

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held Thursday, March 15, 2007 in the Lehi City Council Chambers.

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

Members Absent: Vaughn Pickell - excused

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 ROBERT CALTON – REQUESTS APPROVAL OF PROPOSED MODIFICATIONS TO THE PERIMETER FENCING IN THE BROOKS MEADOWS SUBDIVISION LOCATED AT 900 EAST 3200 NORTH.

Kim Struthers presented the request and stated that they wanted to do something a little different with the fencing along the Brooks Meadows subdivision. They would like to continue the same fencing up the middle and to the north of the development.

Kerry Schwartz asked about the City accessing their property.

Janys Hutchings asked what the original fence was.

Kim Struthers stated that it was the same as what Alpine Pediatrics was originally approved for.

Robert Calton was present for the request and said that the fencing they would like to install is made by Mighty Lite in Orem. It's a lot stronger than vinyl and is similar to pre-cast. The posts have steel as well as the top and bottom and it's rated at 90 mph constant and 110 mph gusts.

Kim Struthers stated we could have Lee Barnes coordinate with them on any kind of access on that City piece.

Janys Hutchings moved to approve the changes shown with the Mighty Lite Fence system and suggested that Mr. Calton contact Lee Barnes with the Water Department to coordinate the fencing along the City property as far as access. Second by Ron Smith. Motion carried unanimously.

3.2 LYNN MARSDEN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A MASSAGE THERAPY BUSINESS FROM HER HOME LOCATED AT 210 EAST CENTENNIAL COVE IN AN EXISTING R-1-10 ZONE.

Kim Struthers presented the request and stated that there would be no off site employees and there would only be one client at a time through out the day.

Lynn Marsden was present for the request and said her hours of operation would be between 9 a.m. and 9 p.m. She said she wouldn't necessarily operate all those hours. She would not do any more than 4 massages a day at home. She said she works at Holmstead Resort so this will just be supplemental income. She said the traffic would not be an issue.

Ron Smith moved to approve Lynn Marsden's request for a Major Home Occupation permit to operate a massage therapy business from her home located at 210 East Centennial Cove in an existing R-1-10 zone. Second by Marilyn Schiess. Motion carried unanimously.

3.3 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. (Tabled from February 22, 2007)

Kim Struthers presented the request and stated that this was reviewed on February 22nd and was tabled so the applicant could make some revisions to the layout. He said there was some consideration given for those corridors as well as the power line trail. He explained the different concept layouts.

Brain Gabler with Lei and Spencer Moffat with The Boyer Company were present for the request.

Brian Gabler stated that the lots that fronted on 700 South were taken out. He said the smallest lot size is about 13,000 sq ft.

Janys Hutchings asked about the road alignment on alternative 1 and if it still lines up.

Brian Gabler said that plan 2 lines up with 810 South.

Kerry Schwartz asked about the power line that goes over lot 45 on plan 1 and on lot 31 on plan 2.

Brian Gabler said both of those are 28,000 sq ft lots. The power line is not on the lot, the line shown is the easement line.

Janys Hutchings asked how wide the half road is on 850 South.

Lorin Powell said that it is 41 feet; two full lanes plus a 3 foot shoulder. He said that there would not be any parking on the opposite side from the church.

Jason Willes asked about going with all 22,000 sq ft lots.

Brian Gabler said that the City can purchase that property, there were only 4 lots granted for that.

Janys Hutchings likes #2 with 810 South lining up. She doesn't mind the smaller interior lots on Alternative 2. She likes the cul-de-sac.

Jason Willes said that based on agricultural uses in the area it would be a mistake to put the smaller lots to the north as with alternative #2. He would like to see the smaller lots along the 1000 South (new corridor) and prefers alternative #1 but it does have an offset intersection which was a concern with staff and the commission.

Carolyn Player likes #2.

Derek Byrne understands the concerns that Jason has – but likes the larger lots along that larger road as in #2.

Janys Hutchings likes either one.

Jason Willes likes #1.

Marilyn Schiess would go with #2.

Ron Smith likes #2 – he doesn't like the off set intersection in #1.

