

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, January 24, 2008 in the Lehi City Council Chambers.

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

Members Absent: Chris Bleak – excused

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

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 VERA LYN BRADSHAW – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE A KINDERMUSIK BUSINESS FROM HER HOME LOCATED AT 152 EAST 2250 NORTH IN AN EXISTING R-1-12 ZONE.

Kim Struthers presented the request and stated that Vera Lyn would have classes on Wednesday; 2 sessions with about 6-8 children per class.

Vera Lynn Bradshaw was present and stated that there is an outside entrance.

Janys Hutchings moved to approve Vera Lyn Bradshaw's request for a Major Home Occupation permit to operate a Kindermusik business from her home located at 152 East 2250 North in an existing R-1-12 zone seeing it fits in code. Second by Carolyn Player. Motion carried unanimously.

3.2 TRAVIS PERA – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF SNOW'S SPRING, A 51-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1300 SOUTH 2300 WEST IN AN EXISTING R-1-22 ZONE. (Continued from January 10, 2008)

Kim Struthers presented the request and stated that this was tabled from the last meeting. He said there have been some changes since the last meeting. There is a standard R-1-22 layout which is consistent with the concept that was approved and the other shows what they would propose. He said most of the lots are in the 18,000 sq ft range – they have shown two different areas of where the park could be. The standard layout was shown to DRC yesterday and there would need to be a stub road to the east because that east road is longer than we allow.

Travis Pera was present for the request and stated that after the last time and after talking to the neighbors he has figured that where the road is 4 feet over where it should be by Steve Steadman's property - the one map that shows the park on the east - the City could take that road out of the park area instead of Steadman's. He said that they can stub a road in on the east side, that's not a problem. He said that the CC&R's will only allow horses or household pets. He said they want to have a 6' foot slotted chain link fence that would sit behind the agriculture fence. The CC&R's will say that if you do have a horse you would be required to put up an agriculture fence. We showed the berm on the south to keep out any water from Dry Creek.

Jany's Hutchings asked if in the CC&R's they will have it addressed that someone keep up the space between the agriculture fence and the chain link.

Travis Pera said that they may have an HOA to take care of it. A lot of the CC&R's will be developed in the process along with staff.

Jany's Hutchings asked about building around 2 working farm/ ranch operations – and having new neighbors moving in and not wanting to be next to that.

Travis Pera said that the man with S5 Ranches said that he would like to actually have an access from the back of his property for access from that road. He said that all the lots that back the ag. property is a half acre lot.

Ron Smith asked about the monument marker that is there now.

Travis Pera said that they would like to move the rock – the City will be doing that and who knows what will happen when they try to move that rock. He did talk to Connie Nielsen with the Historic Committee and she said that they did want to do a trail and 12 rocks to represent the families – she wants to have the park more in the center area instead of to the east.

Kim Struthers said that the Historic Committee has their own ideas about the park. We don't know if Connie has approached Wayne about it or not – but it will be a passive park with no play area.

Kerry Schwartz said that if we approve a subdivision all around this park – and then if they can't manage the park, it defeats the purpose.

Kim Struthers said that there is some money that goes toward the improvements of that park. The intent is not to leave it as a vacant lot – it will have grass with sprinklers, etc. Councilman Holbrook has met with the committee and is in agreement with preserving this spring area.

Ron Smith asked if he had met with the neighbors.

Travis Pera said that some of them like it, some don't, and some would like to see a straight 22,000 sq ft lot subdivision.

Vaughn Pickell said that he will allow a maximum of 10 minutes to hear from the neighbors.

Enid Gomet said that she is concerned that we have talked about the park but not a lot about the subdivision. Is this a subdivision around the park or is this just a one acre park that we're not sure what to do with. She said that zoning is very low density and at least half of these lots are smaller than that. She also has concerns with the water.

Steve Steadman said that if they're dead set on having the park then it would be better to have it on the east so the road can be adjusted easier. He is concerned that when the houses go there his house won't be worth much because it's a log house.

Clay Christensen said that they just met with Mr. Pera tonight before the meeting. He said there are several land owners that have horses and there is still concern with the higher density. He is also concerned with the lighting from his arena and with the horses. He is ok with chain link fencing but he feels he has to adjust because of the subdivision. He said that he would like to see something more solid where there are cattle. He likes the idea of the barrier between the fences if there is someone to take care of that.

