

## LEHI CITY PLANNING COMMISSION MEETING

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

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

Members Absent: Marilyn Schiess - excused

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

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 KATIE ANN JENSEN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 3636 BAY CIRCLE IN A PLANNED COMMUNITY ZONE.**

Kim Struthers presented the request and stated that this is for a preschool with 2 sessions on Monday – Thursday from 9-10:30 a.m. and then from 1-2:30 p.m.

Irlene Jensen was present for Katie Jensen.

Kim Struthers stated that he isn't sure if she had past her inspection.

Irlene Jensen stated that it was scheduled last week.

*Janys Hutchings moved to grant final approval of Katie Ann Jensen's request for a Major Home Occupation to operate a Preschool from her home located at 3636 Bay Circle in a Planned Community zone contingent upon a copy being provided of any required licensing and the approval of the home inspection. Second by Kerry Schwartz. Motion carried unanimously.*

#### **3.2 REDEVELOPMENT AGENCY OF LEHI CITY - REVIEW AND RECOMMENDATION OF A PROPOSED AMENDMENT TO THE ALPINE HIGHWAY ECONOMIC DEVELOPMENT PLAN DATED MARCH 6, 2006.**

Steve Roll stated that this is a housekeeping issue with a modification with the State law. This is proposed for adoption by the Redevelopment Agency for the Micron property. Steve Roll read the cover sheet - Public Hearing –dated Tuesday, April 1, 2006.

*Derek Byrnes moved to recommend approval of the proposed amendment to the Alpine Highway Economic Development Plan dated March 6, 2006. Second by Ron Smith. Motion carried unanimously.*

**3.3 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 VLDRA (Very Low Density Residential/Agriculture) TO VLDR (Very Low Density Residential) (Tabled from the March 9, 2006 meeting).**

Kim Struthers stated that this was tabled from the last regular meeting. In the fall of 2004 we implemented the VLDRA.

Jay Sisson with Ensign Engineering was present and stated that at the last meeting they brought up that most of the people down there don't want animals. They have more signatures from people that would rather not have animals next to their property.

Marlin Peterson doesn't want to see this go through because there have been a lot of others that were turned down that were requesting the same thing. He feels that if we do this the others that will come in after would request the same thing.

Jay Sisson felt this was a good transitional ground where there are smaller lots surrounding it.

Janys Hutchings agrees with Marlin and stated that we have spent way too much time and effort in keeping the VLDRA.

Kerry Schwartz asked about the difference in approximately 7 lots for the over all property. He said he hasn't seen any justification for the change.

Jay Sisson stated that this would be a good transitional piece. He said that they don't think horse property in that area would be the right thing to do.

Kerry Schwartz asked if they had considered a PRD or PUD.

Jay Sisson stated that they were going for a straight subdivision.

*Janys Hutchings moved to recommend denial of Paul Mendenhall's request for 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 VLDRA (Very Low Density Residential/ Agriculture) to a VLDR (Very Low Density Residential) land use designation finding that it does not fit with the General Plan. Second by Marlin Peterson. Motion carried unanimously.*

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**PUBLIC HEARINGS**

**4.1 DAVID ADAMS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A MODEL HOME TO BE LOCATED AT 3151 WEST WILLOW BEND ROAD, LOT 166 OF JORDAN WILLOWS PLAT H, IN AN RA-1 PRD ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there are other model homes in that subdivision.

Kerry Schwartz asked if the building permit had already been issued.

Kim Struthers stated that is a buildable lot. If this gets denied it can still be built it just won't be a model home.

David Adams with Tuscany Homes was present and stated that they do have other elevations.

Marlin Peterson stated that this looks like the one to the east.

David Adams stated that these are more expensive homes and this will be sold as a residence . There will be 3 builders in that area

Kerry Schwartz asked about the sign location and the size.

David Adams stated that it is a directional sign. He also said that there will be no basements below grade.

