

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 09, 2007 in the Lehi City Council Chambers.

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

Members Absent: none

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 8 ACRES OF PROPERTY WHICH INCLUDES THE ENTIRE BLOCK LOCATED BETWEEN 100 NORTH AND 200 NORTH AND 100 WEST AND 200 WEST AND THE ENTIRE BLOCK BETWEEN 100 NORTH AND 200 NORTH AND 100 EAST AND 200 EAST FROM AN MDR (Medium Density Residential) TO AN MU (Mixed Use) DESIGNATION. (Tabled from July 12, 2007)

Christie Hutchings presented items 3.1 & 3.2 together. She said the commission tabled it to find out more information from the City.

Kerry Schwartz mentioned that they had received a letter from Mr. Curtis.

Christie Hutchings said it is related to this project.

Ron Foggin was present and said that the City has not had an opportunity to get with the City Council yet on what to do with these two blocks. When the city started out with this campus feel idea the intention was to have things close around us like with the Legacy Center, Library, etc. We have purchased properties to the south and as we continue to grow as a community we need supporting infrastructure like parking lots. We are trying to do an addition to the main office building to house more employees. The intention of the City is that we have had home owners approach us to purchase their property to do additional out buildings. We would like to have the flexibility to do that but we have not had an official sit down with City Council to decide what to do with the properties.

Marlin Peterson asked that as the properties come available the city is going to buy them.

Ron Foggin said we need to sit down with City Council to see what their interested in purchasing.

Marlin Peterson expressed concerns about the buffer zone. He stated that as he understands it he would have to consent in writing to have the buffer zone reduced against his property. He mentioned the Development Code Section 12.080B.

Dianna Webb said the section we refer to is C - required screening for Mixed Use districts.

Vaughn Pickell said these don't come into play until they do a zone change or development on the property – then the screening and buffering comes into play.

Jason Willes said that one of the reasons it was tabled from the last meeting was because we thought it would be beneficial to find out what the city wants to do with these properties – he isn't sure if that has been answered.

Ron Foggin said it is not part of the revitalization plan as far as we envision it. We are looking for the infrastructure that will support activities in the City.

Marlin Peterson said that in the revitalization plan it has those designated as residential – and it says to not let commercial creep in to residential areas.

Mark Johnson said that he talked to Jamie Davidson earlier and said that there are three issues here; there is the revitalization plan and part of that is the residential conservation district, which need to be legislatively defined. There is an open house Aug 22nd. The other two blocks are an issue and changing them to Mixed Use. He said the City Council has not been left out – it just comes through Planning Commission and then forwarded to City Council for discussion where there would be another public hearing for the public. We know we need to expand the campus. He said if you want to table it again we can set aside time in a meeting to discuss this.

Kerry Schwartz said that it shouldn't go to City Council and then back to Planning Commission unless there is something specific – it has gone through the proper steps.

Janys Hutchings asked about the campus design – what are the intentions – is there property swapping.

Ron Foggin said that we aren't swapping properties with businesses or anything like that. We have had people suggest building a new building at Thanksgiving Point but we need to be in the center of town where all can get to us. We are pretty central here but we need to have the room to support that campus feel or we need to go somewhere else - that's the facts. The properties on Main Street are different than these two blocks; one is to attract businesses on Main Street – these other two blocks is to help with the infrastructure. Ron explained that there have been some plans to expand this bldg.

Marlin Peterson asked if the neighbors get together and they want to develop it themselves and put condos in – that will shoot the campus plans.

Vaughn Pickell said it makes sense to have city buildings in one spot than to have offices 5 blocks away from each other. He is in support of the expansion.

Ron Smith agrees and said that if this comes in for development there is another opportunity for public input.

Janys Hutchings said she agrees with Vaughn also – it makes sense to keep growing from this region – the city isn't asking for the property.

Vaughn Pickell said the rezoning is only for what the city owns.

Janys Hutchings moved to recommend approval of Lehi City's request for an amendment to the Lehi City General Plan Land Use Element on approximately 8 acres of property which includes the entire block between 100 North and 200 North and 100 West and 200 West and the entire block between 100 North and 200 North and 100 East and 200 East from an MDR to a Mixed Use designation based on the fact that it fills the needs of the city to have an area to expand the offices and the public use facilities that the City already owns and will purchase. Second by Ron Smith. Motion carried unanimously.