Janys Hutchings asked about the other items that were mentioned at the last meeting. She said we need to carry forward the berming and the agricultural note regarding the mink and the other concerns along with the no parking on the south side by the church. She said we need to look at alternative #2 and which lots would need the shielded back yard lighting.

Jason Willes said the lighting would affect lots 67-71 around the cul-de-sac. He said another concern is the fencing along 700 South.

Janys Hutchings said it was 6 feet high.

Kerry Schwartz said that they would have to have a separate approval for a fence higher than 6 feet.

Jason Willes said it needs to be a site obscuring fence.

Marlin Peterson said that on that cul-de-sac – if they meet the new elevation – a 6 foot fence would be alright.

Brian Gabler said that you could do the same thing with a berm instead of having a massive wall along a short area there.

Dell Willes said that the lights are a disaster for mink ranchers. He discussed fencing and said if the ordinance is 6 feet, it needs to be 6 feet from the built up elevation. He said all the homes adjacent to 700 South will affect that. He said there needs to be no back yard lighting on those lots. He asked why there were so many lots less than ½ acre – he said that they want half acre lots.

Brian Gabler stated that there are only four extra lots granted and instead of having 4 lots cut in half they spread the density bonus over the development. He said they could do straight ½ acre lots if the City wants to pay for the right of ways.

Janys Hutchings moved to recommend approval of The Boyer Companies request for Preliminary Subdivision review of Lehi Ranches, an 82-lot residential subdivision located at approximately 700 South 500 West in an existing R-1-22 zone based on the finding that it does fit the surrounding area and the extra density is in lieu of the right of ways with the following stipulations: 1) show the masonry fencing with berming along Cox's property, 2) agriculture note 3 on the plat needs to read the same as the Old Farms subdivision with the condition that from March 15th through June 15th there be a complete building moratorium from 700 South to 1000 South with 'no construction', 3) on 850 South on the south side there needs to be 'no parking' signs posted and the curb painted, 4) on the lots 66-72 and 79- 83 there are to be no back yard lights, 5) on lots 68-71 and 80-83 there needs to be berming along the back property line of 1½' to 2' with 6' solid fencing; the Might Lite fencing that we saw tonight would be appropriate or solid masonry; with the fencing built up from the finished grade, 6) change the DRC comment from lot 45 to 31 to get approval from Rocky Mountain Power for the build ability of that lot, 7) all other fences unless stipulated in the motion need to be a 6' standard agricultural fence, 8) along the agricultural properties there needs to be some kind of berming put in place to protect from irrigation water, 9) include all other DRC comments. Second by Carolyn Player. Motion carried 6-1 with Jason Willes opposed stating that he would have preferred alternative #1.

3.4 WOODBURY – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A BANK AND OTHER COMMERCIAL SITE IMPROVEMENTS LOCATED AT THE INTERSECTION OF STATE STREET AND MAIN STREET IN AN EXISTING COMMERCIAL ZONE. (Tabled from January 25, 2007)

Kim Struthers said it was tabled for a couple of issues although the subdivision did go forward to City Council. He said the applicant has provided information on both of the items requested. He also said that they had submitted a proposed road widening plan that UDOT said would eventually need to be done on that corner.

Janys Hutchings said that there are more monument signs shown now and asked if it is one sign per pad or one sign per lot.

Jim Hoover with Woodbury was present for the request.

Derek Byrne asked about the relocated City entrance sign. He asked about the parking on the north side of the bank building and if they would be willing to cut out some of that parking to make room for more landscaping there.

Jim Hoover stated that he can't speak for Chase Bank but he assumes they wouldn't mind doing that as long as it still met the code for parking.

Derek Byrne said it would take out the 10 stalls at the top.

Janys Hutchings asked about the landscaping plan not reflecting that road widening – so how is that based on the percentage for landscaping.

Jim Hoover said that this is still just a conceptual road widening and LEI hasn't worked that out yet. He said another concern was with the connectivity of the sidewalk from the Chase parcel to the other sites and this plan does show that.

Kim Struthers stated that the percentage of landscaping for the total project is way above the 10% requirement.

Jim Hoover said the parking shown is only for the Chase Bank.

Derek Byrne said that he sees it as a win-win situation; it would make the entrance to Lehi look better.

