

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held Thursday, October 12, 2006 in the Lehi City Council Chambers.

Members Present: Ron Smith, Marilyn Schiess, Kerry Schwartz, Marlin Peterson, Derek Byrne, Jason Willes, Vaughn Pickell

Members Absent: Carolyn Player – excused, Janys Hutchings – excused

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 BONA SIGNS – REQUESTS CONDITIONAL USE APPROVAL FOR A PROPOSED 70’ HIGH POLE SIGN FOR PARTYLAND LOCATED AT 310 NORTH 850 EAST IN AN EXISTING COMMERCIAL ZONE. (Continued from the September 28, 2006 meeting)

Christie Hutchings presented the request and stated that the applicant had brought in a couple different designs. She said that the other signs that were put in for comparison are not totally accurate.

Al Latimer with Bona Signs was present for the request. He said one of the signs underneath is 4’x30’ and the other is 7’x20’.

Kerry Schwartz asked if they were willing to put the other tenants on the sign.

Mr. Latimer said that they would work that into the lease somewhere. He said the height would remain the same.

Marilyn Schiess likes both of them – depending on the name of the tenants either one would work.

Vaughn Pickell likes these two options better.

Kerry Schwartz asked about the location being moved from off the easement.

Mr. Latimer said that the pole itself is 5 feet away from that easement.

Derek Byrne moved to grant final approval on Bona Signs request for Conditional Use approval of a 70-foot high pole sign for Partyland located at 310 North 850 East in an existing Commercial zone allowing Mr. Latimer or the owner to decide between the two renderings presented tonight and on the dimensions based on the tenants and to include the DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.2 DAVID AND 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. (Continued from the September 14, 2006 meeting)

Christie Hutchings stated that the applicant sent a letter stating that they would be out of town tonight but they did turn in two renderings with the different zones.

Ron Smith said he could go ahead with a motion on this.

Marlin Peterson said that in the past we have denied this type of zoning. He said we have required others to have the ½ acres. He said if we're going to change this one we need to allow the others to do it too.

Jason Willes feels the same way. He feels that we need to stay consistent as what we did two years ago.

Kerry Schwartz said that some of the reasons are because of the two street corners there that are busy and the surrounding density.

Ron Smith said that maybe they should be able to come in and plead their case.

Ron Smith moved to table this item. Second by Vaughn Pickell. Motion failed with Marilyn Schiess, Marlin Peterson, Derek Byrne, Jason Willes and Kerry Schwartz opposed.

Kerry Schwartz called for another vote due to all commission members not understanding the actual motion made.

Discussed what they can do.

Jason Willes and Derek Byrne feel that it should be denied.

Lorin Powell said that if they go with the R-1-22 you could allow one more lot because of road dedication - it doesn't change the zone it just helps parcels like this.

Jason Willes moved to deny with out prejudice David & 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 VLDR to a VLDR land use designation. Second by Marlin Peterson. Motion carried 4-3 with Marilyn Schiess, Ron Smith and Vaughn Pickell opposed.

Lorin Powell said we could work with them on the road dedication and the density.

3.3 PAUL WASHBURN – REQUESTS SITE PLAN APPROVAL FOR TASCO BUSINESS PARK, A PROFESSIONAL OFFICE DEVELOPMENT LOCATED AT APPROXIMATELY 4200 NORTH PILGRIM’S LOOP ROAD IN A PLANNED COMMUNITY ZONE.

Christie Hutchings presented the request and stated that the subdivision has not been bonded or recorded yet so your motion needs to be contingent on that. She said this is a permitted use but it is above the \$500,000 limit so it needs to come to Planning Commission.

Paul Washburn was present for the request.

Kerry Schwartz asked about any modification to the landscape plan.

Paul Washburn said that in addition to the large trees there will be English Laurel. He said that they will come in with a more than enhanced landscaping plan with the other construction.

Kerry Schwartz said that the dumpster area would work better if it were angled so they can back into it.

Derek Byrne asked about the parking.

Paul Washburn stated that Tasco is just moving and they have more parking stalls than what code calls for.