Steve Roll stated that one of the concerns is having this used as a sales office for neighboring communities.

David Adams stated that they do have a model in Saratoga Springs.

Public Hearing closed at 7:32 p.m.

*Kerry Schwartz moved to grant final approval for David Adam's request for Conditional Use and Site Plan approval to locate a model home in the Jordan Willows Plat H subdivision at approximately 3151 West Willow Bend Road in an RA-1 PRD zone. Second by Carolyn Player. Motion carried 6-1 with Steve Roll – opposed.*

**4.2 SHON HARPER – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE HARPER ADDITION ANNEXATION, 5-ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3080 NORTH 1200 WEST TO A REQUESTED R-1-15 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

Shon Harper was present for the request.

Kerry Schwartz asked why he is only asking for 10-12 lots when you can have 15.

Shon Harper stated that it would be because of the roads.

Kerry Schwartz asked about the R-1-22 and why he is not requesting that first.

Shon Harper stated that this would just be a transitional area.

Dave Manning is in support of this project. He said that everything around it is going to residential.

Public Hearing closed at 7:39 p.m.

*Ron Smith moved to recommend approval of Shon Harper's request for R-1-15 zoning on the Harper Addition Annexation, 5-acres of property located at approximately 3080 North 1200 West based on the DRC comments and finding that it is consistent with the General Plan. Second by Carolyn Player. Motion carried unanimously.*

**4.3 KAREN JACOBSEN – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON 2.8 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 699 WEST MAIN STREET FROM A MDR (Medium Density Residential) TO A MIXED USE LAND USE DESIGNATION.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

Derek Byrnes asked if all the owners are in this.

Kim Struthers stated that they do have signatures.

Lisa Nuttal (Coldwell Banker) and Scott Nuttal (contractor) were representing some of the buyers.

Marlin Peterson isn't as concerned with the General Plan change as with the car wash.

Rod Olsen read a letter with concerns and stated that this would allow them to also make a change. The car wash and change would be detrimental to the residential. He said that if this gets approved they would want a masonry buffer and strict hours of operation. He said that access on to Main Street is almost impossible. He said if this gets approved it would be good to extend 100 South further east to an intersection at 780 West or divert it down to 700 South. He thinks it needs more planning given before using this property for a car wash.

Lynell Shock was present and handed out a letter. She is concerned with her driveway but her biggest concern is with the safety of the children. She said the whole bottom part of the proposed car wash borders Meadow Elementary school and the view from her house would be blocked. She is concerned

with water access because there is a main head gate for Lehi Irrigation there. The lane isn't wide enough for them to come into a car wash on.

Max Smith is concerned with that area. He stated that we don't need to put another business in there.

Dave Manning stated that at the last meeting the commission stated that they intentionally put MDR along Main Street – to keep the traffic down – stick with the original decision of the medium density.

Dean Kirkham lives to the north of this and is wondering why we keep extending the business district – he is objecting to the car wash.

Public Hearing closed at 7:58 p.m.

Derek Byrnes asked if there were concerns with the car wash being right by the irrigation ditch.

Lorin Powell stated that they would have to take care of it – this doesn't go into the channel.

Marlin Peterson has a problem with the change.

Janys Hutchings stated that she hasn't seen anything go in there – it goes back to the traffic problems – before we compound the problem we need to do something first.

Kerry Schwartz said that we may be compounding those problems into the neighborhoods – those streets aren't designed for additional traffic.

Vaughn Pickell stated that with the Conditional Use permit - if no condition can be imposed you can deny it for a particular use.

Janys Hutchings stated that with that walkway for the kids to get to school being used a lot she is opposed to any business by that.

*Derek Byrne moved to recommend denial of Karen Jacobsen's request for an amendment to the Lehi City General Plan Land Use Element on 2.8 acres of property located at approximately 699 West Main Street from an MDR (Medium Density Residential) to a Mixed Use land use designation due to the traffic problems and the concerns about the access through the middle of the property to the Shock property, the closeness of Meadow Elementary and the residential neighborhood in the area and also the proximity to Dry Creek. Second by Marlin Peterson. Motion carried unanimously.*

Lisa Nuttal expressed apologizes for the residences not knowing about this – she had thought that they knew.

