST 150 SOUTH FROM A LOW DENSITY RESIDENTIAL TO A MEDIUM DENSITY RESIDENTIAL DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that it is split right down the middle with half MDR and half LDR.

Dan Vanwoerkham was present for the request and stated that the units would be duplex units.

Gerard Powers stated that he moved to get away from high density and medium density. He wants it left low density.

David Manning would like to see it left LDR.

Public Hearing closed at 8:43 p.m.

Vaughn Pickell asked about when the LDR and MDR were adopted.

Kim Struthers stated that he believes it goes back to 2001. He stated that it does split parcels – the piece next to this had to come in last fall to change that all to MDR.

Marlin Peterson is concerned with this being such a small piece and having an HOA.

Dan Vanwoerkham stated that we wouldn't do an HOA on such a small piece.

Dianna Webb stated that the only way this could be developed is as a PUD. That is the only way you can do a 0 lot line – with twin homes.

Marlin Peterson would deny this as it stands.

Vaughn Pickell stated that in a PUD with an HOA they would need CC&R's.

Marlin Peterson moved to recommend denial of Buckeye Properties request of an amendment to the Lehi City General Plan Land Use element on approximately 4 acres of property located at approximately 1700 West 150 South from a Low Density Residential to a Medium Density Residential land use designation finding that because of the size of the acreage they would have to do a PUD with 10% open space and would cause limitation on a Home Owners Association. Second by Ron Smith. Motion carried unanimously.

4.7 PINE HOLLOW LLC – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 2.81 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 950 WEST 2100 NORTH FROM HIGH DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO A MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and said that this is the 3rd time we have approached this as a general plan amendment. He mentioned that at the next Planning meeting the City has initiated an amendment that covers this entire triangle to MDR. He stated that there was traffic study done that supports MDR.

Jim Gibbons was present for the request and stated that the last time they requested HDR which was approved by the Planning Commission but turned down by the City Council.

Dave Manning was present and stated that this area is a perfect example of spot zoning. He is in support of it and said it helps resolve the issues from the last few years.

Erick Dastrup said that he thinks this is the best situation to come out of it so far. He is concerned with the traffic on 900 West.

Erin Sherwood stated that he doesn't understand why they are taking it to MDR. He is also concerned with the traffic on 900 West.

Erick Dastrup said it disturbs him that the City is going to take that whole area to MDR. He would rather see it go up 900 West and call it good.

Heather Groom asked if it wouldn't be better as commercial where they have that interchange changing right there.

Public Hearing closed at 9:15 p.m.

Ron Smith moved to recommend approval of Pine Hollow LLC's request of an amendment to the Lehi City General Plan Land Use Element on approximately 2.81 acres of property located at approximately 950 West 2100 North from High Density Residential and Low Density Residential to a Medium Density Residential land use designation subject to DRC comments. Second by Carolyn Player. Motion passed unanimously.

Vaughn Pickell moved to take a break at 9:14 p.m. Second by Ron Smith Motion carried unanimously.

Meeting reconvened at 9:20 p.m.

4.8 IVORY HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR HUNTER’S GROVE PLAT E, A 3-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT APPROXIMATELY 500 NORTH 1300 EAST IN EXISTING R-1-8 AND TH-5 ZONES.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this just adds a couple lots to that subdivision. They are doing preliminary and final together but you are only to review the preliminary.

Brad Mackey with Ivory was present for the request.

Public Hearing closed at 9:23 p.m.

Ron Smith moved to recommend approval of Ivory Homes’ request for preliminary subdivision review of Hunter’s Grove Plat E, a 3-lot residential subdivision with an existing home located at approximately 500 North 1300 East in existing R-1-8 and TH-5 zones with applicable DRC comments. Second by Carolyn Player. Motion passed unanimously.

4.9 IVORY HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF IVORY RIDGE, 535 UNITS LOCATED AT APPROXIMATELY 3200 NORTH CENTER STREET IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is the preliminary subdivision plat for the Ivory Ridge. This is based on their approved area plan. The total number of units in the whole area plan is 825 tonight we are only looking at 525. There are some additional units that would have to come back through Planning Commission at a future time. The layout has remained consistent with the Area Plan.

