

**LEHI CITY PLANNING COMMISSION MEETING**

Minutes from the Lehi City Planning Commission meeting held on Thursday, January 10, 2008 in the Lehi City Council Chambers.

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

Members Absent: Chris Bleak – excused

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

Meeting began at 7:00 p.m.

**REGULAR AGENDA**

**3.1 RANAЕ DUCLOS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE FROM HER HOME LOCATED AT 182 WEST 1600 NORTH IN AN EXISTING R-1-8 ZONE.**

Christie Hutchings presented the request and stated that Ranae would care for 6 children and she has passed her safety inspection.

RaNae Duclos was present for the request. She stated that her hours of operation would be from 6 am to 5 or 6 pm at night Monday through Friday.

*Janys Hutchings moved to approve Ranae Duclos’ request for a Major Home Occupation permit to operate a daycare from her home located at 182 West 1600 North in an existing R-1-8 zone seeing it meets the City codes. Second by Carolyn Player. Motion carried unanimously.*

**3.2 ADALIE KITCHEN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A HAIR SALON FROM HER HOME LOCATED AT 798 SOUTH 925 WEST IN AN EXISTING R-1-12 ZONE.**

Christie Hutchings presented the request and has indicated that the salon will be in the 3<sup>rd</sup> car garage.

Adalie Kitchen was present for the request. She stated that the garage is finished inside for the salon and it is completely enclosed and is considered living space. She said she does have a side entrance and there is sidewalk on the side to the entrance. There is a restroom in the house.

*Derek Byrne moved to grant final approval of Adalie Kitchen’s request for a Major Home Occupation permit to operate a hair salon from her home located at 798 South 925 West in an existing R-1-12 zone. Second by Marilyn Schiess. Motion carried unanimously.*

**3.3 BRENT OVERSON – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR WALKER CROSSING, A 3-LOT COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 61 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.**

Christie Hutchings presented the request and did the presentation for 3.3 and 3.4 together. She stated that they had requested to be tabled and had determined changes with the flood plane. They also submitted new elevations.

Brent Overson, representing Brock Burns and Walker Crossing, was present for the request and said that they had asked to be continued because of some modifications. The subdivision isn't exactly the same as it was. He said there are some DRC comments that go with the water line and we have modified the stream because of the comments from the State Water Engineer. We have also moved the dumpster as per city code.

Ryan Briggs with Ensign Engineering was present and stated that they didn't have to change it like they thought they'd have to. He said that one of the things brought up was that lot one had an access and we've made sure there was an easement put on the plat.

Kerry Schwartz asked about the fencing.

Brent Overson said that they haven't been able to meet with the school yet. He said he thought it would be part of the conditions placed tonight. He said they would do whatever the school wants them to do.

Kerry Schwartz asked about the elevations and if there was a drop in elevation on the back of that building.

Ryan Briggs said that they will have to cut and fill on the four-plex. He said they had to raise some buildings to get them out of the flood plane. The only place with a significant drop is between the canal and the building on the west.

Janys Hutchings asked if they were cementing the base of the canal.

Ryan Briggs said the state asked them not to do anything on the channel. They want the vegetation to stay but on the west channel they will be putting something down. He said they still need to finalize that with Lorin. They need to work out what kind of treatment we are going to be using on the banks. He said the bridge would stay – in order to replace that bridge they have to go through a FEMA process but they will not be using that as an entrance for vehicles.

Discussed the canal matching the culvert that goes into the school yard.

Kerry Schwartz said we need to have them address the consideration of fencing and buffering.

Brent Overson said they don't want to create a barrier that you can't see through by the school.

Janys Hutchings asked Lorin about the canals.

Lorin Powell said that we are still working on that. This property has been used as the catch basin so they will have to do something so the same amount of water can be handled through there which may include widening it.

Janys Hutchings said it's the ditch on the east side that caused the closing of the school.

Brent Overson said that they have done a soils report and City staff has the permitting and the soils test.

