

LEHI CITY PLANNING COMMISSION MEETING

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

Members Present: Vaughn Pickell, Kerry Schwartz, Carolyn Player, Derek Byrne, Marilyn Schiess, Chris Bleak, Janys Hutchings

Members Absent: Jason Willes – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Lorin Powell, Jim Hewitson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 KRISTIN BARRUS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A LONG-ARM QUILTING BUSINESS FROM HER HOME LOCATED AT 172 EAST 1500 NORTH IN AN EXISTING R-1-12 ZONE.

Kim Struthers presented the request and stated that she does have two drive areas so there is lots of parking. She doesn't have any off premise employees and will have only about 1 client an hour.

Paul Barrus, Kristen's husband, said that she has had the inspection and they are fine. She sells quilting supplies and will have a long-arm quilting machine so people will drop off their quilts and Kristen will do some consulting. He said that she will not be hiring any one else.

Janys Hutchings moved to approve Kristin Barrus's request for a Major Home Occupation permit to operate a long-arm quilting business from her home located at 172 East 1500 North in an existing R-1-12 zone seeing it fits within in the code noting that she will be running the business by herself and maybe with her husband. Second by Carolyn Player. Motion carried unanimous.

3.2 BERTHA PERALTA – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE FROM HER HOME LOCATED AT 1005 NORTH 300 WEST IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request and stated that the surrounding properties are zoned R-2.

Bertha Peralta was present for the request and stated that she passed her safety inspection. She is working on getting her state license but has to do the city stuff first. She will not have any of her own children and will be using her living room. She said there is a fence around the yard.

Kerry Schwartz moved to grant final approval of Bertha Peralta's request for a Major Home Occupation permit to operate a daycare from her home located at 1005 North 300 West in an existing R-1-8 zone based on the fact that she is consistent with the zone and the code and subject to verification of passing her inspection and State licensing. Second by Marilyn Schiess. Motion carried unanimous.

3.3 SARAH CHRISTENSEN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 2069 NORTH 300 EAST IN AN EXISTING A-1 ZONE.

Kim Struthers presented the request and stated that this was a 2-lot subdivision that was approved about 2 years ago. It is in an A-1 zone. He said that her hours of operation are listed. The approval would need to be subject to her final inspection of the house and her safety inspection.

Sarah Christensen was present for the request and stated that there is a turn around area below which is paved and there is a parking pad next to the garage. She said that she got her occupancy permit today and the safety inspection is scheduled for Monday. She said she will be teaching basics to 3 year olds. There will be one other employee but she said she won't have any extra people to start with but maybe in the future she will need someone else.

Janys Hutchings moved to grant final approval of Sarah Christensen's request for a Major Home Occupation permit to operate a preschool from her home located at 2069 North 300 East in an existing A-1 zone seeing that she passes her safety inspection and noting she will operate 2 session from 10:00-12:00 and 1:00-3:00 Monday through Friday. Second by Carolyn Player. Motion carried unanimous.

3.4 LEHI ROLLER MILLS – REQUESTS SITE PLAN REVISIONS TO ADD GRAIN STORAGE BINS AT 833 EAST MAIN IN A HISTORIC INDUSTRIAL ZONE.

Kim Struthers presented the request and stated that back in April they presented a plan to add on to the existing business. They would like to add some storage grain bins onto the side. They need those bins to continue production and to provide an area to load and unload – they would continue the theme from the rest of the building.

Sherm Robinson was present for the request and stated that those bins would fit in front on the south of the existing building.

Kerry Schwartz asked about the loading dock being done away with on this side of the project.

Sherm Robinson said the on one the south stays. The back loading area is what they did away with. He said the State Department gave their ok for this.

Discussed where the trucks will pull in and where the traffic goes in to the store.

Sherm Robinson said that the idea is that people will pull in and park. The other trucks will come in and pull to the back. The exit will be to the north out onto 850 East and then to the light. He said there is no overspill or residue that will go out. Right now we are loading out the back and we have to transfer the product to a bin. He said most of the product doesn't get bagged; we sell it in bulk. These containers are exactly the same size as the other ones on the northeast.

Kerry Schwartz said that the rendering we have does not show that enclosed on the south side where the bins dump out – will that be enclosed.