Lori Christensen said that Mr. Pera has been quoting our neighbor and what Mr. Pera is saying is a little different than what our neighbor said to us. She expressed concern about Dry Creek flooding every year. She said that tonight before the meeting is the first time he gave them time to talk to him.

Kerry Schwartz asked about the road and the fencing.

Travis Pera said that they will have the shoulder of the road to put the fence in.

Jany's Hutchings asked if they were planning on building up the whole area.

Mark Greenwood was present and said that the whole idea of building it up is to get the drainage down to the lake. He said right now we show going out to the road and that would have to be elevated a little. The only other option would be to get an easement through other property – or we could change the way the road crowns, etc.

Jany's Hutchings asked about the land berms.

Mark Greenwood said that he believes there about 2 feet.

Kerry Schwartz said that there would need to be a note on the plat and in the CC&R's about the berms not being altered or removed.

Discussed the fencing, the shoulder and the road.

Kim Struthers explained the reason for the non conforming lots, which includes the road right of way and the park. He said instead of the City paying for the road they are granted 3 lots for that; then the park issue takes in two other lots. He said that it is a note on the bulk and intensity table.

Marilyn Schiess asked why the park is this size.

Kim Struthers said that he believes that is what the Historic Committee asked for that – it would be a public park.

Dianna Webb said that the park can be adjusted down a little bit.

Kim Struthers said that Lorin Powell said that there are some things that we could do. He said that Lorin could just make cash payment for one thing which would get rid of one lot and there are other things that can help eliminate some of the small lots.

Travis Pera said the park is one lot so it's actually a gain of 3 lots.

Marilyn Schiess said that she feels the park could be smaller – with ½ acres kids can play in their own yards.

Jany's Hutchings said that the committee probably doesn't want kids playing there – she would rather see larger lots.

Marilyn Schiess said it is way too big for a historical park.

Jany's Hutchings said that she would rather see the smaller lots on the north side where there are smaller lots.

Travis Pera said that you might be looking at only getting 3 lots out of non-conformance. He said maybe we can go back to the original plan and dealing with the city buying that lot for the park.

Kerry Schwartz said that it seems bad that no one from the Historic Preservation Committee here to represent this as being needed – he would like to see a report showing that this is worth preserving – he hasn't seen anything that shows that.

Mark Johnson said that Councilman Holbrook has been the only one that has been working on this.

Dianna Webb said that this was discussed in City Council and there was part dedicated for a park – there is not a magic number that says it needs to be a full acre.

Mark Johnson said they have had no discussion with the Historic Committee except Councilman Holbrook.

Travis Pera said that maybe you could recommend or deny and let the City Council worry about that.

Kerry Schwartz said we need to work it out at this level first.

Mark Johnson said that you have two things we need to do if the proposal meet the code with the fence, length of road, etc and recommend corrections and to make the motion stating which layout we prefer; with park, no park or smaller park.

Carolyn Player said that there is no need for this big of a park - just put the rock marker in a corner.

Derek Byrne said he likes the park but feels the Historic Committee should pay for it and have 47 lots.

Jany's Hutchings said she likes the standard subdivision; the park is fine if we just purchase the lot.

Vaughn Pickell likes the park and said that if they want a full acre they can work out arrangements to pay for a portion or something.

Kerry Schwartz would like to see justification for the park. He said there is nothing to warrant that.

Marilyn Schiess said she likes the standard subdivision.

Ron Smith said we need the park just not this big.

Jany's Hutchings moved to recommend approval of Travis Pera's request for Preliminary Subdivision review of Snow's Spring, a 49-lot residential subdivision located at approximately 1300 South 2300 West in an existing R-1-22 zone based on the standard subdivision (49 lots) plan seeing it is an R-1-22 zone and the alternate plan has over 30 lots which are not conforming within the R-1-22 zone; we do believe that a park would be good in this area with a justification of a one or 2 lot change; need to address the chain link fencing that they want to place 3' in from the agriculture fencing that it there now with a buffer zone put on the plat that there be accommodations as to having that area between the fences maintained; have a stub road on the east side to break up the 1000 foot stretch of road area; make sure that with the crown on the road that backs the Christensen and Schow property that the drainage be addressed and to make sure that there are accommodations made to maintain that crown and maintain the berming on the south and east boundaries; acknowledge and note the lighting and farming that is taking place on the surrounding properties; and also acknowledging that there was an agreement made at the time of annexation to have 4/10th dedicated for the park so City Council may decide whether they want to keep that monument there. Second by Kerry Schwartz. Motion carried 6-1 with Vaughn Pickell opposed.