Kerry Schwartz said we need to make that part of the motion to include that staff have that information.

*Kerry Schwartz moved to recommend approval of Brent Overson's request for Preliminary Subdivision review and recommendation for Walker Crossing, a 3-lot commercial subdivision located at approximately 61 West State Street in an existing Mixed Use zone based on them satisfying all previous requests we had made and on the condition that they submit soils testing and permitting from State office and finding that it is consistent with the land use in this area and include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**3.4 BRENT OVERSON – REQUESTS SITE PLAN APPROVAL FOR WALKER CROSSING, A COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 61 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.**

Jany's Hutchings said that there is a DRC comments that it conform to the downtown revitalization.

Kerry Schwartz said that we still need to discuss fencing and buffering.

Vaughn Pickell would like to see a fence that tied into the theme of the property; not solid, maybe a rail fence with timbers that match.

Brock Burns said that the only problem with a rail fence is that the kids can get through. He said that whatever they do would be next to the existing fence not replacing it.

Kerry Schwartz said that the landscaping plan is not complete.

Ryan Briggs said that the landscaping plan had been entered into before we had finished the discussion: we have been waiting for direction on what you would want to see – trees, bushes, etc

Jany's Hutchings said we would like to see both.

Kerry Schwartz said that you should have a solid line of trees/shrubs mixed along the line where the buildings are.

Carolyn Player said to just leave the existing fence by the school and put shrubbery and trees as a buffer.

Brent Overson said that the State doesn't want us to take out some of the trees along that east canal.

*Kerry Schwartz moved to grant final approval of Brent Overson's request for Site Plan review for Walker Crossing, a commercial development located at approximately 61 West State Street in an existing Mixed Use zone with the following conditions: that they buffer the south property boundary with a solid line of trees and shrubs and that they maintain the current chain link fence in good condition and include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**PUBLIC HEARINGS**

**4.1 LINDY OZANCIN – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 1.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2740 NORTH CENTER STREET FROM AN A-1 (Agriculture) TO AN RA-1 (residential/agriculture) ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that Lindy is bringing the rest of his property into the RA-1 zone.

Lindy Ozancin was present for the request and stated that he owns all that property surrounding this.

Public Hearing closed at 7:45 p.m.

*Janys Hutchings moved to recommend approval of Lindy Ozancin's request for a Zone District and Zone District Map Amendment on approximately 1.3 acres of property located at approximately 2740 North Center Street from an A-1 to an RA-1 zone seeing it fits with the surrounding area. Second by Derek Byrne. Motion carried unanimously.*

**4.2 BRIGHAM ASHTON – REQUESTS FINAL SUBDIVISION REVIEW AND RECOMMENDATION OF SUNBROOK PLAZA AT THANKSGIVING POINT PLAT A, (a vacation of lots 4 & 5 of Thanksgiving Business Park Plat B), LOCATED AT 3046 WEST MAPLE LOOP IN A RESORT COMMUNITY ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that Brigham has submitted a site plan for a larger building that will go through the Building Department for approval. We are just looking at the subdivision.

Tony Trane was present for the request.

Public Hearing closed at 7:48 p.m.

*Janys Hutchings moved to recommend approval of Brigham Ashton's request for Final Subdivision review of Sunbrook Plaza at Thanksgiving Point Plat A, a vacation of lots 4 & 5 of Thanksgiving Business Park Plat B, located at 3046 West Maple Loop in a Resort Community zone seeing it fits in the plan and to include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.3 RONALD SMITH – REQUESTS SUBDIVISION APPROVAL FOR VILLAGE VIEW PLAT D, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 787 EAST 900 NORTH IN AN R-1-8 ZONE.**

Public Hearing opened at 7:00 p.m.

Ron Smith asked to recuse himself from this item.

Jason Willes took his place.

Christie presented the request.

Ron Smith and Francis Eichbush, the engineer, were present for the request. Ron said there are curb, gutter and sidewalk in front of this property. He said that his daughter wants to build on the back lot.

