

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held Thursday, July 26, 2007 in the Lehi City Council Chambers.

Members Present: Jason Willes, Carolyn Player, Marilyn Schiess, Janys Hutchings, Vaughn Pickell, Derek Byrne

Members Absent: Ron Smith, Marlin Peterson, Kerry Schwartz – all excused

Others: Kim Struthers, Noreen Edwards, Council member Mark Johnson

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 MISSY DUNKIN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 3989 NEWLAND LOOP IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers presented the request.

Missy Duncan was present and stated that the sessions would be from 9-11:30 and 12:30 -3.

Janys Hutchings moved to grant final approval of Missy Dunkin's request for a Major Home Occupation permit to operate a preschool from her home located at 3989 Newland Loop in an existing Planned Community zone seeing it meets the code and has passed the safety inspection. Second by Carolyn Player. Motion carried unanimously.

3.2 JEROME GOURLEY – REQUESTS SITE PLAN REVIEW FOR T-MOBILE, REPLACING AN EXISTING LIGHT POLE WITH A STEALTH FACILITY WIRELESS ANTENNAE IN THE LEHI CITY SPORTS PARK LOCATED AT APPROXIMATELY 2100 WEST 700 SOUTH IN AN EXISTING R-1-12 ZONE.

Kim Struthers presented the request and stated that this would be located at the sports park between the parking and fields. There is already a light there, they would take down one of the 60' poles and replace it with a 70' stealth pole. They would replace the lights at 60'.

Jerome Gourley was present and went through his power point presentation. He said that they looked at other sites but none of them met the needs as this site did. He has talked to Mr. Johnson and was told that he has no objection to the location. The shelter is anti graffiti and will be fenced around the pole adjacent to the building. He said they would put trees up to help obscure the site.

Janys Hutchings asked if it would need an airplane beacon on it.

Jerome Gourley said that they have FAA approval and that it would have to be higher than 196' before it would need to be lit.

Derek Byrne asked about the co-locater below the lights as shown in the diagram.

Jerome Gourley said that they would leave that in case another carrier is interested in locating on this pole. They would have to have a ground lease for the equipment through the City.

Jason Willes moved to approve Jerome Gourley's request for Site Plan approval for T-Mobile, replacing an existing light pole with a stealth facility wireless antennae in the Lehi City Sports Park located at approximately 2100 West 700 South in an existing R-1-12 zone seeing that the proposed pole meets the stealth requirements that we have stipulated in the past and as defined in the City Development Code Section 12.150 and include any pertinent DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

PUBLIC HEARINGS

4.1 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT (MINI AMENDMENT) TO THE TRAVERSE MOUNTAIN AREA PLAN.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there are two requests; one is an amendment to the area plan and one is an amendment to the revised concept plan. The new area plan has not been completed – they are still in the process of converting that – we are reviewing it chapter by chapter. They are proposing converting part of the Cresthaven Village pod to commercial. They would like to build the Challenger School in the area behind the Sales and Information Center. The site up further was set aside as a public school (off Chapel Ridge Rd) and north of that they are proposing a pocket of neighborhood commercial. Then up the canyon they are proposing to change that area to high density. The ESA area they would like to use to connect Vialetto to the Canyon Road and would like to build homes along that road. He said the concept plan changes would be to amend it to match the area plan amendment. Some of the parks would be relocated. The Cresthaven area and the neighborhood commercial match the Concept Plan that was approved. In addition they want to update their bulk and intensity tables – a lot of it is housekeeping. They are updating it to say Traverse Mountain instead of Fox Ridge and referring to the IBC instead of the UBC. Kim said Dianna had said that there has been an interim agreement made with the City to allow them to make these changes while they are going through the process.

Jack Hepworth with Mountain Home Development was present and stated that they are trying to incorporate the uses from the concept plan into this area plan; this allows us to develop in the concept plan (filler). There has been a mile of road added for a secondary access for Vialetto so they put low density housing along that road. The elements in the concept plan are what we are asking for in the amended area plan. We have been to DRC for the boundary and the internal traffic study. We will be submitting the sewer and water and then storm drain will follow that.

Janys Hutchings asked about the initial number of units.

Jack Hepworth said there were originally 3500 residential units. This did not include the bonus units granted for Cabela's. There are a total of 7982 units now.

Janys Hutchings asked about the density table and where the concrete and gravel pit areas would be located.

Jack Hepworth said that as certain areas are being developed they see having temporary concrete and gravel pits in those areas as a need to help with excavating that will be going on.

Janys Hutchings would like to see the truck routes in the traffic study. She said that there are a lot of high density areas and if you are planning on putting in these commercial type uses, there will be a lot of trucks coming in and out.

Jack Hepworth said the intent is to take all those trucks off and around on the flight park road.

Vaughn Pickell asked how we would define 'temporary'.