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**4.3a K&J PROPERTIES – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED CAR WASH AND OFFICE/WAREHOUSE PROJECT LOCATED AT APPROXIMATELY 699 WEST MAIN STREET IN A PROPOSED MIXED USE ZONE.**

Discussion included under item 4.3.

*Ron Smith moved to deny K&J Properties request for Concept Plan review and recommendation for a proposed car wash and office/warehouse project located at approximately 699 West Main Street in a proposed Mixed Use zone seeing that we recommended denial of the General Plan amendment. Second by Janys Hutchings. Motion carried unanimously.*

**4.4 EA ARCHITECTURE – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR AN LDS MEETINGHOUSE TO BE LOCATED IN THE GRAY’S CROSSING SUBDIVISION AT APPROXIMATELY 2300 WEST 400 SOUTH IN AN R-1-12 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is for a new church building in the Grays Crossing subdivision.

Erin Blake with EA Architecture was present for the request.

Kerry Schwartz asked about the pavilion – he doesn’t see a utility shed.

Erin Blake stated that it is underneath the pavilion.

Kerry Schwartz recommended that they move the dumpster to the east property boundary by the pavilion.

Erin Blake stated that there is a power line easement that is 30 feet from the property line to the nearest pole – then 38 feet to the building.

Vaughn Pickell asked about the dumpster enclosure. He said it would probably fit west of the pavilion so it’s not on the easement.

Pam Luke likes the dumpster close to the building.

Public Hearing closed at 8:18 p.m.

*Ron Smith moved to approve EA Architecture’s request for Conditional Use and Site Plan approval for an LDS meetinghouse to be located in the Grays’ Crossing subdivision at approximately 2300 West 400 South in an R-1-12 zone and ask them to consider moving the dumpster to a different location. Second by Carolyn Player. Motion carried unanimously.*

**4.5 EA ARCHITECTURE – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR AN LDS MEETINGHOUSE TO BE LOCATED AT APPROXIMATELY 1590 EAST 900 NORTH IN AN RA-1 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there will be a detention basin along 900 North.

Erin Blake was present for this request also.

Gordon Miner stated that he owns 3 lots bordering the east side and that the church has committed to comply with the CC&R's of Dairy View A. He said there are covenants about fencing that exclude wood and chain link materials.

Peggy Lowe lives to the east of this and is concerned with the downstairs apartment that her daughter lives in who has asthma really bad. She would like a solid fence so they are not breathing the exhaust fumes.

Lynn Peck lives to the west and is concerned with the fence. He stated that they would rather have vinyl fencing.

Ron Smith stated that the vinyl fence doesn't hold up if the wind blows.

Lynn Lowe is concerned with the type of fencing also.

Public Hearing closed at 8:28 p.m.

Ron Smith stated that the neighbors have contacted him and they would like to see a masonry fence around the church.

Jany's Hutchings asked about the church having to follow the CC&R's.

Blake Evans stated that this site is not subject to the CC&R's but have agreed to install the type of fence required by the CC&R's.

Gordon Miner stated that it excludes wood and chain link.

Derek Byrnes stated that the church does the poles 6 feet apart instead of 8 feet.

Ron Smith stated that the detention basin needs to be landscaped.

Blake Evans stated that there is a 5-1 slope with the depth being at 4 feet from the curb.

Kerry Schwartz asked about the landscaping (xeriscaping).

Blake Evans stated that this is a new thing the church is doing. There will be rock planter beds with shrubs and grass areas. He stated that the price for a masonry wall is double the cost of vinyl.

Kerry Schwartz stated that the reason they required a masonry fence on 3200 North is because of the elevation difference.