3.3 MIKE DUBOIS – REQUESTS AN EXTENSION OF TIME TO RECORD THE ELM TREE 2-LOT SUBDIVISION.

Kim Struthers said that they just need more time to record the plat.

Jany's Hutchings asked if the decision by the Board of Adjustment expires.

Dianna Webb said that it does not.

Discussed whether this is in compliance with the new Flag Stem conditions.

Justin Dubois was present for the request and stated that he is asking for as long as possible.

Kim Struthers said that it would be another year or less than that.

Dianna Webb said it goes from the approval date for a year.

Kerry Schwartz moved to approve Mike Dubois's request for an extension of time to record the Elm Tree 2-lot subdivision for an additional year. Second by Carolyn Player. Motion carried unanimously.

PUBLIC HEARINGS

4.1 DJ INVESTMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 80 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4000 NORTH 600 WEST FROM AN R-1-12 TO AN R-1-10 ZONE.

Public Hearing opened at 7:08 p.m.

Kim Struthers present the request and stated that in 2005 the applicant applied for annexation and the R-1-12 zone was granted. They are now asking for R-1-10 on the lower piece – the top would remain R-1-12 and TH-5 on some of the steeper areas.

Greg Wilding representing the DJ Group was present for the request and said that he wants R-1-10 so it better conforms to what is going in Traverse Mountain. They would like to put in custom homes.

Travis Pera said that he is in litigation with DJ Investment in Draper. He said that they are in Draper and he thinks you should vote no for the zone change.

Public Hearing closed at 8:20 p.m.

Derek Byrne said that when the project was first explained it seemed good; the lot sizes were right. He has never been sold by the argument that this size is next door.

Jany's Hutchings said that by comparing with Traverse Mountain, who has an Area Plan, the R-1-12 zoning is appropriate for this area.

Vaughn Pickell said that just because the applicant has been litigious elsewhere does not make a difference in his opinion.

Kerry Schwartz and Marilyn Schiess concur with what had been said.

Kim Struthers said that on average there are 12,000 and 18,000 sq ft lots in the Vista Ridge and Vialto subdivisions in Traverse Mountain and these are the residential subdivisions that are closest to this property, although there will also be some future higher density in Traverse Mountain.

Kerry Schwartz moved to recommend denial of DJ Investments Groups request for a Zone District and Zone District Map Amendment on 80 acres of property located at approximately 4000 North 600 West from an R-1-12 to an R-1-10 zone based on the current zoning being consistent with the annexation at the time requested and this is the lowest density allowed in that land use and is consistent with the surrounding area and zoning. Second by Marilyn Schiess. Motion carried unanimously.

4.2 LANCE LARSON – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE KEYSTONE MOTORS, A CAR DEALERSHIP FROM AN EXISTING BUILDING LOCATED AT 3280 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:08 p.m.

Kim Struthers presented the request and stated that this will be in an existing building. He said that yesterday we received some revised site plan drawings with possible arrangements of their inventory for the dealership.

Jany's Hutchings asked about how many parking stalls are required without this type of business just for this size building.

Discussed that there needs to be 16 or 17 parking stalls for customers - not for cars to sell.

Lance Larson was present and said that we are only using this as a temporary space – after the snow melts we will try to develop the piece to the north. He said that this is the first stage to get going on the business and they are leasing the entire building. He said that they would probably sub lease it to someone else. He said there is someone else in the basement now. He said that the DMV has approved them to use this site.

Public Hearing closed at 8:34 p.m.

Jany's Hutchings said that they need to make sure there is enough parking for the whole building. They may need to limit the number of cars on site to sell.

Lance Larson said they could put 20 cars out there easy.

Kerry Schwartz said that knowing there are other tenants they need to have more stalls dedicated for parking.

Discussed that the landscaped area looks like it's in the Frontage Road right of way. The Frontage Road will be moved to the east eventually. Discussed that the landscaped area and part of the parking is in the right of way.

Lance Larson said that there is limited water because it's on a well.

Jany's Hutchings asked about Lee's DRC comment about connecting to the sewer.

Lance Larson said that he referred to that when that other was developed they would need to connect.

Kerry Schwartz said that he is troubled because we are granting final approval where we don't have a clear understanding of the boundaries.