Brad Mackey was present for the request and stated that the street layout is the same as the Area Plan. He said they are bringing in the first townhouse phase to see which ones sell better – and go from there.

Lindy Ozancin stated that they better not over look the Bull River.

Lorin Powell stated that Ivory Homes will pipe the Bull River.

Lindy Ozancin read a statement – claiming a legal right to the LDs irrigation pond and wants the commission to require Ivory to resolve this problem before they give final approval.

Ratfield Tuten asked a few questions about the development such as what the covenants will be, when the development next to Brookhaven would happen, if 3200 North will be closed down when they widen it, if a park is planned for the upper section, if there will be full time security, the type of fencing along 3200 North, etc. (He gave the letter of concerns to Brad Mackey)

Rachel Flemming lives in Foxmoor Ridge subdivision and stated that she is concerned about the road that connects in with their road.

Julie Chipman, in the same neighborhood, is also concerned about the road going through there. She would like to see more stop signs, speed bumps, etc.

Josh Covington in Foxmoor Ridge is also concerned about the road – he is concerned about depreciating their homes.

Cindy Owenslager in the Foxmoor Ridge – is also concerned with that road and the speed of the traffic.

Brian Owenslager wants to express concern on the roads.

Tracy Burnham in Huntington Heights – is concerned that the number seems higher. She is concerned with the high density and with it so close to her property.

David Manning asked about the density.

Ken Lamborne in Deer Meadows Estates – asked about the overall elevation – is there a plan for that detention – how will that affect his property.

Brad Mackey stated that whole area will be re-graded and re-shaped – it should match your current property lines.

Ryan McCuin in Deer Meadow Estates asked about the pond and the fox ditch. He has a culvert in his back yard and asked how is this going to affect his property. He asked about the fencing plans. He would like to see how that open space is laid out – with lighting, traffic, park hours, etc. He is concerned with the traffic and the blind corner out of Deer Meadows. He is concerned with 1200 West.

Ryan Kerby in Deer Meadow is opposed to HDR. He is concerned about the pond and the park parking lot in his back yard.

Jarod Hull in the Foxmoor Ridge area feels the same as his neighbors. He is concerned with the road going in there. He would like Ivory to try and divert the trucks and workers so they don't go through his community.

Erick Dastrup echo's the sentiments that have been expressed. He is concerned about the traffic flow – he feels the City needs to do something about 2600 North.

Michelle Stallings is concerned with the high density areas. She says that we have changed the code to accommodate Ivory. She doesn't see where the open space will be and is also bugged by the round about on Center Street. She is also concerned with the trail systems.

Eric Dastrup doesn't think that there is enough open space to comply with the code.

Heather Groom is also concerned about the open space and the amenities. She is concerned about the trails and having them go across driveways.

Public Hearing closed at 10:15 p.m.

Brad Mackey addressed the concerns with Mr. Ozancin. He stated there is no legal document on file on what he said. There is a diversion structure that can be used different ways – he talked about the ditch and how it is being used – they will make sure he can divert both shares at the same time down to his property. The road they are concerned about was an existing stub road and we were required to connect on to that. We are also going to pipe their storm drain to go into the detention pond. The Deer Meadows developer was required to fence on both sides of his development. On the north side of the detention pond we have requested that that fence be left out so it can be used as some kind of an open space.

Lorin Powell stated that 1200 West is in design – it takes a long time when you use federal funds – those are not quick – but the funding is there.

Kerry Schwartz asked about the development phases.

Brad Mackey stated that this is used for storm water runoff, if it's put in as a park that's up to the City. We will be developing it as a detention pond. He stated that the phasing on the south parcel is about 2 years away. The park will need to be done in the middle of the project. The north east is the most immediate plan with the office building with the swim and tennis club going in this summer. They are also talking about a Stake Center on 3200 North in the first phase.

