

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, September 28, 2006 in the Lehi City Council Chambers.

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

Members Absent: Ron Smith – excused, Marlin Peterson – excused, Jason Willes - excused

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

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 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. (Tabled from the September 14, 2006 meeting)

Christie Hutchings was experiencing technical difficulties with the presentation so staff did not present this item.

Glade Tuckett was present for the request and stated that he had met with the neighbors two times and they came up with a couple different plans. He brought a plan showing both the Lehi side and the American Fork sides of the project. He felt one of their concerns was the entrance through the Hunter's Grove subdivision. The other issue is the twin homes. He said they have discussed that it would be nicer for a twin home than a small home on the lot. They tried to come up with a concept and took two of the lots out for a park but keeping the same density.

Kerry Schwartz asked if he owns that piece for a park.

Glade Tuckett said that they picked that up from Costco when they developed.

Dianna Webb said it is annexed but we need to process a zone change for it from commercial.

Glade Tuckett said the lots are between 9,500 and 10,000 sq ft with twin homes on those lots. The other piece in American Fork would be developed at the same time. He said there would be two accesses from the American Fork side.

Dianna Webb asked for clarification on the twin homes. She said there would have to be a zero lot line between them.

Mark Johnson stated that a twin home needs to have a lot line in the center with one unit per lot with a zero lot line. A duplex is two units on one lot.

Kerry Schwartz asked about the zoning on the annexation and if there was a concern with that.

Vaughn Pickell stated that the zoning is fine, it's consistent with the General Plan.

Discussed that twin homes by ordinance would need to look like a single family home.

Dianna Webb said they would only be able to get 24 units.

Kerry Schwartz would like to see this contingent on the annexation in American Fork going through so we know for sure we have two accesses.

Glade Tuckett stated that we do have the accesses now.

Janys Hutchings moved to recommend Lone Peak Development Partners' request for R-2 zoning on the Cambridge Court Annexation, approximately 4.48 acres of property located at approximately 300 North 1550 East finding that it fits with the General Plan and is within the guidelines of the General Plan, include DRC comments and since they have resolved the conflict with the neighbors include the concept plan presented tonight finding that it does fit in well with the neighborhood. Second by Carolyn Player.

Lorin Powell stated that you will need to make the recommendation to council for the park. They will need to make a trail around it or something.

Janys Hutchings moved to amend her motion to include that the concept does include a park and that the developer needs to put a trail around the park which would need to be included and reviewed by the Parks & Trails Committee and that the developer needs to understand that the density will change with the amount of property as negotiated through the City. Second by Carolyn Player. Motion carried unanimously.

3.2 DAVID & LORI NEWTON – REQUEST REVIEW AND RECOMMENDATION OF 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 AGRICULTURAL TO A VERY LOW DENSITY RESIDENTIAL LAND USE DESIGNATION. (Tabled from the September 14, 2006 meeting)

Derek Byrne moved to table this item to the next meeting. Second by Marilyn Schiess. Motion carried unanimously.

PUBLIC HEARINGS

4.1 TRAVIS PERA – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE HIGHLANDS ANNEXATION, 10.75 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2300 WEST TO A PROPOSED R-1-22 ZONE. (Denied with out prejudice on August 24, 2006)

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said that the request is consistent with the General Plan. She stated that there is a historic landmark on the site.

Travis Pera was present for the request and said that the other property around it was approved by City Council.

Janys Hutchings asked if he considered changing the name.

Travis Pera said that yes he had talked to Councilman Holbrook about that.

Janys Hutchings asked about the historical monument.

Travis Pera stated that it is about 70 feet from where the first encampment was. It will have to be moved anyway because of the road and if the rock can't be moved we'll take the plaque off and move it up to where the well is.

Kerry Schwartz asked about plans for this property.

Travis Pera stated that they are talking about doing ½ acre lots with a park.

Public Hearing closed at 7:30 p.m.

Kerry Schwartz suggested that they look into the historical nature of it.

Dianna Webb said that the Historical Society has been very helpful and provided a packet of information on this site.

Vaughn Pickell moved to recommend approval of Travis Pera's request for R-1-22 zoning on the Highland Annexation, approximately 10.75 acres of property located at approximately 1300 South 2300 West based on the condition that the applicant consider an appropriate name for subdivision based on the historic nature of the site and that any future concept plan or subdivision incorporate the historic marker and to include DRC comments finding that it complies with the VLDR designations. Second by Marilyn Schiess. Motion carried unanimously.

4.2 PAUL WASHBURN – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF PILGRIMS LANDING PLAT 5 (INCLUDING A VACATION OF LOT 2, PILGRIMS LANDING PLAT 3), A 2-LOT COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 4200 NORTH PILGRIMS LOOP ROAD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is a 2-lot commercial subdivision. The applicant has filed a site plan for the office building.