Kerry Schwartz would like to see other design elements to the landscaping.

Paul Washburn said they would plant other varieties other than what’s on the plan. He said it would be in the range of about 50 plants.

Marlin Peterson asked if there were landscaping plans that need to be followed in the Planned Community.

Dianna Webb said we can double check to see if there is landscaping plans for that planned community.

Vaughn Pickell moved to approve Paul Washburn’s request for Site Plan approval for TASCO Business Park, a Professional Office development located at approximately 4200 North Pilgrims Loop Road in an existing Planned Community zone with the condition that 1) 40 additional plants of at least 2 new varieties be included in the landscape plan, 2) orient the dumpster enclosure on an angle to make it easier for access to it, 3) approval being contingent on the plat being recorded and the bonding being in place, 4) to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.4 JOHN TAYLOR – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION OF NORTH POINT COMMERCIAL/ RESIDENTIAL, A PROPOSED MIXED USE COMMERCIAL PROJECT WITH STACKED RESIDENTIAL ABOVE LOCATED AT 1024 WEST STATE STREET IN A MIXED USE ZONE.

Christie Hutchings said that this is coming through as a concept because they wanted to add a 3rd story but it would mean a development code amendment and they are purposing covered parking instead of enclosed since they are sharing the residential parking with the businesses.

Discussed the code of the business part of the parking.

Christie Hutchings said that it's one space for every 300 feet of retail space. This does need to be reviewed.

Derek Byrne asked about that bus stop right there in the front by where the north exit would be.

John Taylor was present for the request and said that the bus stop is down a little bit.

Marlin Peterson is concerned with the parking and where the residential parking will be shared with the businesses.

John Taylor stated that the Mixed Use is a new thing out there. We have driven to a few of these that are constructed in Salt Lake and Orem and we seem to have more parking than those do.

Kerry Schwartz said that there would be 38 parking stalls for the retail which is more than enough. He asked if they had considered parking behind.

John Taylor said that they had and this would give an easier in and out onto State Street. He said the fire department thought this was a better layout with the parking.

Vaughn Pickell said that we are more concerned with the layout. He said that covered behind the building would be better. They could move the building forward a little to put the covered to the back.

John Taylor said that there is an elevator in the center. He said they wanted it a little more secluded in the back. He said during the review process the fire department felt this was adequate; they were more concerned with sprinkler systems and things like that.

Ray Taylor was also present for the request and stated that they had talked to several architects on this and the parking works out really well; by the time the tenants come home the retail shuts down.

Derek Byrne asked about the lighting in the back for the safety of the tenants.

John Taylor said it would be some type of HPS lighting in the back. In the front some of it would have to be in terms of parking lot lighting.

Marilyn Schiess asked about the square footage of the apartments.

John Taylor said right now they show as 1200 sq ft.

Jason Willes said we need to look at the requirement for enclosed parking as opposed to covered parking which would require a development code change.

Kerry Schwartz asked about the building height where it says 2 stories or 40 feet.

Jason Willes thinks it's a good concept but he is concerned about the parking. He said if there is covered parking those would be taken first- are we ok with covered instead of an enclosed parking unit.

Vaughn Pickell said that if we make any changes in the Mixed Use zone it would take affect on all the MU zoning areas. We need to realize the broad impact it will have.

Mark Johnson said that the code said a maximum of two stories or 40 feet so it would fall into the category of both. He brought up the revitalization plan and said if it is requested to go to 3 stories for the down town area this would fit under the new code, which isn't approved yet. He said this project seems appropriate for the location and the use.

Kerry Schwartz said that we welcome this type of use and we think it is appropriate for this site – we just want to make sure it is allowed in our code.

John Taylor said if this is done in a timely manner that's one thing but if it's a long time coming then that's another matter.

Marlin Peterson said that we could table it to the work session.

Dianna Webb said that we could advertise the code changes in advance of the revitalization plan.

John Taylor said he doesn't see the height as a big problem but covered versus garage parking would require quite a bit of additional land to do.

Ray Taylor said they wanted to keep it uncluttered and garages seem to bring that.

