

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, June 12, 2008 in the Lehi City Council Chambers.

Members Present: Marilyn Schiess, Derek Byrne, Vaughn Pickell, Chris Bleak

Members Absent: Kerry Schwartz – excused, Janys Hutchings – excused, Carolyn Player – excused, Jason Willes - excused

Others: Dianna Webb, Frankie Christofferson, Christie Hutchings, Lorin Powell, Noreen Edwards

Meeting began at 7:10 p.m.

3.1 ASPEN UNLIMITED – REQUESTS SITE PLAN APPROVAL FOR JOHNSON MEDICAL, A COMMERCIAL OFFICE BUILDING LOCATED AT 1697 NORTH STATE STREET IN AN EXISTING MIXED USE ZONE.

Christie Hutchings presented the request and stated that they have an existing business now and they want to build a second building. She said that DRC wanted the Planning Commission to review the elevations and there is a landscape buffering that needs to be met unless the Planning Commission decides otherwise.

Tony Gurney was present for the request and stated that they did make changes for the rock to go around all four sides in order to meet the commercial design standards – there is still mostly stucco.

Christie Hutchings said that this application was filed after the ordinance was approved.

Derek Byrne asked about how many deliveries they would have a day.

Tony Gurney said that they would have maybe one delivery every few days.

Dianna Webb said that the code says that the Planning Commission does have discretion on the building elevation materials.

Derek Byrne said that due to the location of the building he is not as concerned that they do not have as much stucco. He said he doesn't want other buildings that will go in more prominent locations to think they don't need to.

Derek Byrne moved to approve Aspen Unlimited's request for Site Plan for Johnson Medical, a commercial office building located at 1697 North State Street in an existing Mixed Use zone also included DRC comments. Second by Chris Bleak. Motion carried unanimous.

Tony Gurney asked about eliminating the grass in the back. They would like to just put trees back there.

Discussed the landscaping – The commission feels that there needs to be something besides bare ground – xeroscaping, etc

Kelly Bird said that he lives on the north side and wondered about fencing along the side of his property.

Tony Gurney asked about putting slats in the fence.

Derek Byrne moved to reconsider his motion. Second by Marilyn Schiess. Motion carried unanimous.

Derek Byrne moved to approve Aspen Unlimited's request for Site Plan for Johnson Medical, a commercial office building located at 1697 North State Street in an existing Mixed Use zone with the following addition: that they install a 6 foot masonry block wall to extend on the north side of the property up until the property line of the triangular parcel and include all DRC comments. Second by Chris Bleak. Motion carried unanimous.

3.2 JOEL PETERSEN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR PETERSEN PAINTING LOCATED AT 1550 NORTH TRINNAMAN LANE IN AN EXISTING MIXED USE ZONE. (Tabled from May 22, 2008)

Christie Hutchings presented the request and stated that there was a letter from the adjoining property owner about the parking.

Discussed whether that leaves her enough parking for the other businesses.

Joel Petersen with Petersen Painting stated that he has been leasing those spaces for 6 months. He said that the employees are on split shifts. There are 90 to 95 employees on rotating shifts with a max of about 50 with office staff at one time. He stated that the lease is an annual lease. He said that there are vehicles that stay at the sight over night (which get pulled in at night). He said that no work vehicles are left out at night.

Chris Bleak said that in theory they meet the ordinance.

Joel Petersen said that there is a guy upstairs running his business, Alpine Transport, and he takes 2 of those 8 spaces up front. Joel said that he shouldn't be bringing in his big trucks anyway.

Chris Bleak said that if you own the building then you need to take care of it.

Joel Petersen said that he will let them know they cannot bring the trucks there.

Bob Petereit said that the guy unloaded trucks today.

Chirine Touati was present and expressed the same concerns she had last time.

