

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held Thursday, February 22, 2007 in the Lehi City Council Chambers.

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

Members Absent: Derek Byrne - excused, Jason Willes – excused

Others: Dianna Webb, Christie Hutchings, Noreen Edwards, Lorin Powell, Frankie Christofferson

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 KIRK TANNER – REQUESTS AN INTERPRETATION OF USE FOR A DANCE AND GYMNASIAC STUDIO IN THE COMMERCIAL AREA OF PILGRIM’S LANDING IN AN EXISTING PLANNED COMMUNITY ZONE.**

Vaughn Pickell recused himself from this item.

Christie Hutchings presented the request and stated that the list is very generic and they wanted it clarified that what they want to do is allowed.

Kirk J Tanner, president of CA Advisers and Kerry Griggers, owner of Gymcats were present for the request.

Kirk J Tanner said that they wanted to make sure that this use would be ok before they tried to open it there.

Kerry Griggers said that she has a gymnastic place in Bluffdale now. She does offer private classes as well as open gym time. She currently has 8 staff members that are part time and the classes are mostly an hour long. She said that most parents just stay there for the classes but if they do drop the kids off there is a sign in program.

Kirk J Tanner said that for the rest of the office area they would want to go with office type businesses. He said it would be Class D office space with no big trucks. He said they would look at the traffic control with drop off and pick up; we may look at a separate entrance for the gymnastic place and the office spaces.

Kerry Griggers said she is looking for a space between 9,000 and 12,000 sq ft. There are currently bleachers set up for those that stay and watch. She said they usually have 3 or 4 classes going at a time.

Janys Hutchings said that the use they are asking for does fall in the range of what was originally asked for; there are similar uses in the area.

Ron Smith doesn't have a problem with it.

*Janys Hutchings moved to recommend approval for Kirk Tanner's request for an Interpretation of Use for a dance and gymnastic studio in the commercial area of Pilgrim's Landing in an existing Planned Community zone. Second by Ron Smith. Motion carried unanimously.*

**3.2 CLARK HUTCHINGS – REQUESTS SITE PLAN REVIEW AND RECOMMENDATION FOR POINTE MEADOW BUSINESS PARK LOCATED AT 2351 NORTH 2300 WEST IN AN EXISTING PLANNED COMMUNITY ZONE.**

Christie Hutchings presented the request and stated that eventually there will be 3 buildings – they just want approval on the one front building – the others will come in separate.

Janys Hutchings asked about the detention site.

Lorin Powell said it's just for this site.

Russ Naylor, with Russ Naylor Architects, representing the owner said that the detention area shown will be a temporary detention until the others are built out. They have this same building up the mouth of little Cottonwood Canyon – it's a beautiful building. He said they would like to submit for a building permit by the end of March.

*Marlin Peterson moved to approve Clark Hutchings request for Site Plan review for Pointe Meadow Business Park located at 2351 North 2300 West in an existing Planned Community zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**PUBLIC HEARINGS**

**4.1 MARK RYAN – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE ADA WEBB ANNEXATION, APPROXIMATELY 15.80 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 900 NORTH 1700 WEST TO A PROPOSED R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request.

Mark Ryan was present for the request and said that they are negotiating with two companies and have not started the wetlands study yet.

Public Hearing closed at 7:28 p.m.

*Janys Hutchings moved to recommend approval of Mark Ryan's request for R-1-22 zoning on the Ada Webb Annexation, approximately 15.80 acres of property located at approximately 900 North 1700 West based on the findings that it does fit in with the surrounding area and include the DRC comments. Second Marlin Peterson. Motion carried unanimously.*

**4.2 GERALD LARSON – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 3 ACRES OF PROPERTY LOCATED AT THE CORNER OF 1700 WEST AND MAIN STREET FROM A TH-5 TO A COMMERCIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said the applicant is proposing a C-store there which is going to DRC right now.

Russ Naylor was present for this request and said that they had the General Plan amendment and now need to change the zoning. He said the site plan needs to have a few issues resolved with DRC. He said the C-store will have an office on the second floor, a restaurant facility and a car wash to the west. There is no deed gap to the east; the property does run up to 1700 West. Russ past around the floor plan and elevations for the c-store. He said they have met with UDOT on the access approval.

Public Hearing closed at 7:35 p.m.

