

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 25, 2006 in the Lehi City Council Chambers.

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

Members Absent: Vaughn Pickell – excused

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

Meeting began at 7:07 p.m.

Steve Roll stated that item 4.4 has been pulled off the agenda by the applicant.

REGULAR AGENDA

3.1 BOYD WATHEN – REQUESTS AN EXTENSION OF THE DEVELOPMENT APPROVAL FOR QUAIL CREST PLAT B, A 2-LOT SUBDIVISION LOCATED AT 1400 EAST 1500 NORTH IN AN R-1-12 ZONE.

Christie Hutchings presented the request and stated that they are just requesting an extension for approval, it is up this month.

Boyd Wathen was present and is requesting an extension of 5-6 months.

Marlin Peterson moved to approve an extension for Boyd Wathen's development approval for Quail Crest Plat B, a 2-lot subdivision located at 1400 East 1500 North in an R-1-12 zone. Second by Ron Smith. Motion carried unanimously.

3.2 TRUDY JACKLIN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE AN EMBROIDERY AND CRAFT BUSINESS FROM HER HOME LOCATED AT 190 NORTH 1100 WEST IN AN EXISTING A-1 ZONE.

Christie Hutchings presented the request and stated that Trudy will have just a few patrons and has passed her safety inspection since the packets came out.

Trudy & Cal Jacklin were present for the request. Trudy stated that she has a machine that does the embroidery. Her hours of operation would be from 9:00 a. m. to 5:00 p.m.

Janys Hutchings moved to approve Trudy Jacklin's request for a Major Home Occupation permit to operate an embroidery and craft business from her home located at 190 North 1100 West in an existing A-1 zone seeing that it fits the codes standards with the hours of operation to be from 9:00 a.m. to 5:00 p.m. Second by Ron Smith. Motion carried unanimously.

3.3 JARED MEINERS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE AN EXERCISE EQUIPMENT REPAIR BUSINESS FROM HIS HOME LOCATED AT 3465 NORTH 950 WEST IN AN EXISTING R-1-10 ZONE.

Christie Hutchings presented the request and stated that there is one outside employee working there. They would sell and deliver so people will not be coming there.

Jared Meiners was present for the request and stated that the repairs are for tread mills, ellipticals, etc. He said they advertise on the internet and by word of mouth. They will take them to people's homes so they can test them out. It is just a part time job.

Derek Byrne moved to grant final approval for Jared Meiners' request for a Major Home Occupation permit to operate an exercise equipment repair business from his home located at 3465 North 950 West in an existing R-1-10 zone. Second by Marilyn Schiess. Motion carried unanimously.

3.4 ALLISON SCHNEIDER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THE SCHNEIDER SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 50 NORTH 200 WEST IN AN EXISTING R-3 ZONE (Continued from the May 11, 2006 Planning Commission meeting).

Christie Hutchings presented the request and stated that this was continued from the last meeting. The City Attorney stated that there is no way for the Planning Commission to overturn the decision by the Board of Adjustments.

Marlin Peterson asked to recuse himself from this item.

Allison and Russ Schneider were present for the request.

Janys Hutchings asked if there were any floor plans for those homes that would possible fit on the back lots.

Russ Schneider stated that no they do not have floor plans but they know they'll have to find something that will fit on those properties.

Kerry Schwartz is concerned with the 3-lot subdivision there – he doesn't think it works well in that location.

Janys Hutchings stated that she is concerned with the creation of multiple flag lots.

Steve Roll stated that the commission would not have allowed this if the Board of Adjustments had been challenged but it is past the 30 day mark. We do not have any legal ground to challenge it at this point.

Janys Hutchings asked for a written response from the City Attorney on this and would like to see actual floor plans for what would fit on this lot.

Kerry Schwartz stated that we can either post pone this again to get the attorneys written interpretation or we can deny it and they can still go onto City Council.

*Marilyn Schiess moved to recommend denial of Allison Schneider's request for Preliminary Subdivision review for the Schneider Subdivision, a 3-lot residential subdivision located at approximately 50 North 200 West in an existing R-3 zone and would like **written** clarification from the City Attorney on both issues of the variance on set backs and the multiple flag lots before it goes to City Council. Second by Kerry Schwartz. Motion carried unanimously.*

3.5 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR REVISIONS TO THE TRAVERSE MOUNTAIN AREA PLAN, A 7,982 UNIT PLANNED COMMUNITY DEVELOPMENT LOCATED AT APPROXIMATELY SR-92 AND 1700 WEST IN AN EXISTING PLANNED COMMUNITY ZONE (Continued from the May 11, 2006 Planning Commission meeting).

