

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, September 14, 2006 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 HARWARD IRRIGATION – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED OFFICE/RETAIL BUILDING WITH OUTSIDE STORAGE LOCATED AT 4155 NORTH THANKSGIVING WAY IN AN EXISTING COMMERCIAL ZONE. (Tabled from August 24, 2006)

Kim Struthers stated that the applicant called to let us know they would not be here tonight.

Janys Hutchings moved to deny with out prejudice Harward Irrigation's request for Concept plan review for a proposed office/ retail building with outside storage located at 4155 North Thanksgiving Way in an existing Commercial zone as per the applicants request. Second by Marilyn Schiess. Motion carried unanimously.

PUBLIC HEARINGS

4.1 RICK BLUTH – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE FORT KNOX NO. 2 ANNEXATION, APPROXIMATELY .877 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST 2400 NORTH TO A PROPOSED COMMERCIAL ZONE. (Tabled from August 24, 2006)

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the applicant wants to annex another piece of this property. He said the storage units are approved in the County and then comes in as an existing non-conforming use in the Commercial zone.

The applicant was not present.

Public Hearing closed at 7:08 p.m.

Ron Smith moved to table to next meeting Rick Bluth's request for Commercial zoning on the Fort Knox No. 2 Annexation, approximately .877 acres of property located at approximately 1100 West 2400 North. Second by Derek Byrne. Motion carried unanimously.

At 9:25 p.m. Kerry Schwartz mentioned that Mr. Bluth had stepped out when his item came up and was now present for the request. He asked if the commission would like to act on that item now.

Janys Hutchings moved to take the previous motion off the table. Second by Carolyn Player. Motion carried unanimously.

Derek Byrne moved to recommend approval of Rick Bluth's request for Commercial zoning on Fort Knox No. 2 Annexation, approximately .877 acres of property located at approximately 1100 West 2400 North finding that the annexation is consistent with the City's request and to include all DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.2 DENIS BUTLER – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE BUTLER ANNEXATION, APPROXIMATELY 3.36 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 950 WEST 3200 NORTH TO A PROPOSED R-1-15 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the zoning is consistent with the General Plan. They are planning on putting a church here.

Discussed the Ivory development backing this property.

Lathe Harris, the architect, was present for the request.

Public Hearing closed at 7:12 p.m.

Janys Hutchings moved to recommend approval of Denis Butler's request for R-1-15 zoning on the Butler Annexation, approximately 3.36 acres of property located at approximately 950 West 3200 North finding that it does conform with the existing General Plan. Second by Marilyn Schiess. Motion carried unanimously.

4.3 LONE PEAK DEVELOPMENT PARTNERS – REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE CAMBRIDGE COURT ANNEXATION, APPROXIMATELY 4.48 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 300 NORTH 1550 EAST TO A PROPOSED R-2 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is just north of the Costco and Lowes site. He said that when those stores went in there was some grading with a retaining wall to get things to work on their pad. It eliminated any access through the commercial development. The

access is through the Hunter's Grove subdivision. The property owners had the General Plan Amended to take that out of commercial to medium density residential.

Janys Hutchings asked about the lane coming off 6800 West.

Kim Struthers stated that he believes the home is abandoned and that dirt road does tie in but it is not a public road.

Glade Tuckett with Lone Peak Development was present for the request.

Derek Byrne asked about having a second access on that dirt road.

Glade Tuckett stated that it does tie into that subdivision. He said they are thinking about having twin homes.

Janys Hutchings stated that twin homes are not in our ordinance.

Dianna Webb stated that they would have to be done as a PUD.

Kerry Schwartz asked about a legal easement on that lane.

Glade Tuckett stated that there was one at the county.

Derek Byrne stated that he would have a hard time approving any project that did not have a second access.

Glade Tuckett stated that this would have one coming out that road to 6800 West. He stated that they also have another piece of property in American Fork that butts up to this and they would provide a road with that development.

Janys Hutchings stated that there would be a lot of people there that would be very disappointed if that turned into rental property.

David Manning had some concerns with access to the property. He stated that this will hurt the value of the homes surrounding that. He stated that this will turn into rental units.