Paul Washburn was present for the request.

Derek Byrne asked about a plan for lot 2 that requires that much space.

Paul Washburn said that the large lot may be divided up as business comes into it. He said that all the road improvements are already in place.

Public Hearing closed at 7:40 p.m.

Derek Byrne moved to recommend approval of Paul Washburn's request for Preliminary Subdivision review of Pilgrims Landing Plat 5 (including a vacation of Lot 2, Pilgrims Landing Plat 3) a 2-lot commercial subdivision located at approximately 4200 North Pilgrims Loop Road in an existing Planned Community zone subject to DRC comments. Second by Janys Hutchings. Motion carried unanimously.

4.3 KEVIN HOLLAND & CRAIG CONDIE – REQUEST REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 1.75 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2375 WEST 900 NORTH FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that the applicant does intend to come in and do a two lot subdivision.

Kevin Holland was present for the request and said that he is looking at that property for his personal home.

Genevieve Mertons asked how many homes would be there.

Kevin Holland said they would just be putting one more there.

Public Hearing closed at 7:43 p.m.

Janys Hutchings moved to recommend approval of Kevin Holland & Craig Condie's request for a Zone District and Zone District Map Amendment on approximately 1.75 acres of property located at approximately 2375 West 900 North from an A-1 to an R-1-22 zone seeing that fits in the General Plan and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.4 BONA SIGNS – REQUEST FOR CONDITIONAL USE APPROVAL FOR A PROPOSED 70’ HIGH POLE SIGN FOR PARTYLAND LOCATED AT 310 NORTH 850 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said that if this is approved for only Partyland, the other tenants would not be able to have a pole sign so you may want to recommend that they be able to collocate on that sign.

Al Latimer with Bona signs was present for the request and stated that the owner is paying for the monument sign for the other tenants.

Christie Hutchings stated that the other businesses would have to be able to collocate on the monument sign in the front because there is only one monument sign allowed.

Kerry Schwartz stated that there is a utility easement there and the pole sign can't be located on the top of an easement.

Al Latimer said it would have to be moved to the west out of that easement.

Public Hearing closed at 7:53 p.m.

Janys Hutchings is concerned that only one business is being allowed to have a sign.

Vaughn Pickell is not that concerned about it because after all it is owned by Partyland and the other spaces are smaller. He just doesn't like the aesthetics of the sign.

Discussed the size and aesthetics of the sign.

Marilyn Schiess said she has no big problem with this if the monument sign is nice.

Vaughn Pickell doesn't like the way it looks but doesn't know how to mitigate it.

Janys Hutchings doesn't like the way it looks.

Derek Byrne is ok with it and understands that even though something is a logo, you can still make some changes and have it look basically the same, he said a square sign would look better.

Carolyn Player said it looks ok. She said where the lettering is staggered it won't look to blah. She said when they rode out to look at it, it didn't seem to look out of place.

Carolyn Player moved to grant final approval of Bona Signs' request for Conditional Use approval for a proposed 70' high pole sign for Partyland located at 310 North 850 East in an existing Commercial zone and to include DRC comments and to make sure they move it from the easement. Second by Derek Byrne. Motion died 3-3 for lack of a quorum vote. Kerry Schwartz, Janys Hutchings and Vaughn Pickell opposed the motion.

Vaughn Pickell said that the state and local code allows a conditional use permit to be denied if we can't impose any condition to mitigate the additional impact. No condition was purposed that would reasonable mitigate the aesthetic impact of the sign.

Janys Hutchings said that the height of the sign should depend on freeway traffic. It doesn't depend on that, people go there because they know where it is and it doesn't rely on freeway traffic.

Kerry Schwartz concurs with both thoughts. He said that in the past we have expressed concern that they collocate all signs and we don't see that happening here.

Al Latimer said that when you buy a place next to the freeway you count on the freeway for exposure. This sign will give that exposure in place of advertising. This will save them a fortune in advertising and will help when they see any of their other stores. The customer is the one that dictates the design of the sign.

Vaughn Pickell said we are not that concerned with the height of the sign just the shape and the other businesses being able to collocate.

Dianna Webb asked if the commission wanted to give him an opportunity to come back.

Vaughn Pickell moved to table Bona Signs request for Conditional Use to locate a 70' high pole sign for Partyland located at 310 North 850 East in an existing Commercial zone so the applicant can work on a new design and see if we can have something less severe in impact. Second by Derek Byrne. Motion carried unanimously.