Jason Willes said that if they exceed the landscape requirement then he doesn't see a problem. He said they have done everything we asked them to do last time.

Jim Hoover said that the new monument sign is really going to be nice.

Jason Willes moved to approve Woodbury's request for Site Plan and Conditional Use approval for a bank and other commercial site improvements located at the intersection of State Street and Main Street in an existing Commercial zone with the suggestion that one stall on each end of the row on the northern row of parking stalls next to the intersection be removed increasing the radius so it would add a little more landscaping and more room for visibility and include the DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.5 REED HAWKES – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR PLATINUM FIELDS PHASE 2, A 57-LOT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 300 NORTH 2200 WEST IN AN R-1-22 ZONE.

Kim Struthers presented the request and stated that there was some standing water in the center area. He said phase 1 was not a PUD but because of the trail there were some exceptions given for lot frontages.

Reed Hawkes with Frontgate/ Sundance Alliance and Scott Worthington with Sowby and Berg were present for the request.

Reed Hawkes said that there are actually 53 lots; this is a PUD. He said they laid it out with Lorin taking into account the trails provided for the City. He said we did look at a standard subdivision first.

Kerry Schwartz asked if they were providing walking access between Phase 3 to the park in Phase 2.

Reed Hawkes said that DRC requested that they bring the park to the south side.

Lorin Powell said that they would go down 2300 West and over to the trail.

Kerry Schwartz asked if they couldn't take some out of lot 49 to make a path over the waste ditch to the park.

Marlin Peterson said that we had other developments in the area stay with half acres so why are we letting a PUD in here.

Reed Hawkes said that we left the lots next to the trail larger so those that want animals can access the trail.

Jason Willes asked about having this as a PUD here. He said it would have some nice amenities for the City but it did seem at one time that we wanted to maintain ½ acre lots in this part of town. He thinks we should request to the greatest extent possible staying with ½ acre lots.

Kerry Schwartz said that we need to give density bonus for the trail – there would also have to be parking at the park.

Discussed the reason for this layout – and the density in this area.

Reed Hawkes said that one of the reasons for this layout was that there are only 3 lots along 300 North so from the school it looks more open.

Jason Willes said that when we did the ½ acre lots – we did it with the fact that people would want animals – in here there are only 10 lots that have animal rights.

Scott Worthington said there is right of way given for 300 North, 2300 West and the trail, so even with the PUD overlay all the lots are in conformance with the frontage.

Marilyn Schiess and Janys Hutchings feel the same way as Jason Willes.

Janys Hutchings moved to recommend denying with out prejudice Reed Hawkes request for Concept Plan review of Platinum Fields, Phase 2, a 57-lot Planned Unit Development located at approximately 300 North 2200 West in an R-1-22 zone seeing it does not fit in with the VLDRA and that we have previously followed that standard with other subdivisions and feel it would not be appropriate at this time. Second by Marilyn Schiess. Motion carried unanimously.

3.6 PAUL WASHBURN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR CHANDLERS COVE, AN 8-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2000 WEST 900 NORTH IN A PROPOSED R-1-22 ZONE.

Janys Hutchings moved to discuss items 3.6 and 4.3 concurrently. Second by Jason Willes. Motion carried unanimously.

Kim Struthers presented the request and said the rezone and concept plan only deal with half of the property because the LDS church is planning on building on the other part. Concept #2 is the one that DRC suggested. He said that the lines on lots 6 & 7 would have to be adjusted and it would require some work from the adjacent property owners, the Holmstead's.

Paul Washburn was present for the request and stated that as it stands right now, they would prefer concept #1; that way we are just dealing with our own property and we can move ahead. He said they have run into some problems with concept #2. Mr. Holmstead has some buildings on his property that would prevent them from extending those lots out there. We would like to find a way to trade property around so we could provide a stub to his property and share in the cost of the improvements along that. He said that the Holmstead's and the Clawson's next to them combined could have the same kind of development as this. They would have to have a road between their houses to do it.

Marilyn Schiess asked about the property to the east.

Paul Washburn said if they give up the road for that stub – they would not have enough for those lots to be half acre. He said they couldn't move the knuckle north because then they wouldn't have enough frontage.