Lance Larson said that the landlord pays taxes on that property in the right of way.

Discussed that because this is for car sales a lot of the parking will be taken up for that part of the business and not customer parking.

Derek Byrne asked what else they could do where this is kind of limited.

Marilyn Schiess said that she feels UDOT must have given them approval for what is landscaped there and until they improve on the lot above there isn't a lot more they can do.

Kim Struthers said that they would need 25 parking stalls for the 3 floors.

Lance Larson said that their intentions are to improve that area but in the winter it's hard to get anything going. He said maybe they could have a temporary use until they can see what's under the snow.

Kerry Schwartz would like to table this so we know exactly what property is involved – there just isn't enough area for the parking.

Kerry Schwartz moved to table to the next regular meeting on February 14th, Lance Larson's request for Sit Plan and Conditional Use approval to operate Keystone Motors, a car dealership from an existing building located at 3280 North East Frontage Road in an existing Commercial zone and ask that the applicant provide additional information to clarify ownership of the property and the landscaped area shown within the property boundaries; clarify existing business in the building and the number of their employees to clarify parking needed for that business and that he would have to meet code for the parking on site; work with staff on what that number would be and include DRC comments. Second by Janys Hutchings. Motion carried unanimously.

Vaughn Pickell said that they need to clarify the parking needed, landscaping, and property boundary issues and have the information in 1 week before the meeting.

4.3 JACK WADLEY – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR JACK AND JILL LANES, A 36-LANE BOWLING CENTER LOCATED AT 111 SOUTH 600 EAST IN A COMMERCIAL ZONE.

Public Hearing opened at 7:08 p.m.

Kim Struthers presented the request and stated that at the last meeting we looked at the plat that combined the other lots into one lot. He said they do meet the parking requirements and exceed it by 2.

Jack Wadley was present for the request.

Kerry Schwartz asked if they had considered anything to break up the back of the building to give some relief.

The architect said it would be similar to what Albertsons did with texturing and color bands on the block and with recessed panels as well. He said there is also a 6 ft block fence.

Jack Wadley said it will be tied into the décor of the Albertsons.

The architect said that there will be shielded lighting on the back of the building.

Vaughn Pickell asked about the DRC comments regarding the letter.

Public Hearing closed at 9:16 p.m.

Janys Hutchings moved to grant final approval of Jack Wadley's request for Conditional Use and Site Plan approval for Jack and Jill Lanes, a 36-lane bowling center located at 111 South 600 East in a Commercial zone and note that the applicant has stated that they will do some relief on the back south wall and included DRC comments. Second by Ron Smith. Motion carried unanimously.

4.4 DAVID PETERSON – REQUESTS FINAL PLAT AMENDMENT OF NORTHRIDGE PLAZA PLAT C, A VACATION OF NORTHRIDGE PLAZA PLAT B, LOTS 5, 6 & 7, LOCATED AT 1200 EAST 3300 NORTH IN A COMMERCIAL ZONE.

Public Hearing opened at 7:08 p.m.

Kim Struthers presented the request and stated that they are trying to combine 3 lots into one to make a medical plaza. The site plan will come in February 14th.

David Peterson was present for the request.

Public Hearing closed at 9:19 p.m.

Marilyn Schiess moved to recommend approval of David Peterson's request for Final Plat Amendment of Northridge Plaza Plat C, a vacation of Northridge Plaza Plat B, lots 5, 6 & 7, located at 1200 East 3300 North in a Commercial zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.5 IVORY DEVELOPMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED IVORY RIDGE AREA PLAN LOCATED AT APPROXIMATELY BETWEEN SR-92 AND 3200 NORTH AND 150 WEST AND 600 EAST AND APPROXIMATELY BETWEEN 3200 NORTH AND 2600 NORTH AND 500 WEST AND 1100 WEST IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:08 p.m.

Kim Struthers presented the request and stated that this has been seen in concept form and this is just to go through the steps in the subdivision and area plan process. They did an update to the traffic study because of the changes – the conclusion didn't show any changes in the traffic.

Brad Mackey with Ivory was present and stated that they spent a lot of time in the concept meeting about the proposed changes. He stated that they have not worked on any changes for that part of the development that will be along Center Street.

Tyler Wilson, 2621 N 425 W, said that he is concerned with the higher density if that's the case.

Monty Fisher lives to the SW of this and is also concerned with the density. He said the turn around has safety issues; larger vehicles can't go through there and there is also a blind spot when you go around that.