John Taylor stated that they are considering storage for each unit.

Jason Willes said that the current code is holding this back in regards to the covered parking and the height. He likes the concept but based on the code our hands are tied. We need to table it and work this out in a work session.

Jason Willes moved to table John Taylor's request for Concept Plan review for North Point Commercial/ Residential, a proposed mixed use commercial project with stacked residential above located at 1024 West State Street in an existing Mixed Use zone to discuss further at the next work session on November 2nd, because he thinks it would make sense to talk about this at that same time we are discussing the revitalization project. Second by Marlin Peterson. Motion carried unanimously.

3.5 ALPINE HOMES – REQUESTS REVIEW AND CONSIDERATION OF REMOVAL OF AN AGRICULTURE NO-CLIMB FENCE ON THE EASTERLY BORDER OF THE SADDLERIDGE SUBDIVISION, PLAT B LOCATED AT APPROXIMATELY 500 WEST 1500 SOUTH IN AN EXISTING RA-1 ZONE.

Christie Hutchings presented the request and stated that the property to the east was agricultural and in the county. Since then it has been approved for an R-1-22 subdivision and they are requesting that they don't put in an agricultural fence. She said two of the lots are smaller than 22, 000 sq ft. The code does not require that type of fence when there is agriculture adjacent to a subdivision.

Scott Hocker with Alpine Homes was present for the request and said when the property was recorded this was agricultural but this property is no longer zoned that way. The code is clear as long as it is zoned out of agriculture the fence is no longer required. The fencing would be up to the homeowners purchasing those lots. He said there is an existing fence there now which we will not be disturbing.

Jason Willes doesn't see a problem with it.

Kerry Schwartz said lots 11, 12, 13 & 14 would be the only ones affected.

Jason Willes moved to approve Alpine Homes' request for consideration of removal of an agricultural no-climb fence on the easterly border of the Saddleridge Subdivision, Plat B, located at approximately 500 West 1500 South in an existing RA-1 zone noting that if the adjacent property owners choose to have animals the burden would fall on them to place a fence to contain their animals and would not be required by the applicant. Second by Ron Smith. Motion carried unanimously.

PUBLIC HEARINGS

4.1 SARA CHRISTENSEN – REQUEST APPROVAL OF A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 2065 NORTH 300 EAST IN AN EXISTING A-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they have approval by the Board of Adjustments. They would have to have septic tanks.

Justin and Sara Christensen were present for the request.

Kerry Schwartz said for a one acre lot it needs to be one acre without the stem included.

Public Hearing closed at 8:20 p.m.

Ron Smith moved to approve Sara Christensen's request for approval of a 2-lot residential subdivision with an existing home located at 2065 North 300 East in an existing A-1 zone subject to DRC comments and also that the one acre for the lot not include the stem. Second by Marilyn Schiess. Motion carried unanimously.

4.2 RICHARD AND NECIA RUSSON – REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE RICHARD RUSSON ANNEXATION, APPROXIMATELY 2.84 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 NORTH 1500 EAST TO A PROPOSED RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that there is no frontage on a city street. The request is consistent with the general plan.

Dianna Webb said there is about a 30 foot gap with this annexation and the Highland City border. We thought there might be a protest from the county but we have not heard anything from them. The information was mailed to them but we have not got a response from them yet.

Public Hearing closed at 8:25 p.m.

Lavell Russon was wondering about what they were planning to do there.

Discussed with Lavell Russon about Elwyn Peck’s house and the Highland water.

Jason Willes moved to recommend approval of Richard & Necia Russon’s request for RA-1 zoning on the Richard Russon Annexation, approximately 2.84 acres of property located at approximately 1300 North 1500 East including DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.3 CHUCK REVILL – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF NORTH BENCH ESTATES, A 13-LOT RESIDENTIAL SUBDIVISION LOCATED AT 3200 NORTH 1200 WEST IN AN R-1-10 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they had the commercial node removed. This is an R-1-10 subdivision with one existing home on lot 8.

Tony Trane was present for the request.

Public Hearing closed at 8:30 p.m.