Jack Hepworth said that as long as we were developing and had that need they would be there; with the grading and the by product of things that can be used to get the area ready for more units. He said that would be defined in the Conditional Use process as far as the length of time.

Vicki Harris lives in Traverse Mountain and said that she knows they have the right to high density but she was told in the sale that they were going to have a fantastic rec. center. She said more and more is taken away. The parks are almost a joke – except that there is a big park on a hill which is nice but having the parks way up the canyon doesn't make sense. The people with young families live down below. She is concerned with commercial going by the school yard. She would like to see the parks down where the people are. She said they were supposed to have all these great things and we don't need commercial up in the residential areas. She said they would like the promises made to the people considered.

Greg Wilding with Wilding Engineering representing the DJ Investment Group and the Peck family said that in a meeting with the City Council there were items that needed to be addressed. He said that he would like to discuss item #13 in regards to the public roads.

Netell Johnson of 4661 North Stonehaven Loop said she just has a couple concerns: the area she is concerned with is having the commercial property being changed from high density. The big concern with commercial is a lot of noise. She also has concerns with the gravel and rock pits. She lives across from the proposed school site and the trucks do not use the back roads, they go right through where the school will be. She is also concerned with the parks being moved up the canyon – it will be years before those go in.

Roger Timmerman of 4477 North Fox Trail Circle is also concerned with the parks situation. He read statements right from the Traverse Mountain web site. He said that the parks advertised on the website do not exist – there is one really nice park. He said that they keep saying that they are just relocating the parks – but the acreage is not the same. He is happy to see the schools. He is concerned with the identification of commercial areas; they could be residential, mixed use or anything – they're wild card areas.

Stephen Heilner of 4892 Eagle Nest Lane is concerned also with moving the park up and putting up the temporary structures. He asked about the canyon areas and the density up there. He said that little span of commercial by the school doesn't fit. A lot of people are frustrated with Mountain Home Development – they have made a lot of promises that they haven't followed through with. He said they do want the schools.

Cory Whiting of 2177 Aspen Wood Loop asked about the high density. He said it use to be a rec. center and park. He said they wanted the walking trails and parks and those things are being phased out. Now they want to build parks in areas that are not suitable for parks. He is concerned about traffic, congestion, safety, commercial areas, etc. He said they do want the commercial and the schools but they would like to go with what was approved.

Paul Hancock of 2202 West Whisperwood Drive said when we originally bought our lot we were promised a Jr. High or High School and now they're saying it will be an Elementary. He is also concerned with traffic and what the commercial space will be used for.

Clay Peck said that he is representing his parents - they have property on the eastern boundary. He said that they recognize the changes along SR-92 and the entrances and want to make sure that our concerns are addressed as well. The citizens of this town need to be recognized for their concerns and would like to see what was promised.

Julia McCormick of 2152 Aspen Wood Loop is concerned with the high density issue. She is concerned about those areas being transient areas with renters. She is also concerned about the development with the hotel in the area and doesn't want that much going on in their neighborhood.

Claudia Griffeth of 2283 West Stonehaven Loop agrees with the concerns. She is concerned about the schools and the density up there. She would like to see more schools.

Jason Pendleton of 4665 North Stonehaven Loop is concerned with his kids going to a school with high density across the street. There are other safety issues as well.

Kristen Bagley of 4698 North Shady View Lane has 3 children that would probably attend that school. She is concerned with traffic and safety issues. She doesn't like commercial next to a school.

Public Hearing closed at 8:27 p.m.

Jany's Hutchings stated that she is concerned with the parks being pushed farther north.

Jason Willes agrees with that. He stated that he was not a commissioner when this came through initially but a red flag when this was looked at was that the parks are being pushed up away from where the people are. He said he realizes that there are times when there need to be revisions for concept and area plans but he's not sure that this will benefit any one except the developer. He said there are some good things with the overall layout but taken as a whole he personally would not buy off on it at this point. He said that original agreements and requirements need to be met as far as roadways. We don't need to require this development to put in roadways to benefit the properties to the east - but it needs to be addressed.

Marilyn Schiess feels the same way - some of it she likes and some she doesn't. She said there seems to be a lot of revisions that have come in and she feels they are not keeping the promises to the people that they made. The community needs parks since the lots aren't big enough to do anything with.

Vaughn Pickell said that the one good thing is the school area. He regrets they want to take out the rec. center and park where there is a natural area before you get up in the steep canyon areas to put in high density.

Marilyn Schiess is concerned about the high density coming in and the need for more schools.

Vaughn Pickell stated that we are putting a school in but it will draw people from all over as a private school. It's not servicing the community up there.

Jany's Hutchings is concerned about the use of gravel pits and clay pits - without a definition of temporary - it could be almost anything. One condition that she would like to see is that there be a special access roads for those trucks; for safety reasons and that the fact that big trucks damage the roads.