Kelly McDonald lives on the corner of 1500 North and Trinnaman and stated that Peterson Painting blocks their entrances onto Trinnaman. She said that the employees walk through the parking of the apartments. They also park in front of the apartments. She said at 6 am they go to work and are so loud that she has had to go out and tell them to be quiet. She said that the city said they would put up a sign – she signed a petition that there be a sign and there is still not one on her side of the street.

Chris Bleak said that with the Conditional Use we should be able to address the issue with parking. He feels he needs to see more information on the parking. He said they require their guys to park in the parking lot and have also added spaces in the other parking lot so the guys should not be walking through the apartments at all.

Joel Petersen said that none of their vehicles are parked outside the building at night. During the day there may be some coming and going. If there are any vehicles on the street they are personal vehicles.

Suzanne Algair said that the streets are lined with at least 8 trucks all night.

Vaughn Pickell said that he would like to see the parking plan with where the company and private vehicles will be parked.

Derek Byrne said that we need to know how many work vehicles there are and show in the buildings how many parking places they have.

Joel Petersen said that they meet all the city codes. He said they have 50 company vehicles total with maybe 6 management trucks there. He said that the rest are gone. There are 35 stalls on our parcel and 32 on the other. He said that he understands that there are a lot of bad feelings from the past – but it has gotten a lot better.

Chris Bleak said that it may be the case now – but it had been operated for a number of years with out approval. If it had come before us then these problems would have hopefully been taken care of back then.

Joel Petersen said that there are two other buildings down the street so he's not sure if all that is coming from us.

Vaughn Pickell said that there should be no offsite parking.

Joel Petersen said that they would have to post a bond to finish with the landscaping – he would hope that he could have it done in a few months tops. He said this is completely fenced. He said that we do instruct the employees not to park on the street.

Bob Petereit stated that they wanted to change the sign from limited 2 hour parking and add the business hours so we can park over night. He said they could put the same signs on the east side of the street as well.

Joel Petersen said that the vehicles get loaded inside the building and then they are brought out so they can get in and leave. He said they use to have all the employees come in and hang out to load their own trucks and then we brought in two guys to do it to cut down on the noise. He said they shouldn't be pulling the vehicles out before 6:00 a.m.

*Derek Byrne moved to grant final approval of Joel Petersen's request for Site Plan and Conditional Use approval for Petersen Painting located at 1550 North Trinnaman Lane in an existing Mixed Use zone with the following conditions: 1) that no work vehicles or employee vehicles park off site - all the parking needs to be contained in current and leased parking spaces; 2) in order to mitigate the noise issues, the employees need to keep the trucks in the building until 6:00 a.m. and when they move the vehicles from the building that the vehicles not be idled; 3) Peterson Painting needs to provide sign **replacement** for the west side and sign **placement** on the east side of Trinnaman Lane that states '2 hour parking from 6:30 a.m. to 4:30 p.m.'; 4) that they address the paving and striping issues pointed out by DRC; 5) include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

Chris Bleak said that as you are leasing space to people you need to make sure they go about getting their business license.

Joel Petersen said that if Alpine Transport doesn't get it done he may have to evict them.

3.3 GYMCATS GYMNASTICS – REQUESTS CONCEPT PLAN REVIEW FOR A PROPOSED GYMNASTICS FACILITY LOCATED ON LOT 2 OF PILGRIM’S LANDING PHASE 6 IN AN EXISTING PLANNED COMMUNITY ZONE.

Christie Hutchings presented the request and stated that a few months ago they came through for an interpretation of use and at that time you felt that it was a permitted use. She said they do need a buffer in the front but you just may want a reduction next to the other commercial.

Kerry Gregers was present for the request.

Vaughn Pickell asked if this was relocation and if so there would be a conflict of interest for him and he would recuse himself. And since we don’t have enough here tonight for a quorum if he does that – he wonders how this might be handled.

Kirk Tanner said that buffer is what we need to alter – we also need to change another item.

Dianna Webb said that we could just make comment without a motion – this would need to come back as a Site Plan anyway.

