

**LEHI CITY PLANNING COMMISSION MEETING**

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 28, 2008 in the Lehi City Council Chambers.

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

Members Absent: Chris Bleak - excused

Others: Frankie Christofferson, Noreen Edwards, Kim Struthers, Lorin Powell

Meeting began at 7:04 p.m.

**REGULAR AGENDA**

**3.1 CITY BUSINESS – DISCUSSION OF PROPOSED COMMUNITY FORESTRY ORDINANCE.**

Kim Struthers presented the request and stated that the Parks & Trails Committee started working on this back in 2002 – mostly regarding trees. In 2003 the Planning Commission looked at it and recommended approval but when it got to City Council they denied it. Ed Frandsen has been the main force behind this and Steve Calton has been heavily involved. We have given this draft to the City Administrator, Parks Superintendent, City Attorney, and others for review.

Vaughn Pickell asked about penalties.

Kim Struthers said that we talked about putting a reference to the penalty clause in the Development Code.

Vaughn Pickell said we need to have something both civil and criminal as far as a penalty.

Derek Byrne said that there is nothing regarding using drought resistant trees.

Janys Hutchings asked if there was a list of approved trees.

Kim Struthers said that they are working on that and they can address the best types of trees for the right area and where they would be appropriate.

Kerry Schwartz asked where the city’s responsibility starts and stops – planter strips, etc – what about buried utilities.

Discussed the damage that tree roots can cause with pipes, etc.

Ron Smith asked about it addressing over head power lines.

Discussed the time frame for replacement of dead or damaged trees. Also under 35.130B add in ‘other similar utility lines’.

Janys Hutchings asked to be excused at 7:25 p.m.

Discussed that the Park & Trails Committee would be made an official committee.

Ed Frandsen said that after this ordinance is put in place they would publish the tree guide book.

Vaughn Pickell said to bring it back at the public hearing stage.

**3.2 TONY TRANE – REQUESTS CONCEPT PLAN REVIEW FOR WINFORD ESTATES, AN 80-LOT PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 2300 WEST 550 SOUTH IN AN R-1-12 ZONE.**

Kim Struthers presented the request and stated that there is the Johnson mink farm to the east and the power lines run through it as well. He said that the Park & Trails Committee looked at this and saw advantages in tying the open space together – they wanted to see some off street parking because it would be a large area. They also suggested that there be restroom facilities.

Tony Trane was present for the request and stated that they have gone through this a number of times with staff to make it work with the trail there and to be able to tie the two areas together. He said it would be a 5.8 acre open space area.

Kim Struthers said that they did discount the area under the power lines at half-rate to figure their density which is what we did in Lehi Park View which is also under the power lines.

Vaughn Pickell asked if they would be willing to include bathrooms as one of the amenities in this PRD. He said it's a pretty good plan with nice linkage between the parks.

Derek Byrne said that he wasn't excited about the smaller lots and with the big park right across the street he prefers the standard subdivision.

Jason Willes said that if we were to accept the concept of a PRD he would want to have some substantial amenities to justify the smaller lot sizes.

Tony Trane said that one of the other reasons for this is to give the trail an actual usability in this area. We don't want to put it behind homes. We wanted to maintain a few larger lots around the outside. He said these lots sizes fit in with what's around this.

Jason Willes asked how the roads line up.

Tony Trane said that they offset them to the minimum.

Discussed shifting the road a little north into the open space to add to the lot sizes.

*Marilyn Schiess moved to recommend approval of Tony Trane's request for Concept Plan review and recommendation for Winford Estates, an 80-lot Planned Residential Development located at approximately 2300 West 550 South in an R-1-12 zone with the amenities being restrooms, parking at the park and other amenities such as covered pavilions, etc. and included DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**3.3 LANCE LARSON – REQUESTS 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. (Tabled from the January 24, 2008 meeting)**

Kim Struthers presented the request and stated that this is what you looked at the past couple meetings.

Tony Trane was present for the request and said that with not knowing what will happen with that road in the future it is hard to plan as far as the landscaping. He said there is a ‘special condition’ on the DRC report where this would be a temporary 2 years use. HE said that right now we would just landscape a 10’ strip on each side.

Kerry Schwartz said that the purpose for the landscaping is to make it attractive to the public – a 10’ strip next to the asphalt won’t do that. He said he would rather see it on the current Frontage Road.