There was a new set of plans handed out.

Janys Hutchings asked what set of plans we need to go off of tonight – the new one or the old one.

Christie Hutchings stated that it would be the new ones.

Mackay Christensen was present and clarified the changes. He stated that behind the sales center is a park with a school site next to the sales center. This was not correct on the previous submittal.

Natalie Barron was present and stated that she has requested information in the last few days and is concerned that we don't have all the agreements and information on this. She is concerned about traffic on SR-92. She also doesn't think that they have met their 10% of open space. She is concerned about them cutting down slopes and with the 4.5 density. She thought that 4.2 is the maximum allowed per code. She thinks it is unfair to the residents below to have all the high density in there.

Steve Roll stated that we did have a work session earlier where we addressed some of these concerns.

Steve Dykes in Harvest Homes stated that behind Harvest Homes there has been a change from residential to commercial and now they're going to take away the buffer. He said we need to consider the interests of the 8000 people that will live up there. He is opposed to the change from residential to commercial.

Kerry Schwartz stated that we are here to look at the concept plan. He read from the Lehi City Development Code concerning the Concept Plan review.

Marlin Peterson mentioned that the HOA letter was sent out today and he would like to see this continued and to have them get together so they can work this out.

Janys Hutchings stated that she is still concerned about Fox Canyon. She doesn't know how many units per pod and how they will develop out. She would like to see how the impact will be in those canyon areas, the slopes, open space, trails, some sort of how the trails lay out in the upper section, she would like to see some basic ideas of how they are going to lay things out especially in the canyon areas.

Ron Smith would like to hear Mr. Christensen's response on what was said.

Mackay Christensen went over the different issues:

The HOA- we sent out basically ballots or notifications of elections months ago; we got back 3. We sent them again and the reps have been elected. The envelopes have been filled and those notices went out today.

The roads - after a year, the roads fall in to the Cities hands - there are some items that need to be fixed and we are fixing them.

With the Fire, Police, etc.- we have asked the City to come up and help police the traffic up there. As part of that we have given to the City a piece to use as a fire station, police station, library or whatever else the City wants to see in there.

As far as the schools go - we got a call from the school district and met with them this week and they were suppose to get some maps to us but have not yet.

In Hillside Canyon Development we have added over look areas with shelters - it will be an interpretive area. We are way over our open space requirement.

Water - we have sufficient water for up to 3500 units after that we'll have to look at it again. We have one of the best wells in the state.

High density on SR-92 - we are doing our best to isolate that area so it doesn't affect everybody. We have put a park in the little red finger and there is a park behind Heather Moor now instead of high density. We are trying to find locations for the high density without creating sprawl. It's a live work planned environment and is actually being done all over the country and adds value to the community.

Cresthaven Villas - Jimmy Zufelt has a park that can be increased if we had to. Mackay touched on the diagrams of the parks; an 11 acre baseball complex - the 3 ball fields will be terraced. We're hoping to get to this in 2007 depending on how many homes move in and what's in the fund. The next one is Eagle Summit Park with 7-acres which is under construction right now and will be finished by the end of the summer we hope.

Marlin Peterson still wants the developer and the HOA to get together.

Janys Hutchings stated that we need to give them some ideas and some direction. She said we need church sites, school sites, a park up Fox Canyon, specific examples of what Fox Canyon is going to look like with elevations when this comes back in for Area Plan, the placement of fire

stations, police satellite stations, etc. and we need to add more park space behind Harvest Homes.

Kerry Schwartz asked how the park behind the clubhouse would be accessed.

Mackay Christensen said through the park in Jimmy Zufelt's development.

Janys Hutchings stated that the area to the east is going to develop and we need to look at an overall plan to show access to the east. She also said that the upper areas will need to be sprinkled units, so look at the water capacity. She wants to see the staging points for trails. She likes the hut things at the staging points.

Kerry Schwartz would like to see a landscaping plan and the buffering between the areas with the transition zones. He wants to see what we can expect past the entry monuments such as the mow strips down middle of roads, etc.

Mackay Christensen stated that as part of the Lehi City Development Code we have street profiles that we can use and others that we can't.