*Ron Smith moved to approve EA Architecture's request for Conditional Use and Site Plan approval for an LDS meetinghouse to be located at approximately 1590 East 900 North in an RA-1 zone subject to the fencing to be either an adequate vinyl fence to withstand the wind or a masonry fence and to include DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.6 AUTUMN VIEW PROPERTIES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF NORTH BENCH VISTA, A 28-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1000 WEST BULL RIVER ROAD IN AN R-1-10 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that the applicant pulled off the Feb 9<sup>th</sup> meeting to work on the accesses. The change from the previous version is that they are putting in a stub at a different location.

Kerry Schwartz asked about this being a 28 lot subdivision. He asked if we lost 2 lots because of the road configuration. We need to have it clarified in the motion that it is for 26 lots not 28.

Ross Welch and Scott Worthington with Sowby & Berg were present for the request.

Public Hearing closed at 8:45 p.m.

*Janys Hutchings moved to recommend approval of Autumn View Properties request for preliminary subdivision review of North Bench Vista, a 28-lot residential subdivision located at approximately 1000 West Bull River Road in an R-1-10 zone seeing that it does fit our requirements but they need to change the number of lots from 28 to 26 and to include the DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.7 BUCKEYE PROPERTIES LLC – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 2.9 ACRES OF PROPERTY LOCATED AT 1740 NORTH 600 WEST FROM AN RA-1 ZONE TO AN R-1-12 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request.

Marlin Peterson asked what would stop someone else from coming in and dropping it down to R-1-8.

Scott Dunn with Buckeye Properties and Scott Worthington with Sowby & Berg were present for the request.



Kent Harris owns land to the south and said that the property acreage and the boundaries are wrong. He wants it to stay with animal rights.

Dave Manning stated that in his neighborhood there are a lot of different zones, he doesn't want to see this happen up there.

Rob Lund stated that he owns property to the south and said that larger lots sell. He is opposed to this.

Daniel Bullock for Kent Harris stated that it isn't right that someone else comes along and says they can't have that there.

Al Nielsen lives in the bottom of the dip and is concerned with the blind hill. He wants to keep some of these areas with agriculture and would like to see some consistency.

Steve Sorenson stated that he is opposed to this.

Public Hearing closed at 9:00 p.m.

Steve Roll suggested either denying it or continue this for the neighbors to talk.

Kerry Schwartz agreed with what Steve Sorenson said and he agrees with the neighbors, but we need to give the applicant a chance to develop.

Scott Worthington said they have a possibility of 10 lots.

Marlin Peterson has a problem with spot zoning. He has a problem with the R-1-12 and asked what's stopping anyone from coming in with the request for an R-1-8.

Dianna Webb stated that they can ask but it's up to you to decide.

Janys Hutchings stated that this might be nice in a few years but right now R-1-12 is not appropriate.

Lorin Powell said if they get disapproved for an R-1-8 they cannot come back for a year.

Kerry Schwartz stated that it is just the process that everyone goes with.

Scott Worthington said that the neighbors will still maintain their animal rights.

*Kerry Schwartz moved to recommend denial of Buckeye Properties request for review of a Zone Change on approximately 2.9 acres of property located at approximately 1740 North 600 West from an RA-1 to an R-1-12 zone based on the inconsistency with the existing zoning. Second by Derek Byrnes. Motion carried unanimously.*

*Ron Smith moved to take a 10 minutes break at 9:10 p.m. Second by Carolyn Player. Motion carried unanimously.*

Meeting reconvened at 9:20 p.m.

**4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 18-ACRES OF PROPERTY LOCATED AT 700 SOUTH 2300 WEST FROM A COMMERCIAL NODE TO VLDRA (Very Low Density Residential/Agriculture) AND LDR (Low Density Residential) LAND USE DESIGNATIONS.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is City initiated. Discussed item 4.8 and 4.9 together. He stated that in 2001 700 South was to be projected to tie back into SR-73 – now it has changed and the east west corridor has been moved to about 1000 South. The commercial nodes are not as viable so we want to go back to the LDR on the north and VLDRA on the south. With the one at 1900 South and Saratoga Road – the bottom half is in Saratoga now. Neither one of these nodes are in the right spot and need to come off. For the time being they would go back to the underlying land use.