Lorin Powell said that he just put a couple years in there because normally they would have to put the curb and walk in. He thinks they plan on starting property discussions on that road this summer – there hasn’t been any discussion as to who would do that.

Kerry Schwartz asked about the other office in that building.

Tony Trane said that this shows 34 stalls and they would designate which stalls would be for the office and which ones for display.

*Kerry Schwartz moved to grant final approval of Lance Larson’s request for 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 with the approval based on a temporary 2 year basis with the following modifications; rotation of the parking lot to the west orientation of the lot parallel to the frontage road and the landscaping be provided along the west side of the lot and include all DRC comments. Second by Ron Smith. Motion carried unanimously.*

## **PUBLIC HEARINGS**

**4.1 IVORY HOMES – REQUESTS REVISIONS TO THE PREVIOUSLY APPROVED IVORY RIDGE PRELIMINARY SUBDIVISION PLAT LOCATED AT APPROXIMATELY 3200 NORTH CENTER STREET IN A PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they changed the notes and things on the preliminary plat to reflect the changes to the live/work area and the green court lots. He said that this is all consistent with what you have seen recently with the Concept and Area Plan.

Brad Mackey with Ivory was present and said this is a continuation of what they have been working on since November.

Public Hearing closed at 8:13 p.m.

*Kerry Schwartz moved to recommend approval of Ivory Homes’ request for revisions to the previously approved Ivory Ridge Preliminary Subdivision plat located at approximately 3200 North Center Street in a Planned Community zone and to accept the changes to the preliminary subdivision plat and include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.2 JOHN PETERSON – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO LEHI CITY PLAZA PHASE 1, A VACATION OF LOTS 1 AND 2, LOCATED AT 178 NORTH 850 EAST IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is a small plat amendment where Conservation Sprinkler is. It is already in two pieces and the owner just wants to combine two lots into one. He said that both buildings would be under one ownership.

Jason Willes asked if there were existing easements.

Kim Struthers said they are preserving the ones that are there. The building will sit in the center of the two storm drain easements.

John Peterson was present for the request.

Kerry Schwartz asked what will happen to the sprinkler supplies that were to be stored back in that vacant lot.

John Peterson said that they are trying to reduce their inventory so the storage will be on the east side of the existing building. He said that this is to help clean that up as well.

Public Hearing closed at 8:21 p.m.

*Kerry Schwartz moved to recommend approval of John Peterson's request for an amendment to Lehi City Plaza Phase 1, a vacation of lots 1 & 2, located at 178 North 850 East in a Commercial zone based on it works well with the area and is a house keeping item with the business that is currently located there and include DRC comments. Second by Ron Smith. Motion carried unanimous.*

**4.3 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO CHAPTER 35 OF THE LEHI CITY DEVELOPMENT CODE, REVISING THE DEFINITION OF SCHOOL TO INCLUDE STATE LICENSING AND ACCREDITATION BY THE NWASC.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that we needed to clarify our definition of school. He said the item that came up was there was a troubled youth program that wanted to come in under a school and if we get into that then it needs to be clear that they are state licensed as a school.

Public Hearing closed at 8:25 p.m.

*Jason Willes moved to recommend approval of Lehi City's request for an amendment to Chapter 35 of the Lehi City Development Code, revising the definition of school to include State licensing and accreditation by the NWASC. Second by Derek Byrne. Motion carried unanimous.*

**CITY BUSINESS**

Lorin Powell mentioned the Murdock canal trail and the rail trail and having the trails connect. He said the best place would be to have them connect and cross at the rail trail crossing - then they do want to continue it over to Thanksgiving Point. He said that Kim is going to layout some ideas that will take it somewhere besides through SR-92.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM FEBRUARY 7, 2008 WORK SESSION.**

*Kerry Schwartz moved to approve the minutes from the February 7, 2008 work session. Second by Jason Willes. Motion carried unanimous.*

**6.2 APPROVAL OF MINUTES FROM FEBRUARY 14, 2008 REGULAR MEETING.**

Vaughn Pickell said to correct 'site' to 'sight' in his comments from page 4.

*Ron Smith moved to approve the minutes from February 14, 2008 with the above correction. Second by Marilyn Schiess. Motion carried unanimous.*

**ADJOURN**

*Kerry Schwartz moved to adjourn. Second by Ron Smith. Motion carried unanimous.*

Meeting ended at 8:33 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_