Lorin Powell stated that most of these are probably natural vegetation areas.

Steve Roll stated that he would like to see on the plan that it says this area has 2 school sites and 3 church sites, etc. for example.

Janys Hutchings asked about the MD2 in the middle of the HD3 area.

Mackay Christensen stated that it is along Morning Glory Road which becomes one of the major entrances.

Marlin Peterson would like added to the list that the people get with the developer to get the HOA straightened out.

Kerry Schwartz is still unclear as to the roads. He would like to see an idea of how they will handle the traffic coming in & out of Fox Canyon; parking on both sides, no parking, etc. And to go along with what Janys said – a concept with access to the property to the east – we know it's not their responsibility but we need to look at that as the City grows.

Derek Byrne stated that they have 45 acres of parks so far – there will be a lot of people in those areas but the only amenities for the people in those upper areas are the trails. He would like to see tennis courts or other life time sports.

Mackay Christensen said that it is nearly impossible to please everybody.

Kerry Schwartz asked about critical lands as applied to a Planned Community.

Steve Roll would like a definition of critical lands.

Lorin Powell said the only ones up here would be the slopes – there are variations of the slope areas.

Kerry Schwartz read from the code concerning critical lands.

Lorin Powell stated that as we develop the Area Plan we will have to be much more specific about that with the re-vegetation and where we have other activities. This will have to be something that needs to be evaluated with the Area Plan.

Janys Hutchings moved to continue to the June 8, 2006 meeting, Mountain Home Development Groups request for Concept Plan review for revisions to the Traverse Mountain Area Plan, a 7,982 unit Planned Community development until all items discussed can be addressed in writing (see list attachment A). Second by Marlin Peterson. Motion carried unanimously.

Steve Roll suggested that the people get with those in the newly elected HOA to express there concerns and then address the issues in writing and have them brought forward. We would like it for the packets next Thursday.

Discussion of the critical lands, the ESA areas of slopes that area too steep and how they would incorporate drainage, etc. in those areas.

Dianna Webb stated that we would like to have it back in this format so we can review it all together and so we can read it and understand it.

Marlin Peterson moved to take a 5-minute break at 8:30 p.m. Second by Ron Smith. Motion carried unanimously.

Meeting reconvened at 8:43 p.m.

PUBLIC HEARINGS

4.1 RICHMOND AMERICAN HOMES – REQUESTS REVIEW AND RECOMMENDATION OF A FINAL PLAT AMENDMENT ON GRAY FARMS SUBDIVISION PHASE 1 LOCATED AT APPROXIMATELY 350 SOUTH 2300 WEST IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings stated that this is a house keeping issue – when it was recorded it had the wrong setbacks on the plat.

Frankie Christofferson stated that Richmond America couldn't be here tonight and asked the City if they would represent this.

Public Hearing closed at 8:43 p.m.

Ron Smith moved to recommend approval of Richmond American Homes request for a final plat amendment on Gray Farms Subdivision Phase 1 located at approximately 350 South 2300 West in an existing Planned Community zone. Second by Derek Byrne. Motion carried unanimously.

4.2 DANIEL BIGGS – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE BIGGS ANNEXATION, APPROXIMATELY 3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1625 SOUTH 1100 WEST TO A PROPOSED TH-5 ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings presented the request and stated that they are requesting TH-5.

Daniel Biggs was present for the request.

Public Hearing closed at 8:44 p.m.

Janys Hutchings moved to recommend approval of Daniel Biggs' request for TH-5 zoning on the Biggs Annexation, approximately 3 acres of property located at approximately 1625 South 1100 West based that it is consistent with the General Plan. Second by Marilyn Schiess. Motion carried unanimously.

4.3 JARED DEHART – REQUESTS REVIEW AND RECOMMENDATION ON A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON THE CHAD STATON ON APPROXIMATELY 5.52 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1381 NORTH 1900 WEST FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings presented the request and stated that it is accessed by a gravel drive but is stubbed by Colony Point Subdivision; the request is consistent with the General Plan.

Derek Byrne asked about the access space to the other property.

Dan Davis lives to the North and said that small space is 50 feet wide.

Jared Dehart was present for the request. He stated that there would be a secondary gated emergency access to the subdivision but the main access would be through Colony Point subdivision.

Ron Smith stated that this will require water dedication.