Sherm Robinson said that it will be enclosed as shown in rendering #3.

Kerry Schwartz said the he is concerned with those bins covering the windows and taking away some of the character of the building on that side and the additional roof line.

Sherm Robinson said that the functionality of it works better.

Derek Byrne asked if they were going to change the color of the roof. In picture 3 it's gray.

Sherm Robinson said that one of the challenges we face is with the dust on the red roof – it looks more like pink with the dust on it.

Kerry Schwartz said he thinks it would look better to minimize the pitch on that roof.

Sherm Robinson said that we could minimize the pitch on that but there would be more of the structure showing.

Marilyn Schiess said to maybe come down further with the hood on those bins – we like the look of the bottom of those bins.

Sherm Robinson said that part of the project is dust control and most of it is because of loading bulk in those trucks. It is to everyone's advantage to have it look good.

Jany's Hutchings moved to grant final approval of Lehi Roller Mills request for Site Plan revisions to add grain storage bins at 833 East Main in a Historic Industrial zone making note that they consider a lesser pitch on the roof if it works with their operation and to contain the dust as they're trying to do and continue the red theme on the building with the red roof and included DRC comments. Second by Carolyn Player. Motion carried unanimous.

Kerry Schwartz expressed concern about seeing a new rendering.

3.5 LEHI CITY – REQUESTS SITE PLAN REVIEW FOR THE NORTH BENCH FIRE STATION LOCATED AT 256 WEST 2600 NORTH IN AN R-1-12 ZONE.

Kim Struthers presented the request and stated that this is just south of Eaglecrest Elementary school. They have submitted a revised site plan with revised comments. He said the piece to the west of this next to the house would be a small park.

Paul Ellsworth was present and stated that there is a fence between the fire station and the park. There will be a black vinyl coated chain link fence put around on the east and west sides.

Jany's Hutchings expressed concern about the distance between the two entrances.

Derek Byrne asked if there would be parking for this park.

Paul Ellsworth said that for this type of park or tot lot no parking is required. He said they are trying to get the utilities out of the street before school starts. We're trying to started sometime in September and hopefully be done around May.

Chris Bleak moved to approve Lehi City's request for Site Plan review of the North Bench Fire Station located at 256 West 2600 North in an R-1-12 zone with all DRC comments included. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARINGS**4.1 WOODBURY CORPORATION – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A 25’ POLE SIGN AND DRIVE-THRU FACILITY FOR THE DRAKE RETAIL PROJECT LOCATED AT 1338 EAST MAIN STREET IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is for two requests; for a pole sign and the drive thru. There was some discrepancy on how the city determines the size of the sign as to what the applicant has interpreted it as. Woodbury thought the 200 sq ft was just the advertising area. He said originally it was going to sit on the landscape area by Wienerschnitzel but they have proposed moving it. Kim said we will need separate motions on each one.

Jim Hoover was present for the request and said the sign is not identical to The Meadows signs but it will be similar and have a bigger base. He said they would like to tie it into their other development in American Fork, The Meadows. He said the tenants that we have going in want to also be associated with The Meadows as well.

Kerry Schwartz asked about the size of the sign.

Jim Hoover said that it is larger than what the City allows but it goes along with what is there. He said that when they do signs in other cities the size they give is for the advertising area. He said that they would suggest an ordinance change to address that.

Kerry Schwartz said that will open it up to the whole city and we have to look at whether that will benefit the city as a whole.

Chris Bleak asked about the size and if The Meadows is part of the advertising concept.

Vaughn Pickell said that the measurements in our code should include all features of the sign.

Jim Hoover said that this is how our architects interpreted that – we can shrink it down if we have to.

Kim Struthers said it would have to come down from 382 sq ft to 200 sq ft.

Kerry Schwartz asked about the drive thru and why it was built before there was approval given. He also said we had discussions on the over all site plan approval and on the back side of the building we wanted to see some relief.

Jim Hoover said that they are designing awnings to go over the doors. He said they are also entertaining the possibility of painting the gray. He said they also won't put in the landscape until they get the utilities done on the west side – because we had to shut the water off back there. Jim said that last December he had an accident and another gentleman from the company took over while he was gone. Jim said that when he came back the drive thru was getting ready to be built so he thought they go the approvals they needed.