3.2 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON THE FOLLOWING CITY OWNED PROPERTIES: (Tabled from July 12, 2007)

- A. 0.51 ACRES LOCATED AT 165 NORTH 100 WEST FROM AN R-3 TO A MIXED USE ZONE.**
- B. 0.55 ACRES LOCATED AT 47 NORTH 100 WEST FROM AN R-3 TO A MIXED USE ZONE.**
- C. 0.30 ACRES LOCATED AT 162 NORTH 100 EAST FROM AN R-1-8 ZONE TO A MIXED USE ZONE.**
- D. 0.39 ACRES LOCATED AT 34 EAST 100 NORTH FROM AN R-3 TO A MIXED USE ZONE.**
- E. 0.37 ACRES LOCATED AT 50 EAST 100 NORTH FROM AN R-3 TO A MIXED USE ZONE.**

Discussion included under item 3.1.

Janys Hutchings moved to recommend approval for Lehi City's request for review of Zone District and Zone District Map Amendments on all above properties (items A-E) seeing they are appropriately zoned based on the previous General Plan Amendment going through. Second by Carolyn Player. Motion carried unanimously.

PUBLIC HEARINGS

4.1 DORIS SINGLETON – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 70 EAST 100 NORTH FROM AN R-3 TO A MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request.

Doris Singleton was present for the request.

Public Hearing closed at 8:45 p.m.

Janys Hutchings moved to recommend approval of Doris Singleton’s request for review of a Zone District and Zone District Map Amendment on property located at approximately 70 East 100 North from an R-3 to a Mixed Use zone seeing it does comply with the General Plan. Second by Vaughn Pickell. Motion carried unanimously.

4.2 SHYLOH MUHLESTEIN – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 300 NORTH 1100 WEST FROM AN A-1 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented items 4.2 and 4.2a together. She said the applicant had originally requested RA-1 but the DRC recommended going to R-1-22. Even though the layout you have shows 20,000 sq ft lots it’s because they are giving a lot of road right of way dedication.

Shyloh Muhlestein was present for the request as well as Tony Trane with Trane Engineering.

Tony Trane said that they are dedicating 8,000 for the right of way – for the dedication they are getting the smaller lots. He said there are two plats – one has all the lots about 20,000 sq ft, the other show one smaller lot with the other 3 at 22,000 sq ft.

Public Hearing closed at 8:50 p.m.

Janys Hutchings moved to recommend approval of Shyloh Muhlestein’s request for review of a Zone District and Zone District Map Amendment on property located at approximately 300 North 1100 West from an A-1 to an R-1-22 zone with DRC comments. Second by Ron Smith. Motion carried unanimously.

4.2A SHYLOH MUHLESTEIN – REQUEST CONCEPT PLAN REVIEW AND RECOMMENDATION FOR WEST GROVE, A 4-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 300 NORTH 1100 WEST IN A PROPOSED R-1-22 ZONE.

Discussion included under item 4.2.

Janys Hutchings moved to recommend approval of Shyloh Muhlestein's request for Concept Plan review for West Grove, a 4-lot residential subdivision located at approximately 300 North 1100 West in a proposed R-1-22 zone, recommending approval on the 4-lot plan that shows the lots each about 20,000 sq ft based on the fact that a lot of the land has been dedicated for right of way improvements and contingent on the R-1-22 zone change going through and including DRC comments. Second by Carolyn Player. Motion carried unanimously.

Jason Willes is afraid that this will set precedence for others to come in for smaller lots if they give road dedication.

Discussed these decisions being made on a case by case basis. DRC felt that this would be spot zoning if they let it go to RA-1.

Vaughn Pickell said that there is a part of the state code that would allow any zone to be placed on any size piece of property – he would rather see it as a RA-1.

4.3 RICHARD MOORE – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A 25' HIGH POLE SIGN FOR STONEHAVEN DENTAL LOCATED AT APPROXIMATELY 181 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request. She said that the top part of the sign would be advertising for Stonehaven Dental and the bottom would be a reader board for messages. There is only one pole sign per site so the other businesses would not be allowed to have a pole sign.