Lorin Powell said that wouldn't work because of the detention.

Cal Holmstead and Wayne Clawson were present. Cal said that this butts up against his property. He said they understand that change comes and they understand why others want to move into this area. He said when we found out that a developer was looking at that property he approached Mr. Washburn about not giving any regards to their property. He said he is very willing to work with Mr. Washburn. The first concept showed no access to the property and would limit what we could do with our property in the future. He said that Tony Trane had tried for three weeks to contact Mr. Washburn's architect with no response back. He said they are willing to work something out with concept #2. We are asking for a stub road to our property at his expense just as we would have to provide that for someone else if we had to. He said this is a common occurrence with development and they are very willing to work with Mr. Washburn on this. He said there was an access planned to their property when Stetson Springs came through as a Concept. Then when it was changed to Colony Pointe, that access was changed and has shut out any other access.

Wayne Clawson said he echo's what Cal said. We have been locked out of the east and would like consideration to not get locked out on the west.

Jason Willes asked Mr. Washburn about working out a land swap with the neighbor. He asked if he would he be willing to put out the expense to put in that stub road.

Paul Washburn said that they should have to share in the expense to put that road in. He doesn't feel obligated to put that stub road in at his own expense just to make their property developable.

Cal Holmstead said it is common in the City that one development provides the road and access into another property. He is willing to work with them on land swap for detention or whatever they need.

Janys Hutchings said that as far as road improvements and such, that is outside our jurisdiction. Our responsibility is to look at the two plans and recommend which one benefits the City the best.

Jason Willes said that he would have a problem moving on a concept plan where land is in limbo.

Janys Hutchings would like to see road connectivity instead of a lot of cul-de-sacs, which would put pressure on the emergency access. She would like to see the connecting road.

Ron Smith agrees with Janys.

Derek Byrne thinks the stub road makes more sense.

Janys Hutchings moved to recommend approval of Paul Washburn's request for Concept Plan review for Chandlers Cove, an 8-lot residential subdivision located at approximately 2000 West 900 North in a proposed R-1-22 zone on the knuckle and stub road plan with the stipulation that the neighbors do need to work out the agreement with land swap and road improvements and to include DRC comments. Second by Derek Byrne. Motion carried 6-1 with Jason Willes opposed.

Ron Smith moved at 9:21 p.m. to take a 5 minute break. Second by Derek Byrne. Motion carried unanimously.

Meeting reconvened at 9:29 p.m.

3.7 DALE MITCHELL – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR LEHI GROVE, A 22-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1500 NORTH 1200 WEST IN A PROPOSED R-1-8 ZONE.

Ron Smith moved to discuss items 3.7 and 4.4 together. Second by Carolyn Player. Motion carried unanimously.

Kim Struthers presented the request for items 3.7 and 4.4 together. He said that this would be a standard R-1-8 subdivision. The DRC did have a few comments. They were concerned with having a few double fronting lots which our code does not allow. He said essentially they were going to eliminate the one road and move it over.

Jason Willes said he doesn't have an issue with the zone change but if the concept layout doesn't conform to City code we are wasting our time on it.

Mark Hampton was present and was representing the applicant. He said that they suggested extending the road out to 1500 North instead of stubbing the cul-de-sac off the connector road, to take it out to 1500 North. He said we just wanted to show the concept plan to get your feed back. He said with the R-1-8 zoning that is next to this, we wanted to carry the same type of fencing and architecture from the Willow Brook subdivision into this so we are requesting the same zoning.

Janys Hutchings said that you would need to justify why you would need R-1-8 instead of R-1-12.

Mark Hampton said he did lay it out and they lost two lots.

Don Allen said that there needs to be a buffer between the agriculture and R-1-8 zoning. He said the neighborhood we live in has animal rights. He doesn't feel that a concrete wall is a good buffer.

Roy Topham likes to the South of this and said that they have a big riding arena at the back of the property. The people in R-1-8 are not going to appreciate the flies, horses and smells.

Dan Dawson is over to the east and his concern is that if they put a decent fence up it would be fine. He doesn't want to have the fencing put out of the way and have a sheep fence put in. He asked about the fill or elevation of the land. He also stated that he has animal structures 20 feet from the fence line.