Kerry Schwartz said that he would recommend looking at the other signs in that area and get the sizes of their signs to give a reference point.

Vaughn Pickell said he is more concerned with the shape.

4.5 BUCKEYE PROPERTIES – REQUEST PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF WESTERN EAGLE, A 9-LOT RESIDENTIAL SUBDIVISION LOCATED AT 600 WEST 1740 NORTH IN AN EXISTING RA-1 ZONE.

This item was withdrawn by the applicant.

4.6 PHIL DAHL – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF THE DAHL SUBDIVISION, A 6-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 900 NORTH 1700 WEST IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request.

Paul Washburn was present for the request.

Janys Hutchings asked about lots 1 & 2 coming out where the road comes in. She would suggest that they do something to offset the driveways so they aren't backing into that road.

Kerry Schwartz stated that before there was concern about drainage in the area.

Paul Washburn stated that the intent is to build a berm along the east property lines with a swell along the north property line.

Derek Byrne stated that from past discussions it was brought out that all the water comes from the railroad tracks towards the west.

Paul Washburn said they have been working with Lorin Powell and with DRC. They pretty much have this solved.

Public Hearing closed at 8:30 p.m.

Discussed that this was covered very carefully at DRC. Discussed the maintenance responsibility of the swell and the berm.

Derek Byrne moved to forward on with a positive recommendation Phil Dahl's request for Preliminary Subdivision review of Dahl Subdivision, a 6-lot residential subdivision located at approximately 900 North 1700 West in an existing R-1-22 zone with the conditions that we get more feed back from the City Engineer regarding drainage and that the issues brought up by Janys Hutchings be addresses with offsetting the access on lots 1 & 2 from Colony Pointe Drive, and having lot 5 accessing off 900 North and to include DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.7 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR WINTERHAVEN PHASE 3, AN 86-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 5600 NORTH 2700 WEST IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that the existing road going to the flight park will be vacated.

Ty Thorpe said that when they vacate that road we have to provide access and the flight park will be a State park.

Public Hearing closed at 8:45 p.m.

Janys Hutchins asked about the northwest cul-de-sac and whether the slope is going up or down.

Ty Thorpe said the cul-de-sac is lower.

Vaughn Pickell asked about the setbacks.

Ty Thorpe said that the density does allow for a zero lot line setback.

Dianna Webb said that with previous plats in order to get into the back yards they have created lot line adjustments and we are having decks built over the lot lines, so there has been a problem created.

Vaughn Pickell is concerned that the area plan isn't consistent with this yet.

Ty Thorpe said that this one is more correct than others.

Vaughn Pickell said that this is high density and if the density isn't here it will be moved some where else.

Kerry Schwartz asked where this is zoned high density, what would the implications be if we said this is where they have to have it and if they don't use it they lose it.

Discussed the densities and moving and piecing it together one subdivision at a time.

Dianna Webb said that one of the conditions is that we would have to go through all the calculations and verify the number of units.

Discussed building in the slope areas and the open space in the sloped areas.

Ty Thorpe said this is below the 30% slope. He said they will be amending the area plan for a few different places where it's out.

Dianna Webb said it would probably be a month before you would see it here.

Vaughn Pickell said if an amendment is in the works he would like to see the boundaries for the land use.

Vaughn Pickell moved to table Mountain Home Development Groups' request for Preliminary Subdivision review of Winterhaven Phase 3, an 86-lot residential subdivision located at approximately 5600 North 2700 West in an existing Planned Community zone until the area plan land use map amendment is adopted so the we can see how this subdivision conforms with the area plan amendment. Second by Janys Hutchings. Motion carried unanimously.

Dianna Webb asked if they would move those forward together. The amendment would be prepared and we have 2 subdivisions on hold. She said if we look at the amendment and send them all to City Council, they could look at these at the same time on the condition that the City Council approves the amendment.

CITY BUSINESS

Kerry Schwartz said that next Tuesday there will be a joint meeting at 5:30 p.m. with the City Council.

Dianna Webb said that Landmark will be here with there study and report in the Downtown Revitalization.

Janys Hutchings will be gone on the 12th.

Dianna Webb said we will have another open house for the public.

Christie Hutchings said that we as staff were told not to have concepts with General Plan amendments and the last meeting you wanted a concept brought in. Staff just needs to know for sure what you want us to require of the applicants.

Kerry Schwartz said that there may be exceptions to that but in general we don't want concepts with the General Plan Amendments.

Janys Hutchings said on small acreage it's harder to configure lots.

Derek Byrne said there may be times when the Planning Commission may make a recommendation to have a concept.

ADJOURN

Janys Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.

Meeting ended at 9:38 p.m.

Date Approved_____

Chairman_____

Secretary_____