Vaughn Pickell asked about the reader board part of the sign and if that's allowed.

Dianna Webb said it's described under section 26.030B of the Development Code.

Richard Moore was present for the request on behalf of the owners of Stonehaven Dental.

Kerry Schwartz said that the concern is that the current proposal doesn't allow the neighbors to co-locate their sign at that location.

Richard Moore said that the Tobler's own that park and the dental office. He said there are plans for a monument sign on the 1200 East side where the others could locate. He said that he believes that they have talked to the other offices and he believes the Tobler's would not move on anything that would cause problems with the other tenants.

Derek Byrne is concerned about the pole sign being for only 1 of the tenants.

Richard Moore said that originally they talked about naming it the Stonehaven Office Park – and they were going to use the LED to advertise the other businesses in the park.

Christie Hutchings said they could use the name of the office park on there and use the LED for the other offices on there.

Vaughn Pickell asked why they wanted an LED.

Richard Moore said the LED signs can be used for advertising and can be changed – the light can also be dimmed.

Kerry Schwartz asked about moving it and putting in a monument sign on the corner.

Frankie Christofferson said that they don't own to the corner.

Vaughn Pickell read from the code about prohibited signs and said that he doesn't want it to become a distraction for drivers.

Richard Moore said that this is a message sign – not a flashing sign and not a strobe light – it's just an advertising sign for business.

Public Hearing closed at 8:15 p.m.

Discussed that it should be for other businesses not just the one – also concerned about the LED being too bright.

Vaughn Pickell said that one condition could be to dim the lights at sunset or something.

Kerry Schwartz said that a condition on this is to get documentation from the other tenants.

Janys Hutchings would like to see something to let the other property owners have some consideration.

Richard Moore said that if they have a sign with all the tenants they will be so small that you will not be able to read it – we could have a letter for those to have the reader part mention their business and we could change the top to say – Stonehaven Business Park. He said where the Tobler's own this they would probably have it so the others pay rent for the use of the sign. He said they can prepare a letter to the effect that the others have the opportunity to locate on the reader part of the sign – we originally had it to say the Stonehaven Office Park.

Richard Moore said the sign would be stucco and steel and the face is aluminum with acrylic.

Derek Byrne moved to table to next meeting on August 28th, Richard Moore's request for Conditional Use and Site Plan approval for a 25' high pole sign for Stonehaven Dental located at approximately 181 North 1200 East in an existing Commercial zone so we can get more detail on what the applicant is really seeking, for further clarification from the applicant for what will go in the top and the intent of the reader board. Second by Vaughn Pickell. Motion carried unanimously.

4.4 VICTOR AND RACHEL BILLINGS – REQUESTS APPROVAL OF THE NIELSEN SUBDIVISION, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT APPROXIMATELY 1961 NORTH 500 WEST IN AN R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and said that this was before you as a conditional use and this was granted the ability to come through as a flag lot. It is currently R-1-8. The new home will be placed on the north.

Victor and Rachel Billings were present. Rachel said that the engineer has not made the changes to show the building envelope yet.

Christie Hutchings said it is in the DRC comments so it will have to be checked off before it can record.

Public Hearing closed at 8:30 p.m.

Janys Hutchings moved to grant final approval of Victor and Rachel Billings request for the Nielsen Subdivision, a 2-lot residential subdivision with an existing home located at approximately 1961 North 500 West in an R-1-8 zone noting the DRC comment especially the comment about the building envelope and the landscaping between the lots noting that this still needs to comply with the previous motion on the Conditional Use. Second by Ron Smith. Motion carried unanimously.

Vaughn Pickell said he would not support one like this in the future but he will since it does have a Conditional Use approval.

4.5 DAROLD AND BONNIE CLARK – REQUEST SUBDIVISION REVIEW AND RECOMMENDATION FOR CLARK’S CORNER ESTATES, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 300 NORTH 1100 WEST IN AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they have requested preliminary and final together although the Planning Commission only moves on the preliminary.

Janys Hutchings asked about Jim’s comment from the DRC list – has the engineer made that plan and do we know where it will be retained.

Darold and Bonnie Clark were present for the request.

Francis Eickbush, the surveyor, was present and said the retention would be in front of each lot.