Derek Byrne moved to recommend approval of Chuck Revill’s request for Preliminary Subdivision review of North Bench Estates, a 13-lot residential subdivision located at 3200 North 1200 West in an R-1-10 zone including DRC comments. Second by Ron Smith. Motion carried unanimously.

4.4 JUSTIN DUBOIS – REQUESTS APPROVAL OF ELM TREE SUBDIVISION, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 1088 NORTH TRINNAMAN LANE IN AN RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is currently in two lots. They have approval from the Board of Adjustments for the flag lot and they do meet the square footage. The

new lot access would be to the south of the existing home. There are not existing water and sewer on Trinnaman so they will be going out the back to 500 West.

Vaughn Pickell asked about the utility easement and if it was already obtained.

Justin Dubois was present for the request and stated that this lot would be in back of the existing house.

Public Hearing closed at 8:35 p.m.

Marilyn Schiess said that the ditch will have to be covered.

Derek Byrne asked about requiring curb and gutter.

Justin Dubois said that it would just be the one piece.

Christie Hutchings said just the new lot would need curb and gutter not the existing home.

Frankie Christofferson said that this home was built and a bond was placed for the curb and gutter.

Justin Dubois said it would be done on the new home.

Lorin Powell said the sidewalk would be on the west side of the ditch.

Tony Trane said that is something that needs to be coordinated with the irrigation company.

Marlin Peterson moved to approve Justin Dubois' request for Elm Tree Subdivision, a 2-lot residential subdivision with an existing home located at 1088 North Trinnaman Lane in an RA-1 zone with DRC comments to be taken care of. Second by Marilyn Schiess. Motion carried unanimously.

4.5 IVORY DEVELOPMENT – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A CONVENIENCE STORE WITH GASOLINE SALES, CAR WASH, DOG WASH AND DRIVE THROUGH LOCATED AT APPROXIMATELY 3400 NORTH CENTER STREET IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and said the subdivision recorded this week. This is part of the Planned Community zone. Bull River will be reconfigured from its original configuration.

Kerry Schwartz asked about the need for a separate dumpster on the convenience store lot versus only having one to share between the two lots or businesses.

Christie Hutchings said that that came up in DRC and since this is such a visible location they thought they could have a shared one for both sides.

Jason Willes said that they need a shared easement for that. If one lot is sold they could keep the other from using their dumping area.

Kerry Schwartz asked about the parking for the convenience store. He is concerned with them not meeting the buffer and the parking required along the front.

Glenn Gursburger was present for the request and stated that the location for the dumpster is in the back corner. We have drafted a document which would allow both parties to use that dumpster. Our intention is to hold both lots long term. The document states that either party has rights to use that dumpster. As far as the landscaping buffer, it was anticipated that the open space is found in Center Street and this particular site would not be required to have that 25 foot buffer, especially where parking was more of an issue.

Marlin Peterson asked about the setbacks and buffer zones on this project.

Lorin Powell said the live work is definitely on the street - that was in the concept plan but he's not sure about this part.

Discussed a 10 foot buffer with landscaping.

Jason Willes said that we have wanted commercial in this part of the city and with the realignment of Bull River road he said this is a good thing.

Ron Smith asked about the dumpster in the DRC comments.

Lorin Powell said as long as there is an agreement to share it.

Christie Hutchings said it could be part of the motion to change that comment.

Kerry Schwartz asked if they considered angling the gas pumps. He said when you try to pull trailers into these places it's easier when their angled.

Dianna Webb said the width on the landscape buffer is 10 – 10 ½ feet.

Public Hearing closed at 8:55 p.m.

Jason Willes moved to grant final approval of Ivory Development's request for Conditional Use and Site Plan approval for a convenience store with gasoline sales, car wash, dog wash and drive through located at approximately 3400 North Center Street in an existing Planned Community zone with any pertinent DRC comments, angling the stalls for easy truck-trailer access and that there be a reciprocal agreement regarding the dumpster being used for both lots. Second by Ron Smith. Motion carried unanimously.