Discussed considering stop signs on a few of these roads to slow traffic down.

Brad Mackey said build out will be about 7-10 years maybe longer – it's market driven.

Ron Smith moved to extend the meeting for 30 minutes at 10:30 p.m. Second by Kerry Schwartz. Motion carried unanimously.

Brad Mackey explained the Club Ivory – again.....

Vaughn Pickell asked if anything can be done about street alignment.

Lorin Powell stated that those roads have been adopted in the Area Plan.

Vaughn Pickell stated that if you connect Parkwood Drive so there is more of a North south corridor.

Brad Mackey stated that we had it that way but DRC asked them to change it because of utilities.

Vaughn Pickell moved to recommend approval of Ivory Homes' request for preliminary subdivision review of Ivory Ridge, 535-units located at approximately 3200 North Center Street in a Planned Community zone subject to Ivory Homes trying to alleviate some of the traffic concerns with the

flow of traffic east out of the Foxmoor Ridge Subdivision by connecting Parkwood Drive south to 725 West or by using other traffic calming devices and to include DRC comments. Second by Marlin Peterson. Motion carried unanimously.

4.10 PSOMAS – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF TRAVERSE MOUNTAIN POD II-6B, A 35 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1500 WEST CHAPEL RIDGE ROAD IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

Kerry Schwartz asked if this was included in the original area plan.

Kim Struthers stated that yes it was.

Mackay Christensen was present for the request. He said that the park will probably be private. The clubhouse is a 7000 sq ft clubhouse and would be private as well.

David Manning stated that last summer he was to a meeting where they talked about opening up more subdivisions in here and there were some comments that the developers weren't holding up to there – he is concerned that they will not be finishing what they have said.

Steve Roll mentioned that it is the builders that are not finishing it off all the way. The City can enforce certain things but he doesn't know to what extent.

Kerry Schwartz moved to extend the meeting another 15 minutes at 11:00 p.m. Second by Ron Smith. Motion carried unanimously.

Heather Groom asked about the wildlife refuge areas.

Public Hearing closed at 11:05 p.m.

Mackay Christensen stated that there is a certain amount of critical mass that needs to be attained – we are still in the very beginning of this project.

Kerry Schwartz is concerned about the park and where there is limited space he feels this needs to be a public park. We need to be looking at these areas for sports fields – he would like to see more parks and access to the public.

Marlin Peterson moved to recommend approval of PSOMAS's request for preliminary subdivision review of Traverse Mountain Pod II-6B, a 35-lot residential subdivision located at approximately 1500 West Chapel Ridge Road in a Planned Community zone with the recommendation that the park be a public park and to include DRC comments. Second by Kerry Schwartz. Motion carried unanimously.

4.11 LEHI CITY – REQUESTS APPROVAL OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12, ADDING REQUIREMENTS FOR DISTANCE SEPARATION BETWEEN SCHOOLS AND HOTEL OR MOTELS.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there were some people from the public that felt there should be some kind of limitations on the closeness to the schools and the City Council agreed with the input from the public.

Steve Roll asked if it should include all schools.

Kerry Schwartz moved to extend the meeting 5 minutes at 11:15 p.m. Second by Marlin Peterson. Motion carried unanimously.

Eric Dastrup said that he feels that the High School isn't as critical as maybe the middle schools.

Public Hearing closed at 11:17 p.m.

Vaughn Pickell moved to recommend that we adopt the language for Chapter 12 of the Lehi City Development Code, adding requirements for distance separation between schools and hotel or motels subject to adding into paragraph B.1 "or Middle School/Junior High". Second by Ron Smith. Motion carried unanimously.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE FEBRUARY 23, 2006 MEETING.

Ron Smith moved to approve the minutes from the February 23, 2006 regular meeting. Second by Marlin Peterson. Motion carried unanimously.

ADJOURNMENT

Carolyn Player moved to adjourn. Second by Kerry Schwartz. Motion carried unanimously.

Meeting ended at 11:20 p.m.

Date Approved_____

Chairman_____

Secretary_____