*Ron Smith moved to recommend approval of Gerald Larson's request for a Zone District and Zone District Map Amendment on approximately 3 acres of property located at the corner of 1700 West and Main Street from a TH-5 to a Commercial zone finding that it is consistent with General Plan and subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.3 GARY DEVINCENT – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 4.707 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1776 WEST 300 NORTH FROM AN A-1 TO AN R-1-22 ZONE.**

**A. GARY DEVINCENT – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1776 WEST 300 NORTH IN A PROPOSED R-1-22 ZONE.**

This item was withdrawn by the applicant.

**4.4 THE BOYER COMPANY – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR LEHI RANCHES, AN 82-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH 500 WEST IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that they were given the R-1-22 zoning. She said that this is a standard subdivision. It does border some major corridors for which they were granted density bonuses for. They would have to dedicate the trail along the power line corridor, and then they border 500 West, 700 South, the 1000 South corridor and Center Street. Most of the lots have animal rights on them. She said that the CC&R's are not required for a standard subdivision and would not be enforced.

Patrick Moffitt with the Boyer Company was present for the request. He said that the church retained ownership of that parcel.

Kerry Schwartz asked about lots 69 & 72 and if they were part of the density given because they are smaller?

Discussed the number of lots and the density given.

Lorin Powell said there were 4 additional lots given with a total of 84 counting the church lot.

Dianna Webb said that there is a revision that shows the 84 lots.

Lorin Powell said there was a problem with the road coming out at 350 West. It would be a cul-de-sac instead of going out onto 700 South.

Marlin Peterson asked why we're going below the 22,000 sq ft.

Patrick Moffitt said they were granted 4 extra lots in lieu of the roads.

Lorin Powell said on lot 45 – the property line will end at the power line trail.

Marlin Peterson has a problem with the induced voltage on lot 45.

Ted Bond lives on 700 South below the cul-de-sac on 150 West and is concerned about lot sizes. He doesn't think you should mix them.

Kent Nielsen said they should make them all 22,000 sq ft lots. He would like it re-platted to show that part of that road or any extension of it goes onto his property. He said they could bend the road to the north.

Dell Willes, owns the mink ranch, and asked about the City enforcing covenants associated with this development.

Jany's Hutchings said that in a standard subdivision so they're not required and the City will not enforce them.

Dell Willes asked about the buffers and open space.

Kerry Schwartz said with a standard subdivision there is no open space requirement.

Dell Willes said that there could be consideration to the mink ranch. He said that the lots facing 700 South could be open space. He said that where the church building is on 700 South there is an access approach and at night the lights go right into the mink sheds. He said that approach needs to be moved to the west parking lot. He said during the original discussion the Boyer Company said they'd put in a 10' private fence. He suggested that they put in a 10 foot fence going north on 400 West as well as west on 700 South. He said as far as the flood plane; the family owns irrigation rights and consideration should be given to what would happen to collect that water from run off. He said that he would like to see enforced the same construction regulations that exist with the Old Farm Subdivision which would include restricting site development and utility work. He asked if 850 South is a half road toward Center Street and if so he would recommend that the City try to fully develop roadways. He also said that there is a dirt lane from 700 South, south on the east side of the Rhodes property – is that dirt lane a public road – he is concerned that the lane will end and there will be no access.

Discussed that this lane is not part of this development.

Kay Cox is concerned with the fencing. She would like at least an 8 foot solid cement fence so the kids don't get into her pond. She said they were supposed to come back with half acre lots – she said that the smaller lots will cause problems.

Dean Willes is concerned with the road being raised and the church being raised so his fence wasn't high enough. He said that from March 1<sup>st</sup> to June 15<sup>th</sup> – there can't be any noise – it will hurt the mink.

Public Hearing closed at 8:25 p.m.

Patrick Moffitt addressed some of the concerns: in regards to the fence on the west side – that can probably be done but it would have to be a 6 foot masonry fence; in regards to the Nielsen property – he said they had spoken with D Bradford and it is not their intent to go onto the Nielsen property. He said if they move that road to the north there is a problem with the offsets. He said the lot size seems to be an issue; the City would have to come up with thousands of dollars to purchase that property for the right of ways.

Kerry Schwartz said that the dedication of the road right of way and trails is encouraged as part of the City code – it does benefit the City.

Patrick Moffitt said that in regards to the fence on Mr. Willes' property, he is hesitant to volunteer anything that is not on our property.

Dell Willes said that if it is on their property it might accomplish the same thing – but he would like it on his own property.

Discussed turning the cul-de-sac facing into the subdivision instead of onto 700 South and then have a fence along the back of those lots.

Marlin Peterson wanted to make them keep all ½ acre lots with no density granted for the right of ways – he also doesn't like lot 45 by the power lines.