Lee Patten was present and is concerned with irrigation water. He said there will be a lot of run off water and his property is at the bottom where the water runs to. He asked about a ditch and the run off water from this development. He said concerned that it will catch in his septic tank. The other concern is the horse stalls close to this.

Clayton Barlow said that he has only been in here 7 years. He is concerned about this trying to tie two neighborhoods together. He said this would bring a lot of traffic to a neighborhood that doesn't have it now. He said that there would definitely have to be some type of buffer zone. He would rather see it tie into this neighborhood than one with small houses. If this road goes through it will bring a lot of cross traffic through here. He is also concerned with the water run off.

Judy Pine said that she is concerned with the increased traffic on 1220 North and with the safety of the children and being sued if kids are hurt by their horses.

Greg Miller said that most of his issues were addressed but he is also concerned about the street coming through and also with people who do not like animals and their smells, etc. He would like to see something go in with animal rights.

Dave Gray lives on 900 West and said according to the General Plan there wouldn't be animal rights on those lots. He would like to see that road carried up to 1500 North for safety reasons. He said when 1500 North was closed it made it hard to get around. It will increase traffic but it will make it better.

DR Green lives on 1220 North and said that the lot sizes are a big concern. He said 1220 North is very narrow and if you combine these roads together something will have to be done with 1220 North.

Jason Willes said that he would like to go with the biggest lot size possible.

Janys Hutchings agrees.

Mark Hampton asked about road connectivity.

Lorin Powell said that roads are there for a purpose and we need to have the connectivity. He understands everyone's concerns but that road was always intended to go through.

Mark Hampton said they could have traffic studies done and would look at R-1-12 zoning.

Derek Byrne moved to recommend denying with out prejudice Dale Mitchell's request for Concept Plan review for Lehi Grove, a 22-lot residential subdivision located at approximately 1500 North 1200 West in a proposed R-1-8 zone recommending that the applicant have time to come back with additional plans that fit with the R-1-12 zoning. Second by Ron Smith. Motion carried unanimously.

3.8 STEVE DAVIES/ EDWARD AXLEY – REQUESTS SITE PLAN APPROVAL FOR A PROFESSIONAL OFFICE CONDOMINIUM PROJECT LOCATED AT APPROXIMATELY 350 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE (to be acted upon after the subdivision review and recommendation).

Janys Hutchings moved to discuss items 3.8 and 4.5 together. Second by Derek Byrne. Motion carried unanimously.

Kim Struthers presented items 3.7 & 4.5 together. He said they want to condominiumize the buildings so they could have different owners in each of those buildings. So the condominiums are the subdivision and the site plan is for the whole site.

Ed Axley was present for the request as well as Rick Myers with Northern Engineering.

Kerry Schwartz asked about the signage in the CC&R's where it talks about the monument signs in section 6.7.3.

Ed Axley said that they want to be able to restrict the signage.

Kerry Schwartz said you could change that to say 'and as approved by the City'. He said also in 6.5 where it talks about temporary structures; if you were to put up a tent or something for a sale or open house you would go against your own CC&R's.

Ed Axley said that the intent is to finish them one at a time although we would do the core and shells at one time. They will be built in a reasonable amount of time from each other.

Janys Hutchings said that they may want to address snow removal in the CC&R's.

Ed Axley said we do refer to common area maintenance.

Jason Willes moved to grant final approval on Steve Davies/ Edward Axley's request for Site Plan approval for a professional office condominium project located at approximately 350 North 1200 East in an existing Commercial zone with DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

3.9 BRIAN ROLLINS – REQUESTS CONCEPT PLAN REVIEW FOR ROLLINS OFFICE BUILDING LOCATED AT 695 NORTH 400 EAST IN AN EXISTING MIXED USE ZONE.

Kim Struthers presented the request and stated that the DRC noted that they are one parking stall short but that the Planning Commission can make an exception on the parking.

Lorin Powell said that they don't like the sidewalk behind the parking area. He said on 750 North there will not be a walk on the track side; the concern is that the vehicles don't cross the walk.

Larry Nelson and Brian Rollins were present for the request. Larry said that both of those streets are dead end streets. He said they came up with this plan to keep the parking off the streets. He also said it would be a 2-story building; probably with masonry and glass.