Discussed the retention – and what the calcs were based on.

Kerry West, property owner next to the Clark's, said that when they went to do that he came up with 3 different surveys. He wondered if they got that straightened out because it affected his property. He feels that his property is being shorted on the north.

Discussed the survey.

Francis Eickbush said that on the south side of West's property the fence line has never been changed that he knows of.

Public Hearing closed at 8:45 p.m.

Marilyn Schiess moved to recommend approval of Darold & Bonnie Clark's request for review of Clark's Corner Estates, a 3-lot residential subdivision located at approximately 300 North 1100 West in an R-1-22 zone including DRC comments. Second by Ron Smith. Motion carried 6-1 with Derek Byrne opposed.

4.6 PATTERSON CONSTRUCTION – REQUESTS REVIEW AND RECOMMENDATION OF ZONING FOR CENTER POINTE @ LEHI ANNEXATION, APPROXIMATELY .80 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3300 NORTH 1700 WEST TO A PROPOSED COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented items 4.6 and 4.7 together. She said the preliminary and concept were presented earlier. We are looking at an Annexation and Conditional Use tonight. She said there is a small strip that needs to be annexed because they want to use that as part of the property development. The Conditional Use is for the gas station; the Smith's and other shops are permitted uses. She said that they have had some concerns with some people in the adjoining development – with noise and traffic, etc.

Ross Welch was present for the request.

Public Hearing closed at 8:50 p.m.

Janys Hutchings moved to recommended approval of Patterson Construction's request for Commercial zoning on the Center Pointe @ Lehi Annexation, approximately .80 acres of property located at approximately 3300 North 1700 West seeing it does fit with the General Plan. Second by Carolyn Player. Motion carried unanimously.

4.7 GREAT BASIN ENGINEERING – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR SMITH'S MARKET PLACE, RETAIL SHOPS AND SERVICE STATION LOCATED ON LOTS 10, 19, 20, 21 & 22 OF THE PROPOSED CENTER POINTE COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 1500 EAST SR-92 IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings continued her presentation.

Kerry Schwartz said that there is a big feature, the canal and trail, between these two developments and he doesn't see the need for additional buffering. There is a plan in the future for that canal to be piped and a trail to be placed there.

Christie Hutchings said we will need to make the approval contingent on the approval of the final subdivision by City Council.

Ross Welch was present for the request and said there is a different architect for the strip mall and Smiths, the colors are similar.

Janys Hutchings said they could do the pitched roof over their entrances to help tie it in with the strip mall. She asked what access the semi's would use.

Ross Welch said that they will have it landscaped along the canal. They would have to put in a fence right now for security reasons until that canal is piped. The border would be made up of trees and landscaping instead of putting in a solid fence. It is a city block (400 ft) from the loading dock to the homes. He said there are several ways for the trucks to enter.

Christie Hutchings said they have been working with staff on the signage – since it is such a large project.

Ross Welch said that the hours for Smith's would be at the latest to 11:00 p.m. – it is not a 24 hour operation.

Janys Hutchings asked what portion would be completed with the first phase of the landscaping plan.

Ross Welch said along the road ways, around the detention pond entrances and along the borders of Smith's.

Cameron Stewart representing Alpine Vistas said they are excited to have that development there. They just want to make sure there are fair considerations taking place. There are a lot of children in this subdivision. Some of the concerns are the location of Smith's (which may be late in coming); sound walls; landscaping the buffer with trees and bushes; lighting; the location of the dumpsters (site and smell) with fenced areas around them; access to the development along 3200 North causes concerns about the safety of children so we would like restricted access off 3200 North; the direction of the loading docks and the delivery times need to be restricted; delivery routes of trucks; snow removal hours; lights and noise with the store hours and placement of the store signs; would like as many restaurants as possible placed on the east side of the development; Smiths' elevation; patron access; and store hours of other stores that will come in the future.

Steven Kelly said that he spoke with a resident who lives behind a Harmons and her back yard is about 300 feet from the loading docks, they erected a 10' sound barrier and she can still hear the

trucks at the loading docks. They need at least a 12' sound wall or sound berms with landscaping. He said they need to prohibit delivery times from 10 pm to 6 am.