Public Hearing closed at 7:52 p.m.

*Kerry Schwartz moved to grant final approval of Ron Smith's request for subdivision approval for Village View Plat D, a 2-lot residential subdivision with an existing home located at 787 East 900 North in an R-1-8 zone based on the fact that it is consistent with the definition of subdivision and included DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.4 JACK WADLEY – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF LEHI CENTER PLAT B, (being a vacation of lots 1,2 & 3), A 1-LOT SUBDIVISION FOR JACK & JILL BOWLING CENTER LOCATED AT 111 SOUTH 600 EAST IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Jason Willes asked to recuse himself from this discussion.

Christie Hutchings presented the request and stated that this is an amendment to a subdivision. The site plan for the bowling alley will be before you in a few weeks.

Jack Wadley was present for the request.

Public Hearing closed at 7:55 p.m.

*Janys Hutchings moved to recommend approval of Jack Wadley's request for Preliminary Subdivision review for Lehi Center Plat B (a vacation of lots 1, 2 & 3) a 1-lot subdivision commercial subdivision for Jack and Jill Bowling Center located at 111 South 600 East in a Commercial zone seeing it fits with the area and include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.5 JENNY SIMMS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR LEHI KIDS/ ARTS ACADEMY LOCATED AT 187 WEST MAIN STREET IN A MIXED USE ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this would be in the existing Colonial House. The parking would be north of this and drop off could be along 200 West.

Janys Hutchings asked Dianna about her DRC comment.

Dianna Webb said that they had mentioned drop off along 200 West – it would need to be approved by the police department.

Jenny Sims was present for the request and stated that they want to open a cultural arts academy where kids could participate in different types of fine arts classes. It would be open to the public and used as an after school center as well as a place to be rented for different functions. There would be a preschool and we would also offer adult classes. The only modifications might be to have temporary walls to block off different areas but right now it would be left as it is. She said that Gary Nelson would still be using the upstairs as a residence. Gary has talked to the police department to see if it can be used to drop off kids and turn around instead of going out onto Main Street. She stated that they will be running classes out of both sides of the building; the back room will be used as a preschool and the upper class will be for smaller group settings for lessons. She said none of the classes will start at the same time – they will be staggered. We would like to put a sign on that fence area for drop off only.

Lorin Powell said that the police chief may not know because he said that they can't drop off there and then do a U-turn on 200 West, so we need to make sure that who ever they talked to that we have something in writing from the police department.

Kerry Schwartz asked what kind of special events they would be having.

Jenny Simms said that they would be renting the building out when it's not in use and they would have a crossing guard there from the parking lot. She asked about installing a fire sprinkler systems – she said it will cost \$150,000 to install that – and they required it at DRC.

Vaughn Pickell said that she would need to get with the Fire Marshall or Building Official on that.

Craig Williamson owns property east of the Colonial House and said that there was an existing public access at the south of this property – he thinks they should be able to remove those gates and make that back into an access road.

Colin Sheffield asked how many kids per teacher there would be in the classes.

Jenny Simms said that it depends on what type of class it was but it would average about 1 adult to every 10-12 kids depending on the type of program. She said that the law requires a 1-20 ratio for children under the age of 12.

Jamie Moody asked about the tuition for the preschool and if they would be following the guidelines set out by the National Association of ??.

Jenny Simms discussed the rates and said that they do follow the regulations and guidelines from the National Association for the Development of Children.

Public Hearing closed at 8:16 p.m.

Carolyn Player asked about opening that alley.

Gary Nelson said that the main reason he closed it off is because of the traffic.

Jenny Simms said that if there were more cars going up and down that alley it would create more of a danger for the children.

Vaughn Pickell said we can have the traffic plan reviewed and approved by the police.