Janys Hutchings asked if there wasn't some way to put the sidewalks in front of the parking.

Discussed having the walks on private property.

Brian Rollins said that the main concern was if the parking would work. He said they have about 7 employees. The business traffic is mostly from a mortgage company and legal counsel so there are not people in and out all the time. Most of the cars are from people working in there.

Janys Hutchings asked about pulling the building forward and putting the parking in the rear.

Larry Nelson said they would only be able to get 9 parking stalls by doing that.

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

Larry Nelson said with the railroad tracks there, they act as a barrier from State Street.

Kerry Schwartz encouraged them to read the Downtown Revitalization Plan which is on the city website and try to incorporate as much of that as possible.

Jason Willes said they are somewhat restricted in what they can do. He asked what kind of liability the City could incur if someone is hit when someone backs out of there.

Lorin Powell said the city would be liable.

Larry Nelson said they could look at putting the sidewalk up in front of the parking.

Janys Hutchings asked about the bushes on the corner. She said they would have to be low so they wouldn't block the line of site.

Janys Hutchings moved to grant final approval for Brian Rollins' request for Concept Plan review for the Rollins Office Building located at 695 North 400 East in an existing Mixed Use zone stipulating that; 1) the landscaping in the front triangle corner be changed to a low shrub as to not interfere with the line of site, 2) look at moving the sidewalk in some sort of manner internally, 3) and because they need to come back for site plan, to try and incorporate the Downtown Revitalization into this plan (on both streets). Second by Carolyn Player.

Kim Struthers said that we will have a two story building next to a residence. Normally we would have some buffering, which you can reduce, we just wanted to make you aware of that.

Brian Rollins said that the water table is high there so a basement would not be useable – there is a sump pump in there now – the water runs off into this lot.

Janys Hutchings moved to amend her motion to include that they need to consider the height of the building and to talk to the neighbor and get something in writing from them on that. Second stands by Carolyn Player. Motion carried unanimously.

3.10 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS FINAL SUBDIVISION REVIEW FOR CRESTHAVEN PHASE 1, A 50-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2000 WEST TRAVERSE MOUNTAIN BLVD. IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers said the reason they brought this back is because they have made changes from the preliminary. The road configuration has been changed a little and that's why we thought they should bring it back in. It's basically the same configuration and the same size lots but the road configuration has changed slightly.

Ty Thorpe was present for the request and said that the reason they adjusted it is the requirement for over 50 lots and having two accesses. He said there will be two accesses eventually. This first phase will have 50 lots.

Janys Hutchings is concerned with how the rest of the subdivision would lay out. She said they may end up losing lots there.

Ty Thorpe said they haven't addressed how those roads will work yet in the other phase.

Ron Smith moved to recommend approval of Mountain Home Development Groups' request for Final Subdivision review for Cresthaven Phase 1, a 50-lot residential subdivision located at approximately 2000 West Traverse Mountain Blvd. in an existing Planned Community zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

PUBLIC HEARINGS

4.1 LIONHEAD LAND GROUP LLC – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 12 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2400 WEST 1500 NORTH FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Seth Phillips was present for the request.

Public Hearing closed at 10:55 p.m.

Marlin Peterson said in the DRC comments it talks about not being able the sewer that area. If they can't get the sewer out there why would they change it?

Glenn Phillips said that the sewer stubs in from the subdivision on the east.

Seth Phillips said they just want to have the property rezoned right now.

Trudy Smith lives on the east and asked about the problem with the sewer.

Lorin Powell said the sewer slopes to the east and the ground slopes to the west.

Janys Hutchings moved to recommend approval of Lionhead Land Group's request for a Zone District and Zone District Map Amendment on approximately 12 acres of property located at approximately 2400 West 1500 North from an A-1 to an R-1-22 zone and to include DRC comments. Second by Jason Willes. Motion carried unanimously.

Derek Byrne moved at 11:00 p.m. to extend the meeting 15 minutes. Second by Janys Hutchings. Motion carried unanimously.

4.2 MCARTHUR HOMES – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 1.44 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2800 NORTH 3100 WEST FROM A COMMERCIAL TO AN R-2 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and said that we amended the General Plan to accommodate the change for this. He said they are doing a land swap to square things off.