Jay Nylander handed out a petition from people in Hunter's Grove. He stated that he has some of the same concerns in regards to there being only one access point as of right now. He said the homes to the north are Low Density, to the east Low Density and to the west, there is some Medium Density but they do not access Hunter's Grove.

Kerry Schwartz stated that the petition is against having Medium Density Residential and it already has been changed to MDR. He said he just wanted to clarify that change had already happened.

Jay Nylander stated that they do not want it annexed at that. He is concerned with the police already having to be there because of the increase in traffic. He is concerned with the MDR by up to \$700,000 dollar homes. He read from the Lehi City Ledger on the Mayor corner. He feels it is time for the Planning Commission to decide what kind of a city we want. He read from the Deseret Morning news about trashy yards in Lehi. He said that we would like to have well defined neighborhoods and when you put a twin home next to a \$400,000 dollar home it is a travesty.

Jamie Davidson in Hunter's Grove represented himself as a citizen and is concerned about the General Plan change made earlier this year. He expressed concerns about the noticing of that. He feels since the noticing was made available by the developer he doesn't think everyone within 300 feet of the property were notified. He is concerned with this development having one access. He said this needs to be coordinated with American Fork city for that other access. We are appealing to you as a neighborhood. He said there is another Medium Density neighborhood, Cooper's Hollow, and he knows for a fact that those condos are rental units.

Jim Warden, 1524 East 300 North, stated that he was informed by Ivory that the Commercial property next to him would be hair salons, etc and they put in Lowes and Costco and blocked his view. He said that his is a \$700,000 dollar home and he feels this should be turned into a green belt area or something to help block out the commercial. If homes go in there it will take out his privacy. He doesn't like all the traffic that will go in east of his house. He would rather see single family housing or greenbelt in there.

Tony Brown said that 1200 East there is a problem. Even before this other new project, there is a problem there with traffic.

Richard Brenchly lives in American Fork and stated that when they first came in they were encouraged to keep their mouths shut. He said the traffic is a hazard. The noise, lights, air conditioning and refrigeration units from the Costco make it hard to sleep. He said putting a park in there would be a good buffer.

Kevin Malone in Hunter's Grove asked about the homes, prices, basements, garages, etc – he is concerned also with the access into this piece.

Jason Bottom (??) 1605 East 450 North of Hunter's Grove echo's the other points made before. He said we need to consider the land values of 60 acres of homes. Also in that vicinity there are 80 plus kids under the age of 2. He knows the developer is trying to get in another access but the natural flow would still be through Hunter's Grove. His preference would be to access it solely from the American Fork side.

Dave Dunston in Hunter's Grove stated that he is concerned about what it will look like 20 years from now. He would hope we would aim high and do something everyone is happy with.

Terry Hunter lives in Hunter's Grove and is concerned about the safety of children and the stability of the neighborhood. He said let's keep Lehi a neighborhood where it's not so condensed.

Melanie Hegewald stated that we don't want this to be medium density. She is also concerned about the safety of the children. She said she has nothing against medium density housing – this just is not the best place for it.

Dianna Webb said that we need to explain to the audience about the zoning.

Kerry Schwartz said the General Plan is already designated MDR. We are looking at the zoning and what is requested is consistent with the General Plan.

Nicole Face in Hunter's Grove stated that there is hundreds of dollars in depreciations in areas where there are these types of developments put in.

Gayle Anderson of Hunter's Grove stated that the traffic is horrendous. She said they need a park and that this should be kept a nice area.

Matt Judd lives in Hunter's Grove and stated that the MDR there doesn't make sense. He is concerned with the traffic and would like to see more common sense take place when it comes to things like this.

Mike Holland of Hunter's Grove has the same concerns with traffic and the safety of the children.

Tegan Rhoades? in Hunter's Grove is also concerned about the traffic cutting through the development as it is.

Dave Manning said again that he has been to a lot of meetings over the year where there has been spot zoning. He asked if there was an agreement between American Fork and Lehi as to who annexes this.

Lorin Powell said to go across the boundary all three parties have to agree.

Dave Manning said that we should reject this right now and not spot zone.

Kerry Schwartz stated that this is not considered spot zoning.

Vaughn Pickell stated that even if it was, spot zoning is not illegal.