*Janys Hutchings moved to approve Jenny Sims request for Site Plan and Conditional Use approval for Lehi Kids/ Arts Academy located at 187 West Main Street in a Mixed Use zone with the condition that we get a traffic plan from the applicant and have it reviewed by the Police Department with a letter stating that the traffic plan will work with the traffic volumes and issues in that area and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

#### **4.6 MILAGROS SHUPPY/ RIMROCK – REQUESTS REVIEW AND RECOMMENDATION FOR A GENERAL PLAN AMENDMENT ON PROPERTY LOCATED AT 1200 WEST BULL RIVER ROAD FROM AN LDR (Low Density Residential) TO A C (Commercial) LAND USE DESIGNATION.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they had received approval to file outside the window. It is currently an R-1-10 zone.

Chas Johnson with Rimrock was present and stated that the one slide shows all the surrounding zoning. There will be a closure of the road and a new intersection on SR-92 so we are anticipating more regional, smaller type uses like a convenience store, medical or smaller offices.

Janys Hutchings asked if they had considered Business Park like across the street.

Chas Johnson said that commercial gives us a few more options.

Lorin Powell said we are still negotiating property and a lot depends on what happens on SR-92.

Public Hearing closed at 8:29 p.m.

*Kerry Schwartz moved to recommend approval of Milagros Shuppy/ Rimrock's request for a General Plan Amendment on property located at 1200 West Bull River Road from a Low Density Residential to a Commercial land use designation based on consistency with other land uses in the area and the proposed road connections with SR-92. Second by Carolyn Player. Motion carried unanimously.*

**4.7 MATT RASBAND – REQUEST PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF DISCOVERY OFFICES PLAT A, LOCATED AT APPROXIMATELY 200 SOUTH 1225 EAST IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the neighbor to the north had a concern and there is a letter at your table from Metal Mart on that. They are requesting approval for only the one building on the west. They are proposing to condominiumize it.

Tony Trane was present for the request.

Jany's Hutchings asked about the road shown on the plan.

Lorin Powell said that the City does not have road dedication on that. The applicant would have to do ½ +13 – they would have to come in and dead end it until some future date.

Tony Trane said that the group that is developing this is the same ones that are doing the Sundance Plaza behind Truck World. The elevations would be the same. He said that right now there is a 30' access easement to the property – it is not a dedicated right of way. The alternative is to improve the street but the neighbor is worried about the sign that they have there. He said right now we would have to have it dead end.

Brad Fillmore, manager of Metal Mart, stated that the main concern is that the actual property line extends out into the paved area. They are not looking to sell. He said this would conflict with future plans for Metal Mart property.

Public Hearing closed at 8:43 p.m.

Discussed access to this property.

*Kerry Schwartz moved to recommend approval of Matt Rasband's request for Preliminary Subdivision review of Discovery Offices Plat A, located at approximately 200 South 1225 East in a Commercial zone based on the consistency with the zone and that it meets all the criteria for that zone and include DRC comments. Second by Derek Byrne. Motion carried unanimously.*

**4.7a MATT RASBAND – REQUESTS SITE PLAN APPROVAL FOR THE DISCOVERY OFFICE BUILDINGS LOCATED AT APPROXIMATELY 200 SOUTH 1225 EAST IN A COMMERCIAL ZONE.**

Discussed the reduced isle width on the southwest side.

Dianna Webb said that the isle width can be reduced by the Planning Commission if it needs to be.

Tony Trane said that there is a reduction in the one area because of the way the building was designed. So we can request variance on the one width or we can shift the parking into the landscaping. There is just 2 feet that gives us a little better situation of the building.

Paul Gifford was present and state that he owns the Truck World/ Sundance Plaza and he hopes to have this as professional offices as well.

Janys Hutchings said she would rather have the landscaping reduced than to have a smaller parking area.

Mark Johnson said that it's not uncommon to mark a few stalls as compact cars only.

Lorin Powell asked about piping the channel and what size it is.

Tony Trane said it is 48'.

Lorin Powell said we would need an easement down through there for vehicle access.