Kirk Tanner said that they would be changing the north boundary. He said that the boundary line is about 40 feet off from what is shown so parking would sit next to each other when another business goes in to the north.

Chris Bleak said that he’s ok with that on the north side.

Andrew Bulschwiler said that DRC commented on the parking.

Dianna Webb said that the Fire Marshal and the Inspectors looked at this – there is no set back requirement in Commercial zones.

Marilyn Schiess said we give you a positive recommendation from the 3 that can.

3.4 MAX GERBER – REQUESTS SITE PLAN APPROVAL FOR THE MILL SITE SUBDIVISION, LOT 2, AN OFFICE/WAREHOUSE PROJECT LOCATED AT APPROXIMATELY 700 SOUTH 850 EAST IN AN EXISTING LIGHT INDUSTRIAL ZONE.

Christie Hutchings presented the request and stated that just a few weeks ago we reviewed the subdivision for Mill Site – they are subdividing this and putting a new building on the new area. DRC has asked that you review the elevations for compliance.

Max Gerber was present for the request and stated that this would look similar to the Gerber Construction building that is already there.

Derek Byrne asked if there was enough parking.

Christie Hutchings said that the building department looked at the parking and they feel it is sufficient.

Max Gerber said it is basically concrete and glass.

Vaughn Pickell said that they are struggling with what the building will be made of – concrete is not listed as an option.

Max Gerber said that in paragraph f –it says other durable materials as approved by the commission. He doesn't know how you get more durable – he said that the sections between the windows would be indented or even stucco'd for more of an accent.

Vaughn Pickell asked if there could be a wainscot or something up to the first window above grade. He said you could build a vestibule in front of the doors to break it up.

Max Gerber said that they could put vestibules over the doors.

Marilyn Schiess moved to grant final approval for Max Gerber's request for Site Plan approval for the Mill Site Subdivision, Lot 2, an office warehouse project located at approximately 700 South 850 East in an existing Light Industrial zone with the conditions that they read over the Design Standards that we have and maybe add something over the doorway; we would like something added to it to dress it up a little bit like what your other office buildings are; and include DRC comments. Second by Derek Byrne. The commission would like elevations brought in for them to look at either at the work session or under City Business. Motion carried unanimous.

PUBLIC HEARINGS

4.1 STEVE HOLBROOK – REQUESTS REVIEW AND RECOMMENDATION FOR THE HOLBROOK ANNEXATION, APPROXIMATELY 1830.58 ACRES OF PROPERTY LOCATED BETWEEN APPROXIMATELY 900 NORTH AND 3600 NORTH, AND BETWEEN APPROXIMATELY THE JORDAN RIVER AND REDWOOD ROAD AND WEST OF REDWOOD ROAD FROM ABOUT 1800 NORTH TO 4200 NORTH TO PROPOSED C (COMMERCIAL), BP (BUSINESS PARK), R-1-15 (RESIDENTIAL), R-1-8 (RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL), R-3 (HIGH DENSITY RESIDENTIAL) AND TH-5 ZONES.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that we did review the annexation by resolution once before but because of a petition filed by Saratoga they have come back and did it by petition. She said there will still be TH-5 for those that do not want to deal with the zoning at this time.

Stephen Holbrook was present for the request and stated that everybody wanted to come in because we thought it was a good thing at this time – a lot will come in as TH-5 but the zones that are there is what will be there. He said the City Engineer has made sure that it will all work with the infrastructure. There are a lot of people with no desire to develop at this time or it has to do with water dedication.

Kraig Johnson was present and stated that the area he wants to address includes property he owns that will connect with 3600 West. He would like to see some residential commercial along there where 3600 West will be on 1500 North and down. He doesn't see why the R-2 on the north side cannot be extended to the south side of 1500 North. He would like to see the MDR come south to his property.

Steve Holbrook said that they would support what Mr. Johnson has to say – we just didn't want to have to re-advertise.

Christie Hutchings said that he would have to request that from the City Council on July 8th for the General Plan.