Brad Bennett, lives on the corner lot, said that his friend, who lives next to a big box, said that they were able to restrict deliveries times. He is also concerned with signage and wants sound barriers and vision barriers.

Steve Pickney asked about a 4-way stop on 1200 East and 3200 North.

Steve Kelly said that the snow removal and sweepers are just as disruptive.

John Baker does not live in the subdivision but said that the Alpine Hwy will be increased in the next few years. The truck traffic will go to 1200 East where there is a signal. There will not be a significant traffic access at the other entrance points because there will not be any signals.

Mark Johnson said that the UDOT will put a signal there when it warrants a signal.

Troy Hussy asked about the distance from 1200 East to the other access.

Jason Willes said it is roughly 2500 feet.

Brad Bennett said to put your family there and think about how you would like it.

Jim Rollins lives on 3200 North and said that this is not set up for the residents. This is not how he would set it up. We need to consider what's best for the residence.

Doug Stone said that he does retail leasing and said that you could have the ingress for the trucks and loading vehicles through the parking lot instead of through the sandlots.

Public Hearing closed at 9:38 p.m.

Marilyn Schiess said that it's premature to say there won't be a light there on SR-92.

Janys Hutchings said that for general information that entire intersection was planned as commercial; the developers put residential in but it was originally planned as commercial so the concern goes both directions.

Ross Welch addressed some of those comments and said that they have owned that commercial there before the homes came in. They have already commissioned with UDOT to put that lighting in at that intersection. He said that by moving the store it would affect the parking and they have looked at other configurations – this is the best location. There is no problem with dimming of lights. Most of the stores will have compactors instead of dumpsters but it is a city block between there. They will have to address the location of the dumpsters for the retail shops. As far as 3200 North, the road is based on the city plan. We will have it as a 41' to start with and the City will expand it if they want to. They can restrict the big vehicle traffic off 3200 North by the homes. Smith's would have 4 and possible 5 deliveries a day and they usually start coming in

at 5:30 a.m. so it's fine if you want to restrict delivery hours but they may not want anything past 6:00 in the morning. The signage will be out in the front towards the SR-92. UDOT is restricting the outlet onto that road. He said he doesn't think the sound walls will make enough of a difference because of the distance between. The landscaping that will go through there and it will be a nice. We are planning on adding to it with a wall of trees.

Janys Hutchings would like to see something about the architecture design on Smith's.

Ross Welch said they agree to do that.

Derek Byrne said that the City Administrator lives 2 blocks from Costco and said it is a nightmare with trucks going in and out all the time. He thinks there needs to be a sound wall – it will go along ways for better relations with the neighbors.

Janys Hutchings would like something from the trails committee on how they envision the trail.

Kerry Schwartz said that it will be privately owned, the County will administer it but the Government owns it. They have a plan right now but the City won't have a lot of input to that.

Marilyn Schiess said that Ross covered all the issues very well – but she feels that there should be some type of fencing along there.

Ross Welch said that because of the distance – a 6' fence will not make any difference, a sound barrier from that distance will not act as a sound barrier – the trees will be every 20'.

Derek Byrne said he would like the fencing in addition to the landscape plan.

Ross Welch said that fence would be on the property line and the landscaping would be inside of the fence on the east.

Janys Hutchings said a solid fence would block out the landscaping – she said the police on another project said they would prefer more landscaping instead of a fence for safety reasons. A solid fence would not make it a walk able community –

Discussed the actions that are needed tonight; the Conditional Use for the gas station portion and the others are permitted uses.

Janys Hutchings said that snow removal has to be done when cars are not there. She said that she doesn't foresee the dumpsters having an issue with smell and she feels that the developer has made concessions to appease the neighborhood's concerns.

Discussed the commissioner's position on requiring the fencing and doubling the landscaping requirements.

The commissioners discussed the location of the gas station, and noted that they had no concerns.

Derek Byrne would like to see upgraded architecture for the gas station.