Chris Bleak expressed concerns with the traffic and that there is no place to order before you pick it up.

Jim Hoover said that this is not a main drive through area.

Kerry Schwartz said that in the future there will be a lot of traffic there.

Jim Hoover said that you can have a lot of stacking before it gets back to that other roadway.

Chris Bleak said that you will have a serious queuing problem there.

Jim Hewitson said that he doesn't recall looking at the site triangle on the second site for the sign – we would need to look at that.

Public Hearing closed at 8:38 p.m.

Kerry Schwartz said that this is one of those instances that in our minds we could visualize what the back side of the building looks like and then it turns out different than what we thought it would. Mr. Hoover is more than willing to work with us on this. He said there is no problem with the drive thru but we don't want to change the code for one sign. Kerry asked about putting it under current code or do you want to change the code to accommodate the sign.

Kerry Schwartz moved to grant final approval for Woodbury Corp's request for a 25 foot pole sign for the Drake Retail project located at 1338 East Main in a Commercial zone contingent on it meeting the site triangle and utility easement verification and that it conforms to the existing code for Pole Signs and including all DRC comments. Second by Chris Bleak.

Jim Hoover said that on one of the DRC comments is the naming of The Meadows.

Kerry Schwartz moved to amend his previous motion stating that we recognize that DRC may not want the naming as The Meadows but it is the Planning Commissions prerogative for the developer to name it whatever appropriate name they would like. Second by Chris Bleak. Motion carried unanimous.

Derek Byrne moved to grant final approval for Woodbury Corp's request for a drive thru facility for the Drake Retail project located at 1338 East Main in a Commercial zone including DRC comments. Second by Carolyn Player. Motion carried unanimous.

Chris Bleak said he thinks there will be a problem with the queuing on the drive thru.

Marilyn Schiess moved to take a 10 minute break at 8:45 p.m. Second by Carolyn Player. Motion carried unanimous.

Meeting reconvened at 8:56 p.m.

4.2 MERLIN SQUIRES – REQUESTS REVIEW AND RECOMMENDATION FOR THE SQUIRES BUSINESS PARK CONDO CONVERSION LOCATED AT 100 SOUTH 1350 EAST IN A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is just south of Mr. Hadfields building. They want to split the existing building into two units and the new building into 4 units.

Jany's Hutchings asked if they had submitted any CC&R's.

Dianna Webb said we haven't seen any yet.

Kim Struthers said that if you include the DRC comments then that will be covered.

TJ Trane representing Merlin Squires said that he doesn't know whether or not the CC&R's are ready but he does know it's required.

Public Hearing closed at 9:00 p.m.

Jany's Hutchings would like to table it until we get the CC&R's so we can review them.

Jany's Hutchings moved to table Merlin Squires request for the Squires Business Park Condo Conversion located at 100 South 1350 East in a Commercial zone until the applicant can provide us with CC&R's and condominium items he needs to do for that type of unit. Second by Kerry Schwartz. Motion carried unanimous.

4.3 JAY BUSK – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THE BUSK SUBDIVISION, A 6-LOT RESIDENTIAL SUBDIVISION LOCATED AT 250 NORTH WILLOW PARK ROAD IN TH-5 AND R-1-22 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that there was a concept plan considered at the time of zone change. The areas that are A-1 will be where the lots are. The proposed use of lot 6 would be for pasture for now with an access back to it.

Jay Busk was present for the request.

Kerry Schwartz asked about the waste ditch on the property and if it had been improved.

Jay Busk said it's only done to where it's dedicated.

Kerry Schwartz said that the County Health Department provided a letter stating that there needs to be a feasibility study done for septic.

Jay Busk said they had that done a year ago.

Public Hearing closed at 9:10 p.m.

Kerry Schwartz moved to recommend approval of Jay Busk's request for Preliminary Subdivision review for the Busk Subdivision, a 6-lot residential subdivision located at 250 North Willow Park Road in TH-5 and R-1-22 zones and included DRC comments based on appropriate code and zoning and subject to verification that a waste water septic feasibility study has been performed and approved. Second by Marilyn Schiess. Motion carried unanimous.