Kraig Johnson said that 1500 North should be considered for both MDR and Neighborhood Commercial node.

Christie Hutchings said that would be on the General Plan Amendment.

Joe Nelson lives north of Kraig on the other side of road and said that he is shown in 4 different zones.

Christie Hutchings explained that this a broad brush so it can go either way.

Terry Martin has property on the same intersection as Mr. Johnson and said that he feels that commercial would be the best use for that intersection.

Public Hearing closed at 9:05 p.m.

Chris Bleak moved to recommend approval of Steve Holbrook's request for review and recommendation for the Holbrook Annexation, approximately 1830.58 acres of property located between approximately 900 North and 3600 North and between approximately the Jordan River and Redwood Road and west of Redwood Road from about 1800 North to 4200 North to proposed C (Commercial), BP (Business Park), R-1-15 (Residential), R-1-8 (Residential) R-2 (Medium Density Residential), R-3 (High Density Residential) and TH-5 (Transitional Holding) zones – to accept the annexation and zoning as proposed noting that some land owners along the 1500 North corridor have a shared interest in changing their designations to MDR or Commercial and the other land owners have indicated that they support that and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.2 STEVEN CROSHAW – REQUESTS CONDO CONVERSION FOR THE MOUNTAIN POINTE BUSINESS PLAZA LOCATED AT 2940 WEST MAPLE LOOP IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that this will have individual ownership.

Steven Croshaw was present for the request.

Public Hearing closed at 9:08 p.m.

Chris Bleak moved to recommend approval of Steven Croshaw's request for Condo Conversion for the Mountain Pointe Business Plaza located at 2940 West Maple Loop in an existing Resort Community zone including all DRC comments. Second by Derek Byrne. Motion carried unanimous.

4.3 DENNIS TOLAND/ BEEHIVE HOMES – REQUESTS A DEVELOPMENT CODE AMENDMENT ON SECTION 35, CHANGING THE DEFINITION FOR RESIDENTIAL FACILITIES FOR ELDERLY AND DISABLED PERSONS FROM 8 TO 16 RESIDENTS.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that our current ordinance has a limit of 8 residents and they are requesting 16.

Derek Byrne said that according to the Federal Fair Housing we are able to restrict the numbers.

Christie Hutchings stated that our attorney has said that we can limit that.

Dennis Toland was present for the request and stated that the Federal Fair Housing Law asks that more than 8 live in this type of area. The people that live in these homes are people that need some assistance

with some things. He said the problem is that the State Code doesn't necessarily jive with the Federal Fair Housing Law- the 16 amount is for a small home – a large home would be 16 and larger.

Vaughn Pickell asked that the Fair Housing act doesn't allow for a restriction?

Dennis Toland said that you would have to limit it across the board.

Public Hearing closed at 9:17 p.m.

Dennis Toland said that they would like you to consider that all these people are not bed ridden – they are not there because of drugs or alcohol addictions.

Vaughn Pickell stated that if we do this then we open it up to other groups not just yours.

Dennis Toland said that in the FFHA you do not have to allow this for those with abuse.

Chris Bleak asked if an amendment could be made for just one individual circumstance.

Vaughn Pickell stated that it would have to be across the board.

Dianna Webb said that we do need to change our code to show it as a permitted use, but this is to change the definition for an allowed number from 8 to 16.

Dennis Toland said that if you change it to only cover elderly then that would work.

Discussed the use - and whether it is considered a business.

Max Smith asked what Greenwood Manor is.

Dianna Webb said it is in an R-3 zone and the numbers can go up.

Derek Byrne said that we would be making a recommendation to change section 2 under elderly persons only.