Jason Willes said that those are valid concerns but can be addressed at the Conditional Use level; the temporary condition can be defined by us and also stipulate access roads or traffic provisions be met for that use. He has no problem with the Table of Use changes. He said the overall change to the concept and area plan doesn't seem to be good planning or in with what was approved in the past. He said it doesn't seem to benefit the residents.

Janys Hutchings said that she has been on the commission from the start of this and she feels that when we give an inch they take a mile.

Vaughn Pickell would like a definition of temporary – we need to define what that is.

Janys Hutchings said that in the ESA area – she is concerned with the type of grade and fill that would be taking place.

Derek Byrne said it would have to be extensive.

Jason Willes said that if this were any other development and he had a trail that ran through it and conditions were placed on that development he would have to finish what was required or he wouldn't be able to have bond releases etc. He thinks the same requirements should be upheld and then when they meet what was supposed to be done originally they can come in and make the modifications. He thinks if we recommend denial then we wouldn't have to define the temporary uses.

Discussed recommending approval of only one part – the school area.

Jason Willes asked Jack if they would consider approval of the school and deny the rest.

Jack Hepworth said that he doesn't know what was promised to them. He understands that parks and traffic are a big concern. He said it is his understanding that an area plan is a very fluid document. He said that the reason that the parks are shoved up to the top is because this is very fluid – the only reason we chase them up in the canyon is the concern of the staff was to not eliminate pieces from the concept plan. We're going to have many more parks than that – there is going to be a lot of tweaking as we go forward. With that whole canyon district there is so much that we are planning. We know there will be changes and conditions and there will be a lot of parks. We have close to 1,000 homes that have been sold and closed. We think we have adequately addressed the traffic etc. He said that by denying this he would have failed at his job. This is so preliminary and we have other things that will move and shift – but the upper parks will be for fall festivals, etc and a look out park. He hasn't been involved with the process and had only been with Traverse Mountain since March – but there will be trail systems that will be linked all together. He said you're not seeing it because you're only seeing the labels of the area. He said a Smiths' will not come because right now there are not enough roof tops in the 3 mile radius area. He thinks it's awfully early in the process. Even the amendment of the area plan – you will only be seeing right now that the different infrastructure will work – and it will all be preliminary. There are a lot of things in the commercial areas that are planned and most of it is very confidential right now.

Vaughn Pickell asked him to explain the rationale for having the neighborhood commercial areas.

Jack Hepworth said he doesn't know. He knows there is a ravine in there that would take fill and he pointed out areas that they are working with right now. He said he would not be interested in moving it forward without the rest and that they would not be willing to have only partial approval.

Jason Willes moved to recommend denial of Mountain Home Development Group's request for an amendment (mini amendment) to the Traverse Mountain Area Plan based on the facts that the conditions from prior approvals have not yet been met and we are not ready to grant additional changes at this time because we don't see an attempt to continue with the plan as originally laid out with the parks and a whole community concept of the work and play and based on our concerns with what would be happening in the canyon districts and how we can plan for the traffic issues when we only have half the plan. Second by Janys Hutchings. Motion carried unanimously.

4.1A MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE TRAVERSE MOUNTAIN CONCEPT PLAN.

Public Hearing opened at 7:05 p.m.

Discussion included under item 4.1.

Jason Willes moved to recommend denial of Mountain Home Development Group's request for review of an amendment to the Traverse Mountain Concept Plan for the same reasons as listed in item 4.1: that the conditions from prior approvals have not yet been met and we are not ready to grant additional changes at this time because we don't see an attempt to continue with the plan as originally laid out with the parks and a whole community concept of the work and play and based on our concerns with what would be happening in the canyon districts and how we can plan for the traffic issues when we only have half the plan. Second by Janys Hutchings. Motion carried unanimously.

Jason Willes explained that there were 14 points listed and only one was specifically mentioned – these were from previously approved minutes.

CITY BUSINESS

Put the wind ordinance for each planner in the mail on Monday.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE PLANNING COMMISSION WORK SESSION HELD ON JULY 5, 2007.

Vaughn Pickell said under item 2 to change it to say in 'its' regulations.

Janys Hutchings moved to approve the minutes from the July 5, 2007 work session with the changes. Second by Carolyn Player. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE PLANNING COMMISSION REGULAR SESSION HELD ON JULY 12, 2007.

Marilyn Schiess said on page 7 to eliminate 'that there is a lot we can do before we change that' from her comments.

Carolyn Player moved to approve the minutes from the July 12, 2007 regular session. Second by Derek Byrne. Motion carried unanimously.

ADJOURN

Derek Byrne moved to adjourn. Second by Carolyn Player. Motion carried unanimously.

Meeting ended at 9:10 p.m.

Date Approved _____

Chairman _____

Secretary _____