Brian Gabler was present for the request.

Blaine Bateman purchased lots 2 & 3 in the Thanksgiving Point Business Park and said that they plan on putting in buildings similar to what is there. He said if they combine the lots and put in a 3-story high

building, he is concerned with the homes that back this. He said they would probably be concerned with that high of a building. He asked about a perimeter fence around this.

Public Hearing closed at 11:05 p.m.

Brian Gabler said that they knew going into this that there is commercial property going in next door. He said there is a good chance that the commercial buildings will be in before the houses are built so they will know what they are next to. He said they are not sure what type of fencing is planned but he assumes Steve's intent is probably a 6 foot vinyl fence.

Janys Hutchings moved to recommend approval of McArthur Homes' request for a Zone District and Zone District Map Amendment on approximately 1.44 acres of property located at approximately 2800 North 3100 West from a Commercial to an R-2 zone seeing it does fit in with the neighborhood and provide a buffer between residential and commercial. Second by Carolyn Player. Motion carried unanimously.

4.3 PAUL WASHBURN – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2200 WEST 900 NORTH FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 3.6.

Public Hearing closed at 9:13 p.m.

Janys Hutchings moved to recommend approval of Paul Washburn's request for a Zone District and Zone District Map Amendment on approximately 5 acres of property located at approximately 2200 West 900 North from an A-1 to an R-1-22 zone seeing it does fit the existing area. Second by Carolyn Player. Motion carried unanimously.

4.4 DALE MITCHELL – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 6.41 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1500 NORTH 1200 WEST FROM AN A-1 TO AN R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 3.7.

Public Hearing closed at 10:00 p.m.

Derek Byrne moved to recommend denying with out prejudice for Dale Mitchell's request for a Zone District and Zone District Map Amendment on approximately 6.41 acres of property located at approximately 1500 North 1200 West from an A-1 to and R-1-8 zone finding that it's not the lowest density that can be approved for LDR. Second by Jason Willes. Motion carried unanimously.

4.5 STEVE DAVIES/ EDWARD AXLEY – REQUEST PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR A PROFESSIONAL OFFICE CONDOMINIUM PROJECT LOCATED AT APPROXIMATELY 350 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 3.8.

Public Hearing closed at 10:20 p.m.

Jason Willes moved to recommend approval of Steve Davies/ Edwards Axley’s request for Preliminary Subdivision review for a professional office condominium project located at approximately 350 North 1200 East in an existing Commercial zone and to include all pertinent DRC comments and that the CC&R’s be modified to accommodate Kerry and Janys’ discussion as far as looking at 6.7.3 about monument signs – changing it to say ‘and as approved by Lehi City’ and 6.5 on the temporary structures in case they ever want to set up a tent or anything for a sale or an open house, they won’t be going against their own CC&R’s and to look at something regarding snow removal. Second by Carolyn Player. Motion carried unanimously.

APPROVAL OF MINUTES

6.1 MINUTES FROM THE FEBRUARY 1, 2007 WORK SESSION.

Jason Willes moved to approve the minutes from the February 1, 2007 Work Session. Second by Marilyn Schiess. Motion carried unanimously.

6.2 MINUTES FROM THE FEBRUARY 8, 2007 REGULAR MEETING.

Ron Smith moved to approve the minutes from the February 8, 2007 regular meeting. Second by Carolyn Player. Motion carried unanimously.

6.3 MINUTES FROM THE FEBRUARY 22, 2007 REGULAR MEETING.

Kerry Schwartz said at the top of page 5, he wants it clarified that the dedication of the road right of way and trails is encourage as part of the City code.

Ron Smith moved to approve the minutes from the February 22, 2007 regular meeting with the changes. Second by Derek Byrne. Motion carried unanimously.

6.4 MINUTES FROM THE MARCH 1, 2007 WORK SESSION.

Jason Willes moved to approve the minutes from the March 1, 2007 Work Session. Second by Carolyn Player. Motion carried unanimously.

ADJOURN

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

Meeting ended at 11:13 p.m.

Date Approved_____

Chairman_____

Secretary_____