4.4 DON KITCHEN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR QUALITY 1ST MACHINE TRADESMAN SHOP LOCATED AT 1560 NORTH TRINNAMAN LANE IN A MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is for a machine shop on Trinnaman Lane just north of Petersen Paint. This will occupy only the front part of this building. There was some discussion as to what use this would fall under – this building was previously used for this same type of use.

Vaughn Pickell said that we need to see if this constitutes a tradesman or not.

Don Kitchen was present for the request and stated that he is a metal worker and does a lot of repair work and manufactures metal parts and objects. He said some of it requires a little bit of welding but the majority is machine work. He said he does a little bit of production – most of it is walk in or small number runs of parts.

Carolyn Player said that she thinks it falls under the tradesman – College Machine does the same thing in Lindon.

Don Kitchen said that he works with a company where he can quote the job and then he may or may not get it depending on location or price, etc. He said there are a lot of walk-in customers as well. He said people bring in things to see if I can fix it or build something. The hours of operation would be from about 6:00 a.m. to 6:00 p.m. and occasionally if a job comes in late in the day he will stay late to work on it. He said the noise is all contained in the shop. There is a possible 5 parking stalls but there will never be that many people there at one time.

Public Hearing closed at 9:25 p.m.

Marilyn Schiess moved to grant final approval of Don Kitchen's request for Site Plan and Conditional Use approval for Quality 1st Machine tradesman shop located at 1560 North Trinnaman Lane in a Mixed Use zone finding that it is a tradesman shop and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.5 GREG ROBERTS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR ROCKY MOUNTAIN STAINLESS INC, A WELDING FABRICATION BUSINESS LOCATED AT 257 EAST STATE STREET IN A MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we have the same issue with the use on this request. DRC left that determination to the Planning Commission. The DRC also had a comment on the landscaping, which there is none right now. He said it does back against the freeway.

Greg Roberts was present for the request and stated that he welds stainless for food, dairy and beverage plants. He said that 90% of what we do is onsite at the different businesses. He said they need a place to store equipment and materials. He will only be using the left half of the building and wants to rent out the other two sections. He said there are some pipes on a pipe rack to the side but we could put the pipes inside the building.

Chris Bleak said he would classify it as a tradesman shop.

Greg Roberts said that there may be some cases where they work late but most of what we do is on site.

Public Hearing closed at 9:40 p.m.

Chris Bleak moved to grant final approval of Greg Roberts request for Site Plan and Conditional Use approval for Rocky Mountain Stainless Inc, a welding fabrication business and tradesman shop located at 257 East States Street in a Mixed Use zone include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.6 RELDON BARNES – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 2300 WEST 2100 NORTH FROM AN A-5 ZONE TO COMMERCIAL AND R-1-8 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they want to take the entire frontage along 2100 North as commercial with the back part as residential. He said that the DRC had comments about the amount of commercial being requested; they feel this is outside of what the node was intended for.

Ed Collins was present for the request and stated that when they made the determination for the commercial along the frontage it was because the property to the east across the tracks is zoned commercially now. UDOT is planning on building a 2 lane frontage road and a 4 lane freeway – so at least 150 feet of that will be taken by the corridor which will leave about 400 ft of depth for commercial. If the Planning Commission feels that the node needs to be condensed then we can accept that and go on to City Council. He said the R-1-8 seems like an appropriate zone to buffer for the commercial and the other residential.

Public Hearing closed at 9:48 p.m.

Jany's Hutchings said that she isn't as worried about the elongation - it's the depth. Without the road it would be hard to know exactly what that would be.

Kerry Schwartz said that the other one similar to this on the south side was instructed to do a General Plan Amendment.

Jany's Hutchings moved to recommend denial of Reldon Barnes request for a Zone District and Zone District Map Amendment for property located at approximately 2300 West 2100 North from an A-5 zone to Commercial and R-1-8 zones on the basis that it should go through a General Plan process and recommend coming back with a narrower strip showing commercial and how much the road will take of the property and also finding that the R-1-8 is appropriate. Second by Kerry Schwartz. Motion carried unanimous.

4.7 RK BUIE, LLC – REQUESTS REVIEW AND RECOMMENDATION FOR A GENERAL PLAN LAND USE MAP AMENDMENT FOR PROPERTY LOCATED AT 2300 WEST MAIN STREET FROM A COMMERCIAL NODE AND MDR TO A COMMERCIAL LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the node only covers about 25% - they want to change the General Plan so it's all commercial.