*Janys Hutchings moved to grant final approval of Matt Rasband's request for Site Plan approval for the Discovery Office Buildings located at approximately 200 South 1225 East in a Commercial zone noting that the parking spaces on the southwest area that are against the building be marked for compact cars and include DRC comments and note that the improvements will end at the property line. Second by Carolyn Player.*

Jason Willes said that with regard to compact stalls – he would personally suggest moving the curb and reducing the landscape in this case because of where the curb line butts into the I-15 Right-of-Way. He said you're not really losing that much to move parking into the landscape area for maneuvering in there. He said it's better to move the stalls.

Tony Trane said that they would have to push the parking toward the building instead of the UDOT right-of-way because there is a storm pipe along the fence.

Jason Willes said knowing there is a storm pipe along that fence it makes sense to do it this way then.

*Motion carried unanimously.*

#### **4.8 TRAVIS PERA – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SNOW'S SPRING, A 51-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1300 SOUTH 2300 WEST IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the applicant is planning on putting the historical marker inside for a park so they are requesting density for that. She said that Kim had tried to get with the Historical Preservation Committee to see what plans they had for this park but they hadn't got back with him.

Lorin Powell said that they have thrown around a lot of ideas on the park – the actual location is where they will be placing the park. There is an old well or spring there but this won't be a kiddie park – it will be more of a historic park.

Travis Pera was present for the request and stated that the Historical Preservation Committee had been able to name the subdivision and they will name the streets. They discussed wanting different street signs



too. There will be some sort of a trail around the park. They want to focus it on the 13 families that were located there.

Vaughn Pickell asked if there was something that allows us to vary from the City standard street sign.

Lorin Powell said that the City Council would have to approve making the street signs more historical looking – they could have some sort of different wording on the sign.

Christie Hutchings said that the density bonus for the original plan was 45 now it's 51.

Lorin Powell said it's for the park and road dedication along 2300 West.

Discussed the smaller lots with no animal rights and the configuration. The commission would like to see the smaller lots taken out of the middle of the lots that will have animal rights.

Darryl Schow owner of S5 Ranches to the west of the bottom half of this said that his concern regards fencing, who will maintain that half road with the oils, salt, etc that will come onto his property from that half road. The issue with the fencing is a minimum fence that holds livestock – the concern is that the note on the plat will have the Right to Farm note and some people will not read that note and people will complain. He is concerned about the all-night-long noises that are associated with farming. He wants a solid barrier along there for the sounds and also to keep the oils, etc from that half road from going into his place. He said he would like the city to consider the conflicts for the right to farm and would like the fencing, drainage, flood plane, etc. to be taken into consideration.

Clay Christensen owner of the property to the west and north of Darryl Schow said that along the north side the elevations of those lots will be at a higher elevation and he is concerned with the drainage onto his property. He pointed out that when they built out there 17 years ago – they got a permit from the county and have lights for the arena. He recommended solid fencing. He said they have horses on the north side of property. He is also concerned about complaints with the lights from the arena. He said he would like taken into consideration some of his concerns. He said he has a well on the north property line with horses housed all along there. The arena is on the south side of the property.

Jeff Clark owns property to the east and would also like the fence. He is concerned with the half road on that side too. He said that they also cut hay in the middle of the night as well.

Steve Steadman owns the piece to the north and asked when the annexation became final.

Travis Pera said a couple weeks ago.

Jeff Clark asked about 1300 South. He said when they put Oldham Acres in there it put him down into a hole.

Lori Christensen was present and wanted to bring up that the property to the east of them has cattails – the water table is very high. She said that across the street there are still cattails and the ground is spongy year around. She also wants the fence and doesn't want a variance to the lot sizes.

Darryl Schow said that he is concerned about the piping on the drainage. He would like a flow analysis done on this area. He said that pipe seems to be a little undersized.

Public Hearing closed at 9:37 p.m.

Kerry Schwartz asked if any of the property has been marked as wetlands.

Travis Pera said that none have been marked as being in the flood plane by the county – the geotech shows ground water at 6-8’.

Vaughn Pickell said that the issues are: solid fencing, drainage, lights (permitted under county) – the solid fencing would be in the middle of a future street.