4.6 PATTERSON CONSTRUCTION – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 15.44 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2100 WEST 1500 NORTH FROM A-5 AND A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request.

Ross Welch representing Patterson Construction was present of the request.

David Brady asked if any this affected his lot (to the east of this).

Christie Hutchings said after the zone is changed it would come through for subdivision and the fencing would be reviewed at that time.

David Brady asked about the easement along the back of their lots.

Lorin Powell said the easement wouldn't go into their property – it would go into the road where the utilities are.

Public Hearing closed at 9:03 p.m.

Vaughn Pickell moved to recommend approval of Patterson Construction's request for a Zone District and Zone District Map Amendment on approximately 15.44 acres of property located at approximately 2100 West 1500 North from A-5 and A-1 to an R-1-22 zone finding that it conforms to the LDR in the General Plan and the fact that this is the least dense permitted under that designation and to include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.7 PATTERSON CONSTRUCTION – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF NORTH BENCH COMMERCIAL CENTER, A 14-LOT COMMERCIAL SUBDIVISION LOCATED AT 1200 EAST 3500 NORTH IN A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the catch basin road which is dirt would be improved.

Ross Welch was present for the request.

Kerry Schwartz summarized the letter from IM Flash. He said they are not opposed to the subdivision just the traffic issues. He asked about the irrigation companies and whether they have all been approached.

Ross Welch said that they have an agreement to put in a 10 foot pipe by April at the crossing point. He said they have a meeting with UDOT about the access points and that is still unsettled.

Discussed the access points and SR-92.

Lorin Powell said it depends on UDOT – the Master Transportation plan shows that road curving up there at the Catch Basin Road.

Christie Hutchings said the concept was reviewed a year ago.

Ross Welch showed the concept plan.

Public Hearing closed at 9:15 p.m.

Jason Willes thinks it is a good development. He said that commercial development is what is desired in that part of the City even though a lot of issues will need to be resolved to get this through.

Jason Willes moved to recommend approval of Patterson Construction's request for Preliminary Subdivision review of North Bench Commercial Center, a 14-lot commercial subdivision located at 1200 East 3500 North in a Commercial zone with all pertinent DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.8 PATTERSON CONSTRUCTION – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR BLOSSOM MEADOWS, A 24-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1700 WEST 200 SOUTH IN EXISTING R-1-8 AND R-1-12 ZONES.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this was reviewed for a zone change and the City Council denied it going to R-2 so it is split zoning.

Ross Welch was present for the request.

Dave Erickson developer of the Willows Park project said there is no agreement between them and Patterson's as to that fence. He said when our project was approved we agreed to put in a fence for our project but we would like Patterson to be required to participate in the cost of the fence.

Christie Hutchings stated that that is required for a PUD which Dave Erickson developed and not a standard subdivision which is being requested.

Stacy Powers at 256 South asked about a road heading out across from her back yard.

Kerry Schwartz suggested checking with the Planning staff on Monday morning.

Public Hearing closed at 9:25 p.m.

Marlin Peterson moved to recommend approval of Patterson Construction's request for Preliminary Subdivision review of Blossom Meadows, a 24-lot residential subdivision located at approximately 1700 West 200 South in existing R-1-8 and R-1-12 zones finding that it conforms with the density of the area. Second by Marilyn Schiess. Motion carried unanimously.

4.9 CINGULAR WIRELESS – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A NEW 80-FOOT MONOPOLE TELECOMMUNICATIONS TOWER LOCATED AT APPROXIMATELY 3500 NORTH FRONTAGE ROAD IN A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings said that there is a discrepancy that we need to have the applicant clarify. Our ordinance does state that it cannot be placed within a certain distance of another pole and it does fit in that area. They have shown graphs that show that they need the coverage for this area.

Jeff Vanderveen was present for the request and stated that it is an 80 foot pole. This is about 50 feet higher than the existing pole across the freeway and there are about 50 carriers on that existing pole.

Discussed different types of poles.

Jeff Vanderveen said this area is such a high traffic area going around the point that it warrants this type of pole.

Kerry Schwartz said that the facility needs to fit in with the existing surroundings.

