

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, April 27, 2006 in the Lehi City Council Chambers.

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

Members Absent: None

Others: Dianna Webb, Frankie Christofferson, Lorin Powell, Christie Hutchings, Noreen Edwards, Council member Mark Johnson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 MIKE RAYMOND – REQUESTS EXTENSION OF DEVELOPMENT APPROVAL AND REVISIONS TO THE STORM DRAIN DESIGN FOR AN LDS CHAPEL LOCATED AT 1500 NORTH 1975 WEST (Scottfield Acres Subdivision).

Christie Hutchings presented the request and stated that this is an amendment to the previously approved storm drain and also an extension of the development approval for the site plan.

Travis Dantz was present for the request.

Janys Hutchings moved to grant final approval of Mike Raymond's request for an extension of development approval and revisions to the storm drain design for an LDS chapel located at 1500 North 1975 West, seeing that it does meet the code and will work for both the City and the applicant. Second by Kerry Schwartz. Motion carried unanimously.

3.2 MIKE RAYMOND – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A NEW LDS MEETINGHOUSE TO BE LOCATED AT 1630 WEEPING WILLOW WAY IN THE SPRING CREEK RANCH SUBDIVISION IN A PLANNED COMMUNITY ZONE (Continued from the April 13, 2006 meeting).

Christie Hutchings presented the request and stated that this was tabled so they could come back with a color rendering of the landscaping and a fencing detail.

Travis Dantz was present and stated that this would be similar to the other fencing.

Derek Byrne stated that he went down there and the planter strips, etc in Spring Creek Ranch weren't even done yet so it was hard to tell if this would tie into the development or not.

Marlin Peterson moved to grant final approval of Mike Raymond's request for Conditional Use and Site Plan approval for a new LDS meeting house to be located at 1630 Weeping Willow Way in the Spring Creek Ranch subdivision in a Planned Community zone. Second by Janys Hutchings. Motion carried unanimously.

3.3 MCARTHUR HOMES – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THANKSGIVING MEADOWS, A 324-UNIT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 3300 WEST 3700 NORTH IN PROPOSED R-2 AND R-3 ZONES.

Brian Gabler stated that Mr. McArthur called and has just got out of another meeting. He asked if we could put this to the end.

Ron Smith moved to move item 3.3 to the end of the Public Hearing items. Second by Janys Hutchings. Motion carried unanimously.

Christie Hutchings presented the request and stated that we reviewed this as an annexation a few weeks ago. They are requesting 3 different housing types. She stated that they are not getting density for the church site on the plan. They do have a community center and a pool with a small tot lot and they are proposing an RV storage lot. This is a PUD so it will be private.

Brian Gabler with LEI, and Steve McArthur with McArthur Homes were present for the request.

Marlin Peterson stated that there is not very much park space.

Janys Hutchings asked about parking around the clubhouse.

Steve McArthur stated that they have not shown the driveways or the parking in this concept. He said the townhomes will have front loading garages and all 3 units have their own front, so each side of the building is the front of a unit.

Ron Smith stated that there are a lot of DRC comments that need to be addressed.

Janys Hutchings stated that in Pilgrims Landing area the parking is so bad we don't want the same problem here.

Steve McArthur stated that there is a wide spectrum of homes for empty nesters and families. He said that they did get approval to look at the swap for the triangular piece by the Frontage Road. He said there would be about 180 condos.

Janys Hutchings asked about the smaller condominiums units. She stated that Pheasant Point came in with the smaller ones and completely sold out of the larger units and came back in with revisions for larger units.

Kerry Schwartz asked if there would be a fenced area for the units.

Steve McArthur stated that there is no fencing to divide the condo units – it's all open.

Kerry Schwartz asked about the RV storage area. He said it doesn't look like they could even turn around in there.

Steve McArthur stated that they would have to just back in.

Brian Gabler said it is an 80' wide area. They are going to line the parking stalls so they could back into a stall.

Kerry Schwartz asked about the CC&R's and a fee or description of the boat storage.

Steve McArthur stated that there are a couple revisions that will need to be done.

Marlin Peterson stated that there was nothing that stated the care of the green space in the CC&R's.

Steve McArthur stated that they do need some work done on the HOA area.

Jany's Hutchings said it needs to meet the architectural standards – the Durango and Pine Brook plans do not meet that.

Steve McArthur stated that they are planning on having basement in everything except the condos – we have not found water out there.

Lorin Powell stated that the densities have to be refined and the detention, if it has to go on there, will also affect the density.

Marlin Peterson is concerned with the parking.

Christie Hutchings stated that we do have the newly revised ordinance on parking that they would have to take care of.

Discussed architectural features and not mirroring the house across the street.

Steve McArthur stated that he has not reviewed the architectural part of the code yet.

Kerry Schwartz asked about the access to the Executive Parkway.

Steve McArthur stated that Thanksgiving Point won't give approval for that access.

Lorin Powell stated that we have the one out of Pilgrims Landing and the one on the main road.

Kerry Schwartz asked about having the 3rd access.

Lorin Powell stated that these are larger roads and they may not need that 3rd access.

Discussed the fencing and the winds. Discussed putting the pillars closer together – maybe semi private, etc.

Kerry Schwartz moved to make a positive recommendation to the City Council with the following stipulations: 1) that the Home Owners Association include the RV boat storage with the parking to be resolved and to be included in the CC&R's because it is not discussed there, 2) that the green space, open space and the clubhouse be described in the CC&R's, 3) include DRC comments, 4) that the densities be resolved, 5) the plan be consistent with our new policy on guest parking as in the Lehi City Development Code, 6) that the fencing along all sides be appropriate fencing as discussed tonight such as the vinyl fence with close pillars, about 25-30 feet apart, with the reinforced bracing, 7) and that the housing conform to the Architectural Standards as in the Lehi City Development Code. Second by Ron Smith. Motion carried unanimously.