Lorin Powell said different things can be done with the plan to move the smaller lots to another area. It can be recommended to change it a little bit. He said that in a larger area we have to either allow density or make payment – it's in the law – those are the only two choices we have – where it's on the Master Plan with these features – we don't have the choice to not do this. He said they would have to deal with Rocky Mountain Power on building on lot 45.

Dianna Webb said that the DRC comment #4 deals with that.

Patrick Moffitt said that the irrigation will be addressed at final plat.

Lorin Powell said it can be put in the comments to be dealt with at final.

Jany's Hutchings said you may want to do a berm along the back of some of those properties against those that irrigate.

Kerry Schwartz reminded them about the construction window with the mink.

Patrick Moffitt asked how far that would need to extend into the development.

Jany's Hutchings said anything north of 850 South with no ground compaction in any of it or anything in the first phase would be restricted to the building window. She clarified that it is anything on the exterior – finish work can still go on.

Patrick Moffitt said that by discussing it with Lorin and Dianna there may be a solution. He asked if it would be better if they put higher density in the west and bigger lots along the corridor and putting the road so it ties into 810 South so those lots would be smaller lots.

Jany's Hutchings said on lots 12 & 13 that border Cox's need to be larger size.

Vaughn Pickell and Ron Smith said to table it with redesigning.

Lorin Powell said you could just recommend those changes and forward it onto City Council.

Kerry Schwartz said that we have discussed some significant changes – we would like to table it so we can see new drawings.

Patrick Moffitt said that we can do that but he would prefer to move it forward.

Kerry Schwartz asked for a poll to see it back or forward it on:

Ron Smith would like to see it back.

Marilyn Schiess wants to see it back.

Vaughn Pickell said he is indifferent; if the motion was done well enough he wouldn't necessarily want to see it back.

Janys Hutchings wants to see it back.

Marlin Peterson wants to see it back.

Carolyn Player wants to move it forward.

Marilyn Schiess said that as far as fencing goes, where it's all agriculture there, all you need is an agriculture fence.

*Marlin Peterson moved to table The Boyer Companies request for Preliminary Subdivision review for Lehi Ranches, an 82-lot residential subdivision located at approximately 700 South 500 West in an existing R-1-22 zone until March 15<sup>th</sup> to allow Mr. Moffat time to make the changes suggested; the road adjustments on 810 South and 350 West (cul-de-sac), and show the density in that area and the density along the Master Plan corridor, show masonry fencing along the Cox's with berming, and on the agricultural note item 3 change to standards set as in the Old Farm Subdivision. Second by Ron Smith. Motion carried unanimously.*

**4.5 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:**

- A. CHAPTER 11 – APPLICATION REQUIREMENTS, AMENDING THE IMPROVEMENT REQUIREMENTS FOR TWO-LOT SUBDIVISIONS WITH A FLAG LOT.**
- B. SECTION 12.210 – FLAG LOT STANDARDS, AMENDING THE IMPROVEMENT REQUIREMENTS AND THE MAXIMUM LENGTH OF THE POLE PORTION/ DRIVEWAY FOR TWO-LOT SUBDIVISIONS WITH A FLAG LOT.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said that these are the changes we talked about at the work session. This doesn't affect the two lot subdivisions that have enough frontage for both lots.

Public Hearing closed at 9:22 p.m.

*Ron Smith moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Chapter 11, Application requirements, amending the improvement requirements for two-lot subdivisions with a flag lot with DRC comments. Second by Janys Hutchings. Motion carried unanimously.*

*Vaughn Pickell moved to recommend approval of Lehi City’s request for an amendment to the Lehi City Development Code Section 12.210, Flag Lot Standards, amending the improvement requirements and the maximum length of the pole portion/ driveway for two-lot subdivisions with a flag lot including DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**CITY BUSINESS**

Lorin Powell said there was an open house on SR-92 tonight along with the other issue of the Mountain View Corridor with the freeway on the south end. He said they have run into a lot of issues with the south end so they are now looking at 2100 North as a freeway connect. As a city, we are upset about that. We are looking at a connection at the point of the Mountain so we can get it out of our area completely. If we go freeway to freeway at 2100 North we lose a lot of business opportunities. It would be disastrous for our City.

**ADJOURN**

*Janys Hutchings moved to adjourn. Second by Marilyn Schiess. Motion carried unanimously.*

Meeting ended at 9:35 p.m.

Date Approved\_\_\_\_\_

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_