Jeff Vanderveen said it is a commercial area.

Derek Byrne said that if you put that tower there, it would be an eye-sore with nothing to obscure the view.

Jeff Vanderveen said there is no getting around the fact that there is a pole there. They can't be hidden to provide the access – they have to be insight.

Jason Willes said for appearances we are stuck, they can't really change the look. He said it's a benefit to the public and the citizens of Lehi to put this there. For the coverage that's necessary this is where it needs to be.

Ron Smith said he is all for it if it improves the reception.

Vaughn Pickell said this can't be the only point for this.

Kerry Schwartz said the commission can grant final approval. Do we want this located in a corridor off the freeway?

Frankie Christofferson said that she wonders why they can't collocate across the freeway where there are already poles.

Jeff Vanderveen said that it is quite a bit lower on that side of the freeway.

Kerry Schwartz asked about putting a 100 foot pole on the other site to accommodate this.

Jeff Vanderveen said that that has changed hands a number of times and that lease expires here shortly.

Christie Hutchings said that the zoning there does not allow this use any more and they are bound by zoning restraints. This has to be 400 feet away from a residential district.

Jason Willes said that this is another issue as to property owners allowing them to have this on their property.

Public Hearing closed at 9:42 p.m.

Gerald Larson said it is 400 ft from the tower to SR-92

Kerry Schwartz commented that we need to look at the compatibility.

Jason Willes said to request in writing from an engineer that this is the only place and the height is the best option available to us.

Vaughn Pickell is concerned about the enclosure at the bottom.

Jeff Vanderveen said there is a prefabricated block wall.

Ron Smith moved to approve Cingular Wireless's request for Conditional Use and Site Plan approval for a new 80-foot monopole telecommunications tower located at approximately 3500 North Frontage Road in a Commercial zone subject to DRC comments and to get in writing from an engineer that this is the best option available as far as the location and height. Second by Marilyn Schiess. Motion carried 4-3 with Derek Byrne, Vaughn Pickell and Kerry Schwartz opposed.

4.10 GERALD LARSON – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 4.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 WEST MAIN STREET FROM A MEDIUM DENSITY RESIDENTIAL TO A COMMERCIAL LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is currently zoned TH-5. He is requesting to change his corner to commercial. This was not included in the commercial nodes previously. This is not concept approval just a General Plan Amendment.

Vaughn Pickell asked about this being a major arterial.

Lorin Powell said this is a 70' major collector.

Russ Naylor, architect representing Mr. Larson, was present for the request and stated that this is just for the General Plan Amendment and we would need to come back with the concept. We have met with UDOT and they are currently studying that intersection. There is a chance that it could be signalized. They are prepared to give us access where we need it. He said currently they have their shop facilities there. He said that the concept would be a C-store and on the other side there would be islands that would accommodate larger vehicles.

Jerry Larson said that one place that Lehi does not have is a place for a full size truck with trailers to fuel. This is one thing that he wanted designed. The diesel islands would be to the west. There would be an RV dump with propane plus a car wash to the back. The farmers have no place to get fuel unless they go to American Fork.

Derek Byrne is concerned about the lighting especially with residential to the north and a retirement community to the south.

Russ Naylor responded to the lighting concerns and said they can use fixtures that will help with the lighting.

Stacy Powers said that she talked to many people in the neighborhood and no one wants commercial or a 4-way traffic light right there. All the neighbors agree that if the plan was to make that area commercial then it shouldn't have been approved to have residential around it. She is concerned about the brightness from traffic lights and business lights.

Brett Monson said that he is on the corner and that this is a dangerous intersection. He said this would just add to problems along this road. The lighting would be a problem and it would be an eyesore for him and others in the community.

Todd Evans lives on the corner of 2300 West and doesn't object to what they want to do there. He was told that he could go to Commercial if he wanted to. The traffic is not going to change. He doesn't feel that it's right for the others to take away what they want to do with their property. He said Lehi needs businesses that produce money and he thinks that places like this are needed.

CJ Lindquist on 1100 West and Main said he has lost his country living. Main Street needs to be in a position where we can get some revenue on it. He feels that Center Street is homes and Main Street needs to have businesses to get some revenue.