Kerry Schwartz asked about the one further west on 700 South.

Kim Struthers stated that is in the Jordan Willows subdivision.

Mark Ryan, a real estate broker, said that the property at 1900 South is showing on both cities General Plan maps.

Kim Struthers stated that it will have to be worked out one property at a time. The General Plan covers what we hope will come in to Lehi; it is not set in stone.

Lori and Jake Newton on the southeast corner of 700 South 2300 West are concerned with going from the commercial down to ½ acres. They do not want to go commercial but they are surrounded by higher density –they don't want 1/2 acre lots.

Kim Struthers stated that you would have to do a General Plan amendment if you don't want it that way.

Steve Roll stated that this just takes off the Commercial node; the underlying zoning would remain in place.

Mark Ryan stated that if you take these commercial areas out that puts everything back out onto the main road where you would be creating more hazards.

Mike Gray owns the north east corner and asked why the jump for going to Commercial to VLDR – he would like to see the commercial to stay.

Public Hearing closed at 9:40 p.m.

Janys Hutchings doesn't want the 1900 South one removed. She sees that as being a potential area for commercial.

Lorin Powell stated that there is an unwritten boundary agreement with Saratoga Springs to a line above 1900 South. This would not include that node.

*Derek Byrnes moved to recommend approval of Lehi City's request for an amendment to the Lehi City General Plan Land Use Element on approximately 18 acres of property located at 700 South 2300 West from a Commercial Node to VLDR (Very Low Density Residential/ Agriculture) and LDR (Low Density Residential) land use designation finding that it is no longer appropriate. Second by Ron Smith. Motion carried unanimously.*

**4.9 LEHI CITY REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 18 ACRES OF PROPERTY LOCATED AT 1900 SOUTH 2300 WEST FROM A COMMERCIAL NODE TO VLDR (Very Low Density Residential/Agriculture) AND ESA (Environmentally Sensitive Area) LAND USE DESIGNATIONS.**

Public Hearing opened at 7:05 p.m.

Discussion included under item 4.8.

Public Hearing closed at 9:45 p.m.

*Marlin Peterson moved to recommend approval of Lehi City's request for an amendment to the Lehi City General Plan Land Use Element on approximately 18 acres of property located at 1900 South 2300 West from a Commercial Node to VLDR (Very Low Density Residential/ Agriculture) and ESA (Environmentally Sensitive Area) land use designations finding that we don't know where anything is going to be in that area seeing that it borders Saratoga Springs or if it will even be annexed into Lehi. Second by Carolyn Player. Motion carried 6-1 with Derek Byrnes opposed.*

**4.10 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 20 ACRES OF PROPERTY LOCATED BETWEEN 2100 NORTH, RAILROAD STREET AND THE I-15 RIGHT-OF-WAY FROM AN LDR (Low Density Residential) AND HDR (High Density Residential) TO AN MDR (Medium Density Residential) LAND USE DESIGNATION.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this area has had numerous requests over the years for General Plan Amendments. As the City looked at this area they felt that it was appropriate to see what the best land use was. We did have Ryan Hales do a traffic study which shows it can support MDR. He stated that the General Plan would not affect any of the current zoning but it would give them the option for the future.

David Manning appreciates the City recognizing the need to fix what has gone on over the past few years – he is in support of the MDR – he feels that in 5 years people will be coming back for commercial though.

Mark Johnson stated that Ryan Hales is also the planner and did evaluate that for Commercial – he personally didn't feel that would happen after the freeway changes for a number of years. He did feel there were a number of things going on other places in the City that investors wouldn't look at that right now for Commercial.