Public Hearing closed at 9:30 p.m.

Brad Mackey said that there were 835 units; on Center there were 114 live work units and on the bottom piece we had an area of town homes and single family. We have removed the multi family and eliminated 62 apartments on Center Street. We have reduced the total number of units by 9. The round-a-bout is designed to slow down traffic – we had Lorin and Civil Science come out and had the Fire Engines go through to see what changes needed to happen. We have pulled the curb & gutter back in a few locations. The purpose of the apron is so they can mount the inside island to make it around the round-a-bout. Also the lighting is being addressed.

Tyler Wilson said that there are problems with the round-a-bout and that when he pulls his 30' trailer, he can't make it.

Discussed the road width and the round-a-bout, etc.

Kerry Schwartz moved to recommend approval of Ivory Development Group's request for an amendment to the previously approved Ivory Ridge Area Plan located approximately between SR-92 and 3200 North and 150 West and 600 East, and approximately between 3200 North and 2600 North and 500 West and 1100 West in an existing Planned Community zone based on the fact that the changes seem to be consistent with the Area Plan and they have a better product in mind that will lesson the density in that area and include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.6 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF SECTION 4 OF THE LEHI CITY DESIGN STANDARDS, ADDING 4.4 GRADING PERMIT REQUIREMENTS.

Public Hearing opened at 7:08 p.m.

Kim Struthers presented the request and stated that we are looking at amending our Development Code to add chapter 33 and to amend the Design Standards. We would like to see just a discussion tonight and not take action at this point. He said that Traverse Mountain has concerns and we are trying to coordinate this with them. We would like you to table this to a later date for action.

Jack Hepworth with Mountain Home Development was present and said that at DRC we went through some comments that Traverse Mountain put forth. He said that we've asked that we work together to have an agreement that would work for both parties. With the draft ordinance before you there is only one sentence that would give Traverse Mountain any hope of developing that property.

Public Hearing closed at 9:45 p.m.

Janys Hutchings said that under General Conditions item C – do we want to list how that needs to be stabilized.

Jason Willes said that maybe it should say 'disturbed soil shall be stabilized as quickly as practical to Lehi City's specifications'.

Derek Byrne said that he wondered if this is the best policy for Lehi City.

Dianna Webb said it is a work in process and we have hired a consultant to look at it.

Derek Byrne said that if this is a City wide standard then it needs to be for the city and not just one developer or another.

Janys Hutchings moved to continue Lehi City's request for amendments to Section 4 of the Lehi City Design Standards and Chapter 33 of the Lehi City Development Code until staff is ready to bring it back after they are finished. Second by Derek Byrne. Motion carried unanimously.

Jason Willes said that this is actually pretty good for a rough draft – most cities don't have one in place so this is pretty good for the first go.

4.7 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION TO CHAPTER 33 OF THE LEHI CITY DEVELOPMENT CODE, ADDING SLOPES AND HILLSIDE PRESERVATION SECTIONS.

Public Hearing opened at 7:08 p.m.

Discussion included under item 4.6.

Public Hearing closed at 9:45 p.m.

Janys Hutchings moved to continue Lehi City’s request for amendments to Section 4 of the Lehi City Design Standards and Chapter 33 of the Lehi City Development Code until staff is ready to bring it back after they are finished. Second by Derek Byrne. Motion carried unanimously.

CITY BUSINESS

Dianna Webb said that the Roller Mills has been in wanting to expand. They want to expand to the west and north adding a retail store and warehousing. They will be bringing in a concept. She said that she had received a call from Peter Powell (Costco and Lowe’s) and he said that they have had interest in putting a Johnny Corrina’s next to El Pollo Loco. She also said that the City Council had adopted a resolution of intent to annex property out west – they have just applied as TH-5 right now.

APPROVAL OF MINUTES

6.1 MINUTES FROM THE JANUARY 3, 2008 WORK SESSION.

Kerry Schwartz moved to approve the minutes from the January 3, 2008 Work Session with Chris Bleaks’ name corrected. Second by Derek Byrne. Motion carried unanimously.

6.2 MINUTES FROM THE JANUARY 10, 2008 REGULAR MEETING.

Kerry Schwartz moved to approve the minutes from the January 10, 2008 regular meeting. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

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

Meeting ended at 10:00 p.m.

Date Approved_____

Chairman_____

Secretary_____