3.4 MIKE AND NATALIE HOLDAWAY – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED BOWLING CENTER LOCATED AT 285 SOUTH 600 EAST IN A MIXED USE ZONE (Tabled from the April 13, 2006 meeting).

Steve Roll stated that this was moved to May 11, 2006 at the request of the applicant.

PUBLIC HEARINGS

4.1 JEANA BODINE – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE BLOSSOM HOLLOW ANNEXATION, 2-ACRES OF PROPERTY LOCATED AT APPROXIMATELY 600 EAST 650 SOUTH TO PROPOSED R-1-10 AND TH-5 ZONES.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the wetlands area will be TH-5; the R-1-10 on the front is consistent with the LDR.

Jeana Bodine was present and stated that there is a lane that will remain as an access to the back property. She said they are requesting R-1-10 for the frontage – there is not enough frontage for the R-1-12. She stated that they would like to put in 3 lots along there. They would all be over 10,000 sq ft.

Public Hearing closed at 7:16 p.m.

Janys Hutchings moved to forward on with a positive recommendation Jeana Bodine's request for R-1-10 and TH-5 zoning on the Blossom Hollow Annexation, 2-acres of property located at approximately 600 East 650 South seeing it is consistent with the General Plan Land Use Map and to include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.2 VINCE BELLON – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE BELLON ESTATES ANNEXATION, 14.12-ACRES OF PROPERTY LOCATED AT APPROXIMATELY 500 WEST 1700 SOUTH TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that does have frontage along Holmstead Farms.

Paul Mendenhall was present and stated that they are requesting R-1-22. He said the first time they were requesting R-1-15.

Public Hearing closed at 7:20 p.m.

Derek Byrne moved to recommend approval of Vince Bellon’s request for R-1-22 zoning on the Bellon Estates Annexation, 14.12-acres of property located at approximately 500 West 1700 South and to included DRC comments. Second by Marlin Peterson. Motion carried unanimously.

4.3 TARA WALKER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF ASPEN RIDGE, A 10-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1600 SOUTH 1100 WEST IN AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is a standard subdivision.

Tara Walker was present for the request and stated that they do plan on piping the irrigation ditch on the north side.

Public Hearing closed at 7:21 p.m.

Ron Smith moved to recommend approval of Tara Walker’s request for Preliminary Subdivision review of Aspen Ridge, a 10-lot residential subdivision located at approximately 1600 South 1100 West in an R-1-22 zone subject to DRC comments and piping the irrigation ditch. Second by Marilyn Schiess. Motion carried unanimously.

4.4 JESS LOUDER – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE CHANGE ON 1-ACRE OF PROPERTY LOCATED AT APPROXIMATELY 1219 WEST 1600 NORTH FROM AN A-1 TO AN RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is a request for RA-1 which is allowed because it is less than 2 acres. They could split that lot further – it’s not part of the Colony Point PUD.

Jess Louder was present for the request.

Public Hearing closed at 7:24 p.m.

Janys Hutchings asked about the two lots being part of the PUD.

Christie Hutchings stated that it was part of the subdivision plat but they did not get density bonuses on them.

Marlin Peterson moved to recommend approval of Jess Louder's request for a zone change on 1-acre of property located at approximately 1219 West 1600 North from an A-1 to an RA-1 zone including all DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.5 RAY LAMOREAUX – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR OLD FARM SUBDIVISION PLAT F, A 20-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 900 SOUTH CENTER STREET IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings stated that this was recently rezoned to R-1-22. It is just south of the other Old Farm Plats. This is a standard subdivision.

Brian Gabler with LEI and representing Ray Lamoreaux was present for the request.

Vaughn Pickell asked if they could fit a house on lot 17.

Brian Gabler stated that they have checked it against several foot prints. There won't be the flexibility as with the other lots.

Public Hearing closed at 7:30 p.m.

Janys Hutchings moved to forward on with a positive recommendation Ray Lamoreaux' request for Preliminary Subdivision review of Old Farm Subdivision Plat F, a 20-lot residential subdivision located at approximately 900 South Center Street in an existing R-1-22 zone seeing that it meets the requirements of the R-1-22 zone and to include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.6 JOHN & RENITA REVILL – REQUESTS AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 3234 NORTH 1200 WEST FROM COMMERCIAL NODE AND LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they are getting rid of the commercial node.

John Revill was present for the request.

Public Hearing closed at 7:35 p.m.

Marilyn Schiess moved to recommend approval of John & Renita Revill's request for an amendment to the Lehi City General Plan Land Use Map for property located at approximately 3234 North 1200 West from a Commercial Node and Low Density Residential to Low Density Residential and include DRC comments. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

Lorin Powell stated that next week is the Traverse Mountain field trip and we should follow up and talk about it at the work session on Thursday.

Dianna Webb stated that they are sending out invitations.

Steve Roll said he would like to put Trex fencing on next work session too.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 6, 2006 WORK SESSION.

Kerry Schwartz moved to approve the minutes from the April 6, 2006 work session with the correction made to Marilyn's name on page 2. Second by Janys Hutchings. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE APRIL 13, 2006 REGULAR MEETING.

Derek Byrne moved to approve the minutes from the April 13, 2006 regular meeting. Second by Ron Smith. Motion carried unanimously.

ADJOURNMENT

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

Meeting ended at 8:15 p.m.

Date Approved_____

Chairman_____

Secretary_____