Tony Brown asked about the intersection already discussed. He said as of right now he doesn't see how they can fix that, not only with the bend right there but there are also multiple intersections right there. He said to take into consideration that the intersection there cannot be fixed.

Public Hearing closed at 8:15 p.m.

Glade Tuckett stated that he had no idea that there were this many opposed to this. He stated that they have the property to the north of this so we share the same concerns. We would not want to

put something in that would harm the value of the other lots already there. He stated that they basically don't do high density or medium density. We have 3rd acre lots going in next to this in American Fork. The design we have selected for this area would be twin homes to help keep the property values up to a single family home. He also showed concern with the safety of the kids. He said they are willing to work with the City to make sure this development is safe and doesn't decrease the values of the surrounding homes. He also said they would like to incorporate a park in there as well.

Dianna Webb stated that it is a maximum of 6 units per acre.

Janys Hutchings said it would be about 28 units.

Derek Byrne said that he would consider age restrictions, the square footage of homes, basements, price range, etc

Glade Tuckett said they would be looking at basements.

Vaughn Pickell asked about doing single family homes. He referred to the Development Code section 5 stating that the MDR is there to encourage single family homes as well. He asked if they had given it any thought. There would 8,000 square foot lots.

Kerry Schwartz stated that this is consistent with the neighbors.

Glade Tuckett stated that we could look at that.

Janys Hutchings stated that in a PUD you would have density options.

Vaughn Pickell said that what is on the map is arbitrary – it's what is going to be built that makes a difference.

Janys Hutchings stated that there is a demand for the senior type housing.

Kerry Schwartz explained that this request fits into the General Plan.

Vaughn Pickell stated that there is some flexibility if it's not compatible. The R-2 is consistent with the MDR – there are other policies in the General Plan that can apply. He thinks it would be nice to take a look at that General Plan amendment again out of concern for those who may not have been notified even though the protest time of 30 days is up.

Glade Tuckett stated that if there were real concerns about this development he would come in with some plans as to what it would look like and would like the opportunity to address some of these concerns.

Kerry Schwartz stated that it did go through that public process.

Janys Hutchings said if it were to remain commercial and that access would have remained open there could have been more traffic through that neighborhood.

Marilyn Schiess is concerned for residents and the city being MDR and with the access Janys Hutchings would like to table it so we can see a layout of the property and how an access would come through. She would like to see some potential designs such as with a PUD and with an R-1-8; you could possibly go down to 6,000 sq foot lot sizes; or a PUD with twin homes. She would like some other information on how he would enforce a PUD up there.

Janys Hutchings moved to table Lone Peak Development's request for R-2 zoning on the Cambridge Court Annexation, approximately 4.48 acres of property located at approximately 300 North 1550 East to allow Mr. Tuckett time to bring in more information on access, traffic patterns, and twin homes versus smaller lot sizes. Second by Ron Smith. Motion carried unanimously.

Kim Struthers stated that we did go to 400 feet on this one for the noticing.

Lorin Powell stated that maybe they can work some things out together.

Kerry Schwartz stated that maybe Mr. Tuckett should get with the neighbors to address their concerns and to show access through American Fork city. He stated that this will be on the table for the 28th and that they will not be noticed again.

4.4 MCARTHUR HOMES – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON PROPERTY LOCATED AT APPROXIMATELY 3000 WEST 3600 NORTH FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL AND FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL DESIGNATIONS.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they are trying to square off their property by doing a property exchange. It will increase the commercial frontage.

Steve McArthur and Alan Gillman were present for the request.

Dave Manning stated that this is the kind of changes that need to be made.

Public Hearing closed at 8:43 p.m.

Janys Hutchings moved to recommend approval of McArthur Homes' request for an amendment to the Lehi City General Plan Land Use Map on property located at approximately 3000 West 3600 North from Commercial to Medium Density Residential and from High Density Residential to Commercial designations seeing that it will fit in with the General Plan and make sense to all property owner involved. Second by Marilyn Schiess. Motion carried unanimously.

4.5 MARK HUISH – REQUESTS SUBDIVISION APPROVAL FOR BROWN HOLLOW B, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT APPROXIMATELY 2337 NORTH 1000 EAST IN AN EXISTING R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented item 4.5 and 4.6 together. He said that they dissolved the lots in the Summercrest Subdivision and now they want to recreate the upper lots and share a flag stem down into their two lots. They also had a frontage variance which was also approved by the Board of Adjustments.