*Derek Byrne moved to recommend approval of Dennis Toland/ Beehive Homes request for a Development Code Amendment on Section 35 - that under Section 35 the definition for Residential Facility for **Elderly Persons** #2 be changed from 8 to 16 or fewer elderly persons; this will **not** be affecting any change in the following section for Residential Facility for **Persons with Disability** noting that the City Council will need to handle any other changes at this time and also add that State Law Title 10.9.8 allows us to limit the number in this facility. Second by Marilyn Schiess. Motion carried unanimous.*

4.4 LARRY HADFIELD/ STAN LEWIS – REQUEST REVIEW AND RECOMMENDATION FOR A PROPOSED GENERAL PLAN LAND USE MAP AMENDMENT ON PROPERTY GENERALLY LOCATED BETWEEN 1100 WEST AND 1500 WEST AND BETWEEN 900 SOUTH AND 1200 SOUTH FROM A VLDRA (VERY LOW DENSITY RESIDENTIAL AGRICULTURE) TO A C (COMMERCIAL) LAND USE DESIGNATION.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that this property has been proposed for annexation. The General Plan shows a C-node on the intersection and they just want to take it further in.

Larry Hadfield was present for the request and stated that when we applied for annexation we came in as TH-5 and the City Council recommended to us that we pursue Commercial on this area. So our request is to have the General Plan amendment open so we can apply for Commercial zoning on that area of about 16.1 acres. He said since we applied for this there have been several other land owners that are interested in it too.

Susan Collier asked if her property was included in the commercial.

Christie Hutchings said that most of it is.

Blain Walker represents Lehi Capital LLC who owns property west of what's proposed and he asked if theirs could be included too so that piece isn't just sitting between HDR and LDR and then C.

Public Hearing closed at 9:40 p.m.

Derek Byrne said that if Jason were here he would say that we went through a lot of time and effort to make this area VLDRA and this will change a lot of property – smaller amounts he is fine with but he isn't sure if this is what we were looking for.

Drew Downs owns property there somewhere and said that UDOT will come in and condemn our property. We won't be able to do what we want to do – things have changed down their because of this road going through.

Larry Hadfield said that when we originally looked at this and this area is mostly farm land it would make more sense to have this as commercial because of the lack of impact with the neighborhoods near it. He said they have Dry Creek going through it as well.

Blain Walker said that there are a lot of roof tops between the commercial areas – this would be a good location for that commercial because there are a lot of house tops south of town.

Lorin Powell said that 10th South is a non access road so it will only be accessible at limited access points.

Dianna Webb asked if we are considering this as neighborhood commercial or commercial.

Derek Byrne doesn't think it would be viable to have 16 acres of neighborhood commercial.

Larry Hadfield said that we just filed it as commercial – mainly because the City Council said a commercial node – so we just went with commercial.

Brian Meacham the engineer was present and said that when they went into City Council they suggested that they look at a commercial node there – so they haven't really looked through whether the Neighborhood Commercial or Commercial would be best there.

Chris Bleak asked about the VLDRA – was that worked on when the road had gone through or before.

Derek Byrne said that the City has been planning on a road through there for a long time – the NC nodes are fairly new.

Christie Hutchings said that the neighborhood to the west is R-1-12 which went through before the VLDRA and the road was planned when that went in.

Stan Lewis owns the two larger parcels and said that they were asked by the City Council if they had considered putting this in as commercial. He said we feel that it would happen very comfortably because there are not a lot of people there.

Mark Johnson said that he had a conversation with Merrill Jolly with UDOT and they are very concerned about accessibility along this corridor – they would only have access off of 1100 West.

Chris Bleak is comfortable moving forward with what they have asked.

Vaughn Pickell is in favor of commercial there but we need to make sure it's the right amount.

Derek Byrne said that if this goes forward to approve as is then he would vote no – at the most it should be Neighborhood Commercial.

Brian Meacham said that this will have uses for the residents to spend their money – some of these issues may be site plan issues not General Plan issues.

Max Smith made a comment about the growth of Lehi and that it's not the same as it use to be.