Discussed different options for the half roads and the drainage, etc.

Lorin Powell said the road needs to be 41’ on this developments side of the half road.

Clay Christensen is concerned that they will be sitting down lower than everybody – he has a building right on that corner which will be against the half road. He would like to see a solid concrete type wall. He said there are 5 arenas with in that area.

Chuck Revill said that his property is across from this and said that vinyl fencing will not work with livestock.

Janys Hutchings said we need to make sure the road is the proper size – the plat show it as something different than 41’.

Marilyn Schiess said to make sure the lots are right – over half the subdivision has lots smaller than 22,000 sq ft.

Janys Hutchings said that she agrees with the Schow’s and Christensen’s about the animals and the farming operation.

Travis Pera said that the density issue is from donating lot 5 and Saratoga Road – we can always go back and start backing out on things.

Janys Hutchings would like to see the smaller lots all together in one area away from the bigger lots.

Kerry Schwartz asked why we have lot 5 that size. If there is nothing left to protect there then what are we protecting especially if the encampment was based on a water source which is no longer there. He feels we are asking for future problems especially since there is no parking along there.

Marilyn Schiess said she understands the density issues – but where we’ve been trying to keep it agricultural out there she doesn’t like the smaller lots.

Lorin Powell said we can modify that – we can always go back and make some changes.

Kerry Schwartz asked about solid fencing.

Travis Pera said that the cost of block is very expensive. He asked if he is going to lay the new fence next to theirs or are they going to take theirs down.

Derek Byrne said that he is concerned with having a concrete fence in the middle of the road.

Lorin Powell said that it would be where the parking strip would be.

Christie Hutchings said that they could refigure this so that lots back it.

Mark Johnson said that the City attorney said that the City can only ask for the fence that is dictated in the City Code – anything else would be between the property owners and the developers.

Travis Pera said that he is willing to get with the property owners informally to work this out.

Lorin Powell said that we could continue this – maybe we can take the density down a bit by taking the road issue off or something so we can work on some of these items.

Kerry Schwartz said that by taking that road off there it would limit their future access from the back of their properties.

*Janys Hutchings moved to continue for two weeks, Travis Pera's request for Preliminary Subdivision review of Snow's Spring, a 51-lot residential subdivision located at approximately 1300 South 2300 West in an R-1-22 zone so Mr. Pera can talk with neighbors and make adjustments on the subdivision plat. Second by Ron Smith. Motion carried unanimously.*

#### **4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE, CHAPTER 18, RIGHT TO FARM.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this will strengthen a couple sections that we've had trouble with in a couple other subdivisions – it just clarifies some of the issues we've dealt with.

Lavell Russon said that the developer will leave a lot and then the home owner will bring a lot of fill in; so what determines final grade?

Frankie Christofferson said that you can't dictate to a new owner what their landscaping is going to be – they may bring in a lot of fill.

Discussed that you can't hold the developer liable for what the homeowners are going to do. Discussed the definition of what the final grade is.

*Ron Smith moved at 10:30 p.m. to extend the meeting for 15 minutes. Second by Kerry Schwartz. Motion carried unanimously.*

Public Hearing closed at 10:36 p.m.

*Janys Hutchings moved to table Lehi City's request for an amendment to the Lehi City Development Code Chapter 18, Right to Farm until we have chance to do further research. Second by Kerry Schwartz. Motion carried unanimously.*

Discussed having it ready by the next meeting.

### **CITY BUSINESS**

Mark Johnson said that Marilyn Schiess and Derek Byrne have been reappointed to the commission.

### **APPROVAL OF MINUTES**

#### **6.1 APPROVAL OF MINUTES FROM DECEMBER 6, 2007 REGULAR MEETING.**

*Ron Smith moved to approve the minutes from the December 6, 2007 regular meeting. Second by Carolyn Player. Motion carried unanimously.*

**ADJOURN**

*Janys Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.*

Meeting ended at 10:40 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_