Sandra VanBloem lives at the end of the dirt road and stated that they don't want any access from the subdivision down the dirt road.

Dan Davis said they don't want access either but we do need to maintain that right of way.

Chad Staton said we are stubbing a road there so if they ever want access they will have it.

Public Hearing closed at 8:50 p.m.

Janys Hutchings moved to recommend approval of Jared Dehart's request for a Zone District and Zone District Map Amendment on approximately 5.52 acres of property located at approximately 1381 North 1900 West from an A-1 to an R-1-22 zone seeing it does fit the code. Second by Ron Smith. Motion carried unanimously.

4.4 JOHN & SHARMA WINTERS – REQUESTS REVIEW AND RECOMMENDATION ON A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .61 ACRES OF PROPERTY LOCATED AT 47 NORTH 100 WEST FROM AN R-3 TO A MIXED USE ZONE.

This item was withdrawn by the applicants.

4.5 ZANE GRAY – REQUESTS REVIEW AND RECOMMENDATION ON A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 17 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 2575 WEST FROM AN A-5 TO AN R-1-22 ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings presented the request and stated that there is a small portion in the LDR but they are requesting that the whole thing go R-1-22.

Mike Brownee was present for the request and stated that they would like to put a 23 lot subdivision in there. The owner will keep a 2-acre piece for himself. We will access off of 700 South.

Bill Elton asked where the highway goes there.

Glen Gray made comment on 700 South.

Marcy McIntosh asked about the traffic on 1700 West and whether there is a light planned for Main Street.

Lorin Powell said they are working on getting the property for the light to go on.

Trudy Smith lives north and wonders about the zoning.

Mike Brownee said that they don't want horses or animals in there. He said they would like to go with what Prett's place has.

Public Hearing closed at 9:00 p.m.

Derek Byrne moved to recommend approval of Zane Gray's request for a Zone District and Zone District Map Amendment on approximately 17 acres of property located at approximately 700 South 2575 West from an A-5 to an R-1-22 zone. Second by Ron Smith. Motion carried unanimously.

4.6 PAUL WASHBURN – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE P DAHL ANNEXATION, 4.98 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 900 NORTH 1700 WEST TO A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings presented the next two items together.

Paul Washburn was present for the request.

Dianna Webb did talk to the other owner (Jorgenson's) today and he would like to be included if he can come in as TH-5.

Bart Peacock lives north east of this and brought up the issue of water – he said that lay of the land makes it so he can't be responsible for all the waste water from the tracks to this property – there needs to be a place for the water to go to. Everything from the tracks runs to that corner. He said they are starting to fill up the Webb property and they need to get some drains in there. If a development is going in there something needs to be done. He still uses those ditches.

Dan Davis stated that he is the secretary treasurer for Lehi Irrigation – he can be a liaison for this with the irrigation company.

Marilyn Schiess asked Lorin if anything was put in Shelby's ground.

Lorin Powell said that we would take it into the storm drain.

Jerry Shields owns the acreage down that property line on 1700 West. He said the water is horrendous; it took a year to get the ground water dried out enough to get his foundation in. The stableness of the ground is a big concern. He asked why it isn't a requirement for that to go all the way down to 900 North. He said the power is an issue and the culinary water is an issue. He said there are no utilities in the road and is wondering if it will just be pieced through there. The sewer system is also a concern. He asked about the no climb fencing – he would rather see solid fencing.

Bart Peacock asked Lorin where the water comes from on 900 North on the west side at the railroad tracks.

Lorin Powell stated that he would need to look into that.

Public Hearing closed at 9:23 p.m.

Kerry Schwartz asked about wetlands delineation on that property.

Mr. Washburn said they have had it looked at and they said they have a water problem not a wetlands problem.

Janys Hutchings would like to see a geotech report on the water there.

Lorin Powell said that this would be back for preliminary and those issues would be looked at then.

Kerry Schwartz moved to recommend approval of Paul Washburn's request for R-1-22 zoning on the P Dahl Annexation, 4.98 acres of property located at approximately 900 North 1700 West based on it's consistency with the General Plan. Second by Janys Hutchings. Motion carried unanimously.

4.6A PHIL DAHL – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION OF DAHL SUBDIVISION, A 6-LOT SUBDIVISION LOCATED AT APPROXIMATELY 900 NORTH 1700 WEST IN A PROPOSED R-1-22 ZONE.