Marilyn Schiess moved to recommend denial of Larry Hadfield and Stan Lewis's request for a General Plan Land Use Map Amendment on property generally located between 1100 West and 1500 West and between 900 South and 1200 South from a VLDRA (Very Low Density Residential Agriculture) to a Commercial land use designation as currently requested and recommend that it be a Neighborhood Commercial designation not adding any more properties than what this already designated at this time. Second by Derek Byrne. Motion failed for lack of quorum 3-1 with Chris Bleak opposed.

Chris Bleak said that he is ok with commercial.

Marilyn Schiess moved to take a 5 minute break at 10:10 p.m. Second by Derek Byrne. Motion carried unanimous.

Meeting reconvened at 10:20 p.m.

4.5 SHAUN BRADY AND BURKE JACKSON – REQUEST REVIEW AND RECOMMENDATION FOR A PROPOSED GENERAL PLAN LAND USE MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 649 - 710 WEST MAIN STREET FROM AN MDR (MEDIUM DENSITY RESIDENTIAL) TO A MU (MIXED USE) LAND USE DESIGNATION.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that they are currently General Planned as MDR and they want to go MU.

Shaun Brady with Century 21 representing the property owners stated that they feel that these properties are no longer conducive to residential use and rezoning these properties would benefit the City as well as the owners. He said the residential abilities have been greatly compromised because of the traffic from and to the west. He said a lot of the properties around here are being used for Commercial uses.

Derek Byrne moved to extend the meeting 30 minutes at 10:30 p.m. Second by Marilyn Schiess. Motion carried unanimous.

Derek Byrne asked about that flag lot next to Blacks' Auto.

Charles Mitchell lives on Main and is against this. He doesn't want Mixed Use in there because then the residential is out the window.

Rod Olsen said that this change creates an opportunity which would allow us to ask for a change also. He said that this proposal was originally denied in 2006 because of the home owners living on Main Street. He said the access onto Main is almost impossible and this would be compounded if there were more businesses along there. He is strongly opposed to any change to the General Plan at this time.

John Kopinsky owns property on Main and said that he borders this property. There is already a business being run out of one of those sites now. The only fencing is an old barbed wire fence and he has animals still and there is always garbage from that business. He said the code says that if there is a Mixed Use along a residential zone then there needs to be a fence between them. He is requesting an 8 foot solid fence between those properties and his to act as a screening.

Drew Downs owns 4 acres on the North side and said that he is for the Mixed Use. He thinks it is consistent with what's all along Main Street.

Max Smith said that right now – the round about is not a place to put a business.

Shaun Brady said that any business would have to come through for approval – but at least allowing that designation allows the owners to do something with their property.

Terry Kirkham has parents that live on Main and he doesn't see think this will make the traffic any better by putting businesses in there.

Velda Buchanan has property behind Drew's and said that Blacks' Car lot is a hazard and the same will be if those others have businesses come in there.

Rae Darling said that they have lived on Main Street and they cannot get out of their property – Main street traffic is so bad – she doesn't feel that someone can tell her what to do with her property.

Public Hearing closed at 10:45 p.m.

Lorin Powell said that he is concerned that in the Mixed Use you can have 12 units per acre which is a concern with the utilities – they are not set up for that.

Chris Bleak said that he can understand that the change in any sort of a designation affects the neighbors – where as the last area was mostly not developed and here we have a lot of residents in place and it is a residential area.

Derek Byrne doesn't feel this is the right move with the traffic flow alone with the round a bout there.

Derek Byrne moved to recommend denial of Shaun Brady and Burke Jackson's request for a General Plan Land Use Map Amendment on property located at approximately 649 – 710 West Main Street from an MDR (Medium Density Residential) to a Mixed Use land use designation due to traffic problems and concerns with access to the middle properties and the proximity to the elementary school and included DRC comments. Second by Chris Bleak. Motion carried unanimous.

4.6 JEFF RANDALL – REQUESTS CONCEPT PLAN REVIEW AND CONDITIONAL USE APPROVAL FOR A NEW AMERICA FIRST CREDIT UNION LOCATED AT 1238 EAST SR-92 IN A COMMERCIAL ZONE.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that they are proposing a credit union with drive thru facilities and they wanted to address some issues with access. She said the DRC felt that the access was too close to 1200 East.