Discussed the drive ways and accesses.

Janys Hutchings asked about the easement accessing both lots. She said that down the road one may want to sell and if there is no easement for the one lot without going across the other one it could be a problem.

Steve Brown was present and stated that they are closely tied together. It was to have a dedicated easement. If it's not that is a problem because we thought it was. The Board of Adjustments said we have to expand the driveway along the front lots.

Vaughn Pickell said that the plat doesn't show vary well where the 13 foot access easement stops. He said it looks like it goes down the property lines.

Steve Brown said that he thought it was suppose to be written.

Janys Hutchings asked about that garage on the front part of that lot and pointed out Lynn's comment about the garage being part of the new home. She also mentioned that a fire truck would not be able to get down into those bottom homes. She said that sometimes people in the front lots think that flag stem is a parking lot for them.

Public Hearing closed at 9:03 p.m.

Janys Hutchings would like some things clarified before a motion is made on this. She would like to see the actual easements. She said it looks like it stops at the top of the hill.

Kerry Schwartz said that the information isn't clear on the easement and the plat doesn't show the recorded easement.

Vaughn Pickell said they need to make sure there's no parking on the top portion of the flag stem.

Discussed the concern for parking on the flag stem and where the frontage is smaller.

Vaughn Pickell said this would make the cul-de-sac look better but the 13 foot access easements need to be clearly delineated as to where they stop and start.

Dianna Webb said we always ask them to show public access easements, we can ask them to show it even though it's private.

Vaughn Pickell moved to grant final approval for Mark Huish's request for Brown Hollow B, a 2-lot subdivision with an existing home located at 2337 North 1000 East in an existing R-1-8 zone with the following conditions; 1) on the plat show where the 13 foot access and where the 10 foot PUE clearly start and stop and 2) show the existing drive way down the hill even though it's not on this lot, it will benefit this lot and it should be shown, 3) no parking allowed on the shared drive with it posted as such, 4) include DRC comments. Second by Carolyn Player. Motion carried 6-1 with Janys Hutchings opposed.

4.6 STEVE BROWN – REQUESTS SUBDIVISION APPROVAL FOR BROWN HOLLOW C, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT APPROXIMATELY 2341 NORTH 1000 EAST IN AN EXISTING R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.5.

Public Hearing closed at 9:03 p.m.

Vaughn Pickell moved to approve Steve Brown's request for the Brown Hollow C, a 2-lot subdivision with an existing home located at approximately 2341 North 1000 East in an existing R-1-8 zone with the following conditions, 1) that the 13 foot access be clearly shown as to where it terminates and where the 10' PUE begins and ends and 2) show the existing drive way and whether it is a private easement that is recorded since it burdens lot one and benefits the Huish property, 3) that the driveway stem be marked with no parking, 4) include DRC comments. Second by Derek Byrne. Motion carried 6-1 with Janys Hutchings opposed.

Dianna Webb said that Tuesday night the City Council passed the flag lot approval under this body and also fences over 6 feet in height as a Conditional Use.

Ron Smith moved at 9:13 p.m. to take a 10 minute recess. Second by Vaughn Pickell. Motion carried unanimously.

Meeting reconvened at 9:23 p.m.

4.7 SHON HARPER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR FOX HUNT, A 10-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 3100 NORTH 1200 WEST IN AN R-1-15 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is a standard subdivision. The one home will remain on a large lot. He said that we did require a temporary access for emergency purposes out to 1200 East.

Janys Hutchings asked about lot 5; the frontage is not 100 feet.

Kim Struthers stated that it would be measured at the set back, but they can double check that.

Brian Gabler was present as well as Mr. Harper. Brian Gabler said that lot 5 does have the frontage at set back.

Public Hearing closed at 9:32 p.m.

Janys Hutchings moved to recommend approval of Shon Harper's request for preliminary subdivision review of Fox Hunt, a 10-lot residential subdivision located at approximately 3100 North 1200 West in an existing R-1-15 zone seeing it does fit with the zoning and the lots meet the requirements and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.8 A&B DEVELOPMENT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR ELNORA ESTATES, A 23-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH 2400 WEST IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that at the time of annexation there was a concept plan approved. He said they have contacted the Irrigation Company are just waiting for the letter. The dog kennel business needs to be noted.