Harold Finn said that project needs to go in.

Eric Wilford said he respects other person's rights to do what they wish with their property but he has a problem with changing the ordinance to accommodate others. He said it doesn't make sense to have commercial right in the middle of it. He doesn't want to put up with Commercial noise. He thinks that there needs to be better planning instead of randomly ration out this land.

Todd Evans said there is already commercial property across the street from him – it's nothing new.

Public Hearing closed at 10:18 p.m.

Marlin Peterson wants item 4.10 tabled until the next item is acted on.

The majority of the commissioners want to act on it as a separate item.

Jason Willes wonders if it's the best place for this type of development.

Ron Smith and Marilyn Schiess think we need commercial on Main Street.

Derek Byrne is concerned with people going fast from the west. He said once you pass 1100 West traffic picks up there. This is a sensitive area as far as traffic goes especially when you have no turn lane. It makes that spot concerning.

Marilyn Schiess said that we don't know what UDOT is going to require for that.

Russ Naylor said that they have laid out the site plan with the widening in the road.

Ron Smith moved to extend the meeting 15 minutes at 10:25 p.m. Second by Derek Byrne. Motion carried unanimously.

Vaughn Pickell agrees that we need commercial but he doesn't know if this is the best place with the residential around it.

Marlin Peterson agrees with Vaughn Pickell, he doesn't think this intersection is good for this development. There is commercial west that would be a better location. He is against it.

Kerry Schwartz is not opposed to commercial on Main Street but this site gives him hesitation.

Marlin Peterson moved to recommend denial of Gerald Larson's request for an amendment to the Lehi City General Plan Land Use Map on approximately 4.3 acres of property located at 1700 West Main Street from an MDR to a Commercial land use designation finding that this area has been approved for residential which exists to the north and east with an active adult housing project to the south. Second by Vaughn Pickell. Motion carried 5-2 with Marilyn Schiess and Ron Smith opposed.

4.11 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 150 ACRES OF PROPERTY LOCATED BETWEEN 100 NORTH AND 100 SOUTH AND BETWEEN 500 WEST AND 2300 WEST CHANGING THE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND VERY LOW DENSITY RESIDENTIAL/ AGRICULTURAL DESIGNATIONS.

Public Hearing opened at 7:00 p.m.

Christie Hutchings said the commercial nodes would remain it is only a change in the residential. This also includes properties zoned R-2. This was initiated by the Planning Commission and City Council because there was a concern with duplexes not being conducive to agricultural property on the north.

Dianna Webb said that this will not change any existing zoning that is in place.

Mr. Fenn asked why this isn't being changed to Commercial down this road. He said the subdivisions should be zoned R-1-10 – anything larger just grows weeds. The Commercial isn't increasing traffic – it's the subdivisions that are increasing the traffic.

John Kopinski owns property at 500 West Main Street and has concerns with allowing more residential in the area around his property because there is currently Mixed Use in the area, and the

LDR is not consistent with that use. He is concerned with this staying MDR. The only option for his property is commercial or possibly a duplex because there is no way to put in a subdivision on his property. He is opposed to the change.

Mr. Lindquist stated that people don't want anything to do with the property by Main Street – he thinks it should be Commercial – who wants to live on that road.

Ron Smith moved to extend the meeting 15 minutes at 10:45 p.m. Second by Marilyn Schiess. Motion carried unanimously.

Jerry Larson said when he annexed in he was told it was MDR and Commercial. He doesn't know why there's no Commercial node on 1700 West. He doesn't see anything but discrimination on that road. The traffic is coming from two cities that aren't even affected by what goes in here. He doesn't think the zoning matters because nobody is going to build residential on that road.

Woody Berry said that Ivory wanted to rezone that property next to him and the Planning Commission recommended denial but the City Council approved it. Mayor Greenwood said the General Plan couldn't be changed. He wants a recommendation that it is left the same. He said by changing it, it will limit them as to what they can do.