Janys Hutchings moved to grant final approval for Great Basin Engineering's request for Site Plan and Conditional Use approval for Smith's Market Place, Retail Shops & Service Station located on lots 10, 19, 20, 21 & 22 of the proposed Center Pointe Commercial subdivision located at approximately 1500 East SR-92 in an existing Commercial zone with approval for the Conditional Use on the gas station with the conditions that the architectural design blend into the design of the site and they comply with all DRC comments and grant approval for the Site Plan with the following conditions: 1) that the entire site plan implement some kind effect for dimming the lights for night time use or directional lighting; 2) that loading dock times for deliveries be restricted with no deliveries from 10:00 p.m. to 5:30 a.m.; 3) that the architectural design of the Smith's store also blend into the theme; 4) that they increase the landscaping along the west and south boundaries as discussed tonight to double the trees and increase the landscaping; 5) noting that we would like a weight restriction on 3200 North and 6) include all DRC comments. Second by Carolyn Player. Motion carried 6-1 with Derek Byrne opposed.

Janys Hutchings moved to take a 5-minute break at 10:15 p.m. Second by Carolyn Player. Motion carried unanimously.

Meeting reconvened at 10:23 p.m.

4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE ADDING A NEW SECTION TO BE KNOWN AS CHAPTER 33, SPORTS/ ENTERTAINMENT ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the next four items together. She said that the copy you received tonight of the code for Sports/ Entertainment zone has the applicant attorney's mark up.

Dianna Webb said that our City attorney did not have a chance to get us the changed wording. She said we received these yesterday and she met with Ken Rushton today to discuss those changes.

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

Wade Budge was present for the request and said that for purposes of the code – the comments that you have before you were submitted on July 25th and Ken Rushton and I have had extensive discussions on this as far as what should be a minimum. We're looking at arenas of all different sizes and we would like to ask that it be changed from 10,000 to 9,000 minimum seating.

Vaughn Pickell asked about the redline draft and the mark out of the water rights conveyance.

Wade Budge said that the water rights conveyance rely on the code, Section 27. Ken Rushton thought we needed to remove it so we aren't doubling what is already in there – so we're not

repetitive. We have highlighted the most important keys in the Development Code. There will be a lot of open space with this development and we want it maintained to good standards. There is a 50% minimum but we will exceed that with our current proposal.

Vaughn Pickell said this is really a good job.

Janys Hutchings asked if we had discussed schools in this area.

Wade Budge said we have addressed fire, police and other public uses (which could be schools).

Kerry Schwartz is concerned that this is really the first time we have seen the redline strike out version so it makes it difficult for us tonight.

Wade Budge said that we are asking that you approve the version stamped July 17th with the exception of the water rights conveyance and then the size of the arena.

Kerry Schwartz asked what will happen to the other comments if we approve this one tonight.

Wade Budge responded by saying he would work with Ken Rushton on the editorial comments.

Vaughn Pickell asked about the amount of density in 2500 residential units – he feels there is misuse of the term density.

Wade Budge said you could say a ratio tied to that size of project such as 2500 units per 75 acres.

Vaughn Pickell said that it should say a minimum of 2500 units per 75 acres or 33.3 units per acre.

Ron Smith asked if the lakes were considered open space.

Wade Budge said yes - it is active open space.

Kerry Schwartz opened item 4.8 for public comment.

John Baker lives next door to this and asked about the process flow. He could not find a notice that this meeting was going to be held and he could not find any documentation of this document on line.

Dianna Webb said that once it's noticed it is always available in the office but it would be impossible for us to notify everyone.

John Baker said that he thinks that they should have some kind of notice specifically to them. He thinks this should be held up until those who want to can review this change.

Public Hearing closed at 10:45 p.m.

Janys Hutchings said in 33.150 add provide services per x amount of units - a percentage to guarantee the City amenities.

Wade Budge said that in the area plan we will show a # of amenities per % of units.

Dianna Webb said she will talk to Ken Rushton about that.

Vaughn Pickell moved to recommend approval of Lehi City's request for review of an amendment to the Lehi City Development Code adding a new section to be known as Chapter 33, Sports/ Entertainment Zone finding it is consistent with the intent of the General Plan with the following modifications on the draft from July 17th: 1) that the seats in the arena be changed to 9,000 as a minimum; 2) take out the water rights conveyance seeing it is handled in Chapter 27 of the Development Code; 3) in the area plan process the developer provide amenities in proportion to units constructed; 4) revise the text in section 33.070 so we characterize density as x number of units per x amount of area. Second by Ron Smith. Motion carried unanimously.