Andy Smith with A&B Development was present for the request.

Janys Hutchings asked about the note about dog kennels and the layout lot 12.

Andy Smith said it is on the final plat. He said that lot 12 is configured the way it is because they had to do it this way. He said they can add a note that they cannot do a flag lot.

Lorin Powell said that there has been discussion with Doug Yates who owns property to the front as far as that being developed.

Vaughn Pickell said that we could put that there be no flag lot unless access is obtained another way. He asked about the letter from the irrigation company.

Andy Smith said he understands that it is done but he needs to get with the irrigation company to actually get the letter.

Lorin Powell said if it isn't done it may just be held up with a little process but it won't be recorded until they have that letter.

Public Hearing closed at 9:41 p.m.

Janys Hutchings moved to recommend approval of A&B Development's request for Preliminary Subdivision review for Elnora Estates, a 23-lot residential subdivision located at approximately 700 South 2400 West in an existing R-1-22 zone with the stipulations: 1) that there be a comment on the final plat referring to the existing dog kennel use in the area, 2) that an irrigation letter be received, 3) that lot 12 not be further subdivided unless other frontage for access is obtained and 4) include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.9 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR EAGLE SUMMIT PHASE 6, AN 85-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 5300 NORTH 2600 WEST IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we are just extending Eagle Summit up a little further. He said that the revised concept for the area plan went to City Council and there was a lot of discussion. It has been approved by City Council.

Discussed the layout and the grading plan.

Ty Thorpe was present for the request and stated that they would be putting in retaining walls that will be built as part of the subdivision.

Dianna Webb said that quite a bit of this is outside of the original area plan.

Ty Thorpe said that some of these areas are in what was originally open space.

Dianna Webb said that some of that shows as environmentally sensitive areas on the original plan.

Kerry Schwartz asked about approving what is going outside the original area plan.

Dianna Webb said that it is a problem with out amending those to show those zones extending out.

Ty Thorpe said they are not going out of that area very far. We are still staying on the foot hills.

Kerry Schwartz said that we need to follow the area plan.

Lorin Powell said that it's not particularly a density issue – but it is a zone which probably should be amended.

Vaughn Pickell said that we are going to have to put the density somewhere else if it's not going in here.

Ty Thorpe said when we adopted the mass grading plan this was changed.

Public Hearing closed at 9:55 p.m.

Janys Hutchings asked about the future development area. She said that where they have a charter school it will only have access onto one road and we are running into a problem with that in another location.

Ty Thorpe said they have had discussion with Alpine School District which they are looking at a couple different places.

Janys Hutchings stated that with Charter Schools parents take and pick up there kids where as a public school they allow for bus systems and the kids can walk to school too which eliminates a lot of the traffic.

Marilyn Schiess asked about how much geotechnical studies have to be done on this.

Ty Thorpe said they just pick different areas for the pits up to 50 feet deep. They are done regularly on every subdivision.

Derek Byrne asked about that area that says 'open space future development'.

Ty Thorpe said that will possibly be a park or landscaped area. He said they can change it saying future development. He said that the open space if it's a hillside will be natural. If it's graded it would be revegetated.

Kim Struthers said DRC comment #6 refers to that.

Vaughn Pickell asked what we can legally do under our present plan.

Lorin Powell said that it is a zoning map and in reality we should amend that to include this. We don't have to include the area plan to do this.

Vaughn Pickell doesn't have a problem with the subdivision. He said it just doesn't conform to what we've got.

Lorin Powell said we need to adjust it to make it consistent.

Kerry Schwartz said we're building in an Environmentally Sensitive area and if we amend this we're just piecing it in the area plan.

Derek Byrne said we have made it clear in the Planned Commission that we don't want to move forward until we have that in place.

Discussed the area plan and where it is in the process.

Ty Thorpe said the Concept has been approved; now we are just getting on with the other stuff to get the area plan together. He said the difficult part of when these boundaries were done is that it's hard to take a mountain and draw an exact line. We didn't feel this was a major deviation of that. He said that they don't know the subdivisions until we actually design them and those don't always follow exactly where the line is drawn.