Discussion included under item 4.6.

Derek Byrne moved to recommend approval of Phil Dahl's request for Concept Plan review of Dahl Subdivision, a 6-lot subdivision located at approximately 900 North 1700 West in a proposed R-1-22 zone finding that it conforms with the General Plan and to include the DRC comments and a wetlands delineation and to work with the neighbors. Second by Ron Smith. Motion carried unanimously.

4.7 BRUCE LIGHT – REQUESTS REVIEW AND RECOMMENDATION OF CENTRAL POINT PLAT B, PLAT AMENDMENT, A 3-LOT SUBDIVISION WITH 2 EXISTING HOMES LOCATED AT APPROXIMATELY 400 NORTH 900 EAST IN AN RA-1 ZONE.

Public Hearing opened at 7:07 p.m.

Christie Hutchings presented the request and stated that he has two lots with existing homes now but since he is adjusting a lot line he needs to include all lots to make a new one.

Dianna Webb said that the Board of Adjustments did grant the flag lot there.

Janys Hutchings said when they built those two homes the comment was made that there is not to be any further subdividing.

Bruce Light was present for the request. He said he has a copy of the original plat and the only note he got was that there be no access from the tracks – he is not the original owner. He said the neighbors are encouraging it since it's not being used for anything.

Public Hearing closed at 9:37 p.m.

Dianna Webb said the City Attorney said the Planning Commission can only review the requirements for subdivision. She said we are working on the concerns with the Board of Adjustments which we will discuss it at the next work session.

Ron Smith moved to recommend approval of Bruce Light's request for a plat amendment on Central Point Plat B, a 3-lot subdivision with 2 existing homes located at approximately 400 North 900 East in an RA-1 zone. Second by Marilyn Schiess. Motion carried with Janys Hutchings and Kerry Schwartz opposed.

CITY BUSINESS

5.1 PLANNING COMMISSION DISCUSSION AND INTERPRETATION OF THE LEHI CITY DEVELOPMENT CODE, SECTION 12.020K, CRITICAL AREAS.

Lorin Powell said that these issues relate to certain developments but we need to determine and interpret critical areas.

Steve Roll said we need to discuss critical lands, critical areas based on the information in the code – review the section and see how that applies now.

Lorin Powell said that some people are here to see if we're going to be able to fill flood plane areas, etc.

Dianna Webb said the public is invited to the work session.

Ron Smith moved to discuss this item at the next work session. Second by Derek Byrne. Motion carried unanimously.

APPROVAL OF MINUTES

6.1 APPROVAL OF THE MINUTES FROM THE MAY 4, 2006 WORK SESSION.

Janys Hutchings moved to approve the minutes from the May 4, 2006 work session. Second by Marlin Peterson. Motion carried unanimously.

6.2 APPROVAL OF THE MINUTES FROM THE MAY 11, 2006 REGULAR MEETING.

Marlin Peterson moved to approve the minutes from the May 11, 2006 regular meeting. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURNMENT

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

Meeting ended at 9:47 p.m.

Date Approved _____

Chairman _____

Secretary _____

List Attachment 'A' for item 3.5:

TRAVERSE MOUNTAIN AREA PLAN CONCEPT

List compiled from comments made by the Planning Commissioners at the Planning Commission meeting held Thursday, May 25, 2006.

1. Show Church sites
2. Show School sites
3. Need for a park up Fox Canyon
4. Give specific examples of what Fox Canyon is going to look like with elevations (provide with Area Plan submittal)
5. Show placement of Fire Stations, Police Satellite station, etc.
6. Add more park space behind Harvest Homes to buffer against the commercial
7. Overall plan to show access to the east (knowing that it is not totally your responsibility)
8. Show the water capacity for the upper areas to have sprinkled units
9. Show staging points for the trails and where the trails will be
10. Landscaping plan that also shows the buffering between the areas with the transitional zones, the mow strips down the middle of the roads, etc. and what we can expect past the entry monuments
11. Straighten out the Home Owners Association groups
12. Demonstrate the traffic coming in and out of Fox Canyon, parking situation (parking both sides, restricted to one side or no parking)
13. Address how drainage would be taken care of in the ESA areas with the steep slopes - Lorin Powell did state that as we develop the Area Plan we will have to be much more specific about the ESA areas with the re-vegetation and where we have other activities.