Roy Hunick asked what the study was done on.

Lorin Powell said that he did a base and then what was in the density. The traffic basically in an MDR was neither pro or against. It was a neutral issue on the MDR.

Roy Hunick stated that in the summary on the back page it discusses the technical issues with the number of stops – he asked how many units we are planning on if this is approved.

Kim Struthers stated that as a rough number about 120 units.

Roy Hunick stated that you would be gaining 100 units. Last year a request for high density was denied 3-2 because there was neither the road capacity nor the sewer capacity. He wants to go to high density but is in medium density. He said that now this study shows that there is capacity. He suggested that in order to go uniform the only way would be to go high density. If his 2 acres is high density he could supply 20 families with homes.

Blade Luke stated that where Mr. Hunick is talking about building he feels that high density would hurt the people in that area. He asked if the study went down where the other roads come in.

Larry Peterson said that he owns the R-3 there. He is there already and doesn't want to go down to medium density.

Mike Whimpey owns the 3 properties to the west of Mr. Manning and agrees with Mr. Hunick. He states that without short changing the current property owners that have high density it should go to high density. This area is trapped between the freeway and the railroad and he feels that Mr. Hales' analysis was performed on high density and he mistakenly referred to medium density. He thinks it would be wise to consider taking this step to medium density.

Steve Kelly owns the high density area known as Cutler Crossing and is concerned with the medium density. He said that it seems logical that if the sewer and the traffic support it he doesn't have any concerns with the high density. There are the natural barriers – he is concerned that economically with MDR the City won't get what they want out of this. With HDR you'll get more of a town home product with an HOA with the property being maintained, and restrictions on the architecture, fencing, etc. With MDR you'll have duplexes in the area – they won't be regulated. He thinks HDR is the way to go.

Kent Harris said he remembers a meeting where they said it was not the City Councils job to make money for the developer and this seems that it is for more money. The MDR would be fine. The roads cannot handle it right now. He is in support of the MDR not the HDR.

Norma Pearman owns property on 900 West and stated that there is already a duplex on it. She agrees that it should go high density where there is already one section that has gone to that. She asked if it did go to MDR would we have to come back to request HDR.

Public Hearing closed at 10:15 p.m.

Jany's Hutchings stated that the argument that there is more high density is not true it is mostly RA-1.

Kerry Schwartz stated that over the years several decisions have been made and it's not a very consistent piece.

Ron Smith stated that this does not affect the zoning at this point.

Vaughn Pickell asked about UTA owning that right of way and if we know where they plan a stop.

Lorin Powell stated that they talked about a stop at Traverse Mountain.

Derek Byrnes said that he has talked to UTA and there are no stops planned right now. They are having a hard time working with Utah County and MAG.

Vaughn Pickell stated that if there is a stop in this area it would make sense to go to MDR.

Lorin Powell stated that there are 4 or 5 places for stops at one time and this was not one that had been defined.

Derek Byrnes said that the owners are not making up their minds – some want animal rights then they can't sell and ask for HDR.

Kerry Schwartz disagrees – he feels that the city has given mixed signals.

*Marlin Peterson moved to recommend approval of Lehi City's request for an amendment to the Lehi City General Plan Land Use Element on approximately 20 acres of property located between 2100 North, Railroad Street and the I-15 Right-of-Way from LDR (Low Density Residential) and HDR (High Density Residential) to an MDR (Medium Density Residential) land use designation finding that it would be a clarification to make it consistent in that area and to include DRC comments. Second by Carolyn Player. Motion carried 6-1 with Derek Byrne opposed.*

### **CITY BUSINESS**

No city business at this time.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE MARCH 9, 2006 REGULAR MEETING.**

*Marlin Peterson moved to approve the minutes from the March 9, 2006 regular meeting. Second by Ron Smith. Motion carried unanimously.*

**ADJOURNMENT**

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

Meeting ended at 10:21 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_