Kerry Schwartz said we can entertain a motion to move this on or table it and ask for additional information showing us a land use map of how this would be laid out.

Lorin Powell said we just need to amend the plat we are doing now which won't affect the Area Plan.

Kerry Schwartz asked if there were other concerns we have with this.

Lorin Powell said this is not massive enough that it affects the water system or anything. He said we probably need to catch ourselves up. We can just amend this map to include the subdivision.

Kim Struthers said we would have to notice it again – as an amendment.

Janys Hutchings moved to continue Mountain Home Development Group's request for preliminary subdivision review for Eagle Summit Phase 6, an 85-lot residential subdivision located at approximately 5300 North 2600 West in a Planned Community zone until Traverse Mountain can give us a zoning amendment of the area plan for this particular item and catch up on the others subdivisions as well. Second by Marilyn Schiess. Motion carried unanimously.

Janys Hutchings moved at 10:30 p.m. to extend the meeting 15 minutes. Second by Marilyn Schiess. Motion carried unanimously.

4.10 DAVID & LORI NEWTON – REQUEST REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 4.78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 2300 WEST FROM A VERY LOW DENSITY RESIDENTIAL AGRICULTURE TO A VERY LOW DENSITY RESIDENTIAL LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we use to have a commercial node here. They are requesting to have a similar development to what's around them.

David and Lori Newton were present for the request. Lori said that they are proposing that they take close to 3 acres and put 1/3 acre lots on that and save the rest for their home. She said with the roads on both sides we aren't sure that half acre properties would be the best on that road.

Public Hearing closed at 10:33 p.m.

David Newton said that if they decided to stay there it does make it hard with a horse trailer getting out of there.

Janys Hutchings stated that we worked really hard on the VLDR and if the Newton's sold out it could go a different way.

Lori Newton said that half acre lots surrounded by smaller ones would be hard to sell.

Derek Byrne moved at 10:45 p.m. to extend the meeting another 15 minutes. Second by Janys Hutchings. Motion carried unanimously.

Ron Smith said he would approve it.

Marilyn Schiess said she feels tied to what we put in place.

Vaughn Pickell feels the same as Marilyn.

Janys Hutchings said she is torn because of the issues with this one.

Lorin Powell said it would be helpful to see some sort of layout. By the time you lay roads out it could possibly make a difference.

Derek Byrne said he was leaning toward not approving it.

Carolyn Player said she was undecided.

Janys Hutchings moved to table David and Lori Newton's request for an amendment to the Lehi City General Plan Land Use Map on 4.78 acres of property located at approximately 700 South 2300 West from a Very Low Density Residential Agriculture to a Very Low Density Residential land use designation until such time as Dave & Lori can get a layout with R-1-15 and R-1-22. Second by Carolyn Player. Motion carried unanimously.

4.11 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP REMOVING THE WEST RAILROAD TRAIL FROM THE MAP.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the Parks and Trails Committee looked at this and felt that it could go.

Public Hearing closed at 10:50 p.m.

Derek Byrne moved to recommend approval of Lehi City’s request for an amendment to the Lehi City General Plan Land Use Map removing the west Railroad Trail from the map. Second by Marilyn Schiess. Motion carried unanimously.

CITY BUSINESS

Carolyn Player said that at the seminar today it was suggested that some of the things could be handled by staff that we’re looking at.

Mark Johnson feels that we need public comment on a lot of those issues.

Marilyn Schiess said we can have public comment meetings instead of public hearings.

Vaughn Pickell said that in the State Code the Planning Commission doesn’t even have to have a plat for 10 lot subdivisions or less.

Discussed looking at the MDR where R-2 is the only allowed zone in that designation, consider making an R-1-6 or moving R-1-8 into MDR at the November work session.

APPROVAL OF MINUTES

6.1 APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2006 REGULAR MEETING.

Ron Smith moved to approve the minutes from the August 24, 2006 regular meeting. Second by Derek Byrne. Motion carried unanimously.

ADJOURNMENT

Jany's Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.

Meeting ended at 11:00 p.m.

Date Approved_____

Chairman_____

Secretary_____