Lauralie Lefler lives on Main Street between 1100 and 1700 West, and said that she is concerned because the people on the north need to get into town and they can't even get out of their driveways. She doesn't understand the zoning.

Dianna Webb stated that we have two separate maps that we work with; the one tonight is the General Plan map or future plan. Then we have our existing zoning map. The zoning map may not match this one. When someone comes into the city we look at the General Plan map as a guide. If you come in to develop you can come in under the current zoning or if you want to change it, it comes in under the General Plan.

Kerry stated that we are trying to blend all zones; R-2, Commercial, VLDRA. At times this makes our jobs as planning commissioners difficult.

Ron Smith moved to extend the meeting 15 minutes at 11:00 p.m. Second by Marlin Peterson. Motion carried unanimously.

Todd Evans mentioned that the City ought to look at going to Low Density and Agriculture in this area. He said we don't have the water or the ditches because they've all been taken away by the subdivisions. He feels it needs to be commercial though. Saratoga will end up taking Lehi's water – it takes less water for Commercial than residential.

John Kopinski said that this change will limit what you can do with your property. He would like his place to be left MDR. He said it doesn't make sense to change it there where there isn't enough room to do much else.

Marlin Peterson said down the road when Commercial is in demand then it will change.

Kami Clark owns property on 1100 West and Main in the commercial node said she would like to see Main Street as commercial. She feels that there should be no residential on Main Street if for nothing else but for the safety of the children. People won't lease the property for their horses because they say if the horses get out – they're dead.

Dianna Webb said that there is no urgency on taking action tonight –we can make this part of a work session to see about commercial at some later date.

Public Hearing closed at 11:10 p.m.

Kerry Schwartz said that we need further input on this. He feels we need some kind of input on this instead of putting it all in commercial.

Ron Smith said we need to discuss it in a work session.

Vaughn Pickell said we need to consider and explore all possibilities.

Ron Smith moved to table to a future date Lehi City's request for an amendment to the Lehi City General Plan Land Use Map on approximately 150 acres of property located between 100 North and 100 South and between 500 West and 2300 West changing the land use designation from MDR to LDR and VLDR designations so we can explore all possibilities. Second by Marilyn Schiess. Motion carried unanimously.

CITY BUSINESS

Christie Hutchings said that she met with some developers today that want to place a Chase Bank next to American Fork but before they spend a lot of time and money they want to see what the Planning Commission feels the elevation should be like.

Marlin Peterson would like it to match what's there.

Derek Byrne moved to extend the meeting 5 minutes at 11:15 p.m. Second by Ron Smith. Motion carried unanimously.

The Commission said to have it match more with more rock on the front.

Christie Hutchings said that Woodbury does own this property and they may have their own ideas.

Mark Johnson said in response to Main Street that there is nothing wrong with setting aside the north side of Main Street as Commercial and the south side as residential. This is the go-home-side of Saratoga and Eagle Mountain. People will not cross the road on there way home so if we have businesses on the north people will stop to pick things up.

Derek Byrne moved to extend the meeting 5 minutes at 11:20 p.m. Second by Marlin Peterson. Motion carried unanimously.

APPROVAL OF MINUTES

6.1 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 7, 2006 WORK SESSION.

Ron Smith said to correct Jamie Davidson’s name.

Derek Byrne moved to approve the minutes from September 7, 2006 with the change made. Second by Marilyn Schiess. Motion carried unanimously.

6.2 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 14, 2006 REGULAR MEETING.

Ron Smith moved to approve the minutes from the September 14, 2006 regular meeting. Second by Derek Byrne. Motion carried unanimously.

6.3 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 28, 2006 REGULAR MEETING.

Vaughn Pickell said under item 4.4 on the signs at the top of page 6, the last sentence should say ‘no condition was purposed that would reasonable mitigate the aesthetic impact of the sign’.

Vaughn Pickell moved to approve the minutes from the September 28, 2006 regular meeting with the change. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

Ron Smith moved to adjourn. Second by Marilyn Schiess. Motion carried unanimously.

Meeting ended at 11:25 p.m.

Date Approved_____

Chairman_____

Secretary_____