4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP LEGEND AND GENERAL PLAN TEXT TO ADD SE (Sports/ Entertainment) CLASSIFICATION.

Public Hearing opened at 7:00 p.m.

John Baker said that he is concerned with transportation for the activity in this area – as he has talked to the people at UDOT they said there will not be ingress or egress over or under I-15.

Kerry Schwartz said that falls under item 4.10 or 4.10a.

Public Hearing closed at 10:53 p.m.

Vaughn Pickell moved to recommend approval of Lehi City's request for review of an amendment to the Lehi City General Plan Land Use Map Legend and General Plan text to add SE (Sports/ Entertainment) classification and to add the language under section 33.010 in the 'intent of the proposed zone' as the General Plan text observing that it complies with the over all purposes of the General Plan. Second by Marilyn Schiess. Motion carried unanimously.

4.10 BRANDT ANDERSON – REQUESTS REVIEW AND RECOMMENDATION ON A GENERAL PLAN AMENDMENT FOR APPROXIMATELY 79 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4800 NORTH 3500 WEST FROM BUSINESS PARK TO A PROPOSED SPORTS/ ENTERTAINMENT LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kyle Comer with Civil Science was present and said they have worked closely with city staff and DRC looking at various issues that have been brought up as far as utilities and other issues.

Referencing the concern related to transportation – the City is working with us to look at what the possibilities are. We are looking at options for access to I-15. There is a note on the concept

plan of the possibility of an interchange that the city is pursuing with UDOT. There are also plans to cross I-15 to the south of the project to access the west side of I-15. In reference that there were a couple comments from DRC on the concept plan about the architectural styling – that issue we are trying to work through with the creative process- that will come out in further detail further into the process. There needs to be a correction to the text and adjustments to graphics. The power substation is further to the west.

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

John Baker said that according to UDOT the access coming across here is dead – he cannot see that as viable. The Flight Park Road dead ends. The Frontage Road is designed for cement trucks. Are we going to put this type of community on top of that? He said he would put a hold on this until these things are looked at. UTA said they will not extend Trax through Draper until at least 2012. He said he would like to know what is happening here – we need to look at this very critically.

Public Hearing closed at 11:02 p.m.

Kyle Comer said that the discussions have been with the City Engineer who in turn is working with UDOT on a wide array of things including funding. He said that in reference to the open space and accessibility with getting cars in and out – a major component to this is to offer a very walk able community and open space that invites trails. Trails - from the rails to trails along the railroad, this is currently in development with the Jordan River Parkway trail. This will give it a multi use element instead of a vehicular side of things.

Mark Johnson said there is frequently some confusion with these types of communities – as in regards to Traverse Mountain. There are a lot of developments that will not move forward until they can show how the infrastructure will handle the density. It is the responsibility of the developer to show how these things will take place.

Vaughn Pickell moved to recommend approval of Brandt Anderson's request for review on a General Plan Amendment for approximately 79 acres of property locate at approximately 4800 North 3500 West from Business Park to a proposed Sports/ Entertainment land use designation finding that it would be consistent with the text we recommended. Second by Ron Smith. Motion carried unanimously.

4.10A BRANDT ANDERSON – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE LEHI PROJECT, A 2,499-UNIT MIXED COMMERCIAL AND RESIDENTIAL PROJECT LOCATED AT APPROXIMATELY 4800 NORTH 3500 WEST IN A PROPOSED SPORTS/ ENTERTAINMENT ZONE.

Vaughn Pickell said he is in support of this project, recognizing that there will be a lot of issues that need to be worked out.

Vaughn Pickell moved to recommend approval of Brandt Anderson’s request for Concept Plan review and recommendation for The Lehi Project, a 2,499-unit mixed commercial and residential project located at approximately 4800 North 3500 West in a proposed Sports/Entertainment zone. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

No City Business

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE JULY 26, 2007 REGULAR MEETING.

Noreen Edwards said the minutes did not get done in time to make it in the packets.

Vaughn Pickell moved to table item 6.1 until the next meeting. Second by Janys Hutchings. Motion carried unanimously.

ADJOURN

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

Meeting ended at 11:15 p.m.

Date Approved_____

Chairman_____

Secretary_____