Jeff Randall was present for the request and stated that the Credit Union said they need the approval before they purchase it.

Derek Byrne asked about what lot 2 looks like – is there a road across the top or what?

Jeff Randall said that what we've seen for lot 2 is that the driveway on the north would run across there and that building would face east. He said there was a concern that there would be back up from traffic trying to get out onto 1200 East so they would not be able to get out of the credit union. He said when the site plan comes back for you we will look at angling that back then.

Public Hearing closed at 10:58 p.m.

Marilyn Schiess moved to recommend approval of Jeff Randall's request for Concept Plan review and Conditional Use approval for a new America First Credit Union located at 1238 East SR-92 in a Commercial zone and include DRC comments. Second by Chris Bleak. Motion carried unanimous.

Derek Byrne moved to extend the meeting for 30 minutes at 11:00 p.m. Second by Marilyn Schiess. Motion reluctantly carried unanimous.

4.7 MOUNTAIN HOME DEVELOPMENT – REQUESTS PRELIMINARY SUBDIVISION REVIEW FOR EAGLE SUMMIT PHASE 6B, A 97-LOT RESIDENTIAL SUBDIVISION LOCATED OFF RAVEN CREST LANE AND EAGLE VIEW DRIVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that the lots would allow zero lots lines on one side so they could have twin homes if they wanted.

Jack Hepworth was present for the request and stated that they don't know if it will be attached or detached.

Public Hearing closed at 11:05 p.m.

Derek Byrne moved to recommend approval of Mountain Home Development's request for Preliminary Subdivision review for Eagle Summit Phase 6B, a 97-lot residential subdivision located off Raven Crest Lane and Eagle View Drive in an existing Planned Community zone including DRC comments. Second by Chris Bleak. Motion carried unanimous.

4.8 MOUNTAIN HOME DEVELOPMENT – REQUESTS PRELIMINARY SUBDIVISION REVIEW FOR FOX CANYON, A 99-LOT RESIDENTIAL SUBDIVISION LOCATED OFF FOX CANYON BOULEVARD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that this is across the road from the last item – this is a similar product with a zero lot line on 1 side – there are 98 lots.

Derek Byrne asked if we had addressed the natural drainage issue on this piece from before.

Jack Hepworth was present and said he thinks they have. He said with the last approval there was a dry creek bed which they thought was a nice feature but Jim Hewitson had concerns that with the purging that exists now and with how easily the soil erodes we are taking it through a 36” line. He said that back open space will be native but there will be a linear park along the front.

Discussed the drainage and the natural flow. Discussed the grading ordinance – and if it doesn’t pass then a lot of these lots are not buildable.

Jack Hepworth said that the Chapel Ridge Road realignment will be on this plat.

Public Hearing closed at 11:24 p.m.

Marilyn Schiess moved to recommend approval of Mountain Home Development’s request for Preliminary Subdivision review of Fox Canyon, a 99-lot residential subdivision located off Fox Canyon Boulevard in an existing Planned Community zone with DRC comments. Second by Chris Bleak. Motion carried unanimous.

CITY BUSINESS

Dianna Webb said that Mark Johnson had asked her to bring up the issue with Gary Powell and the motor cycle track – there has been a problem with trying to remove it. She said that the Mayor approached her about writing an ordinance to make it legal. She said that Ken Rushton and Mark talked and they think we should have Gary Powell come to the next work session to explain what it is he wants to do.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE MAY 22, 2008 REGULAR MEETING.

Chris Bleak moved to approve the minutes from the May 22, 2008 regular meeting. Second by Derek Byrne. Motion carried unanimous.

ADJOURN

Chris Bleak moved to adjourn. Second by Derek Byrne. Motion carried unanimous.

Meeting ended at 11:30 p.m.

Date Approved_____

Chairman_____

Secretary_____