Kent Buie was present for the request and stated that if you look at the site; it's a long linear site without a lot of depth. It's a little busy on that street to bring in residential but it has great visibility for commercial.

Kim Struthers explained that the Gray Farms commercial is across the street – and Kathy Morgan's piece we just recently changed to Commercial as well.

Megan Peck said that you should make the school put that into parking.

Chris Bleak said that schools are exempt and parking may not be something we can address.

Public Hearing closed at 10:10 p.m.

Janys Hutchings moved to recommend approval of RK Buie LLC's request for a General Plan Land Use Map Amendment for property located at 2300 West Main Street from a Commercial Node and MDR to a Commercial Land Use Designation seeing that Main Street has a unique aura to it and the other areas to the south, east and west are also commercial and it would fit into that region. Second by Carolyn Player. Motion carried 5-2 with Kerry Schwartz and Derek Byrne opposed.

Kerry Schwartz said that he can't see this being commercial all along Main Street so he is against this one.

Janys Hutchings said that she would agree but the depth of this doesn't make it feasible for any residential.

4.8 TJ TRANE – REQUESTS SUBDIVISION APPROVAL FOR GARDEN ACRES, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 145 NORTH 400 EAST IN AN R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is for a 2-lot subdivision. The improvements would need to be placed on the new lot.

TJ Trane was present for the request and stated that they probably won't start this until later in the fall.

Public Hearing closed at 10:15 p.m.

Kerry Schwartz moved to grant final approval of TJ Trane's request for subdivision approval for Garden Acres, a 2-lot subdivision with an existing home located at 145 North 400 East in an R-1-8 zone based on it meeting the requirements for subdivision ordinance and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.9 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW OF AN AMENDMENT TO THE EXISTING TRAVERSE MOUNTAIN CONCEPT PLAN ON PROPERTY LOCATED FROM APPROXIMATELY 500 WEST TO 3000 WEST AND SR-92 TO THE UTAH COUNTY LINE WHICH WAS PREVIOUSLY APPROVED ON AUGUST 28, 2007 TO:

- A. MOVE DENSITIES WITHIN THE PROJECT**
- B. CREATE HIGHER DENSITY AREAS**
- C. REVISE BUILDABLE AREA**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented both Mountain Home Development requests together. He state that they would need separate motions. Traverse Mountain would like to make some changes. Their original Area Plan was approved in 2001 and then in 2006 there were some increases to density granted. They came up with a plan as to how those densities would be applied to Traverse Mountain. The Concept Plan sets the framework and the Area Plan becomes there zoning for what they do on their property.

Dianna Webb said that this is a change to the Concept Plan that was recently approved.

Kim Struthers said that the Area Plan is still in the process – this is a change from when the density was increased and a mini Area Plan to make modifications until the new Area Plan comes forward to replace the old one.

Jack Hepworth was present for the request.

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

Jack Hepworth said that the yellow highlighted areas are the changes; the Canyon District changed in the number of units and for the most part that's it. We went down 265 units from the original. He talked about the 20 units per acres and read from the Concept approval from 2006 on the clarification of the whole 20 units per acre. He said they would have the Area Plan done by the end of this year. Jack went over the changes on the Concept Plan.

Matt Frederico in Shadow Ridge is concerned with increasing the density. He is also concerned with the public safety and the fire and police control. He said they have a great view right now and enjoy watching the jumpers off the point. He would suggest that the high density could create public safety problems in that area. He said there are inadequate roads as well. The new concept would create severe congestion in these areas.

Steven Williams in Eagle Summit states that he is concerned with the 40 unit per acre structure – he would propose that it become a 20 unit per acre if it has to stay commercial. He said that this will be an eyesore in this area – 40 units per acre are too much!

Jo White lives along the 4 way stop in Shadow Ridge and said that they paid a 'lot' premium for their lot; something like this would take their view. He is concerned about the water issues, the school and if the new apartments will have to pay HOA fees. He stated that they feel like they have been deceived. The rules have been changed. We were under the impression that it would be a park or some small studio business. He is also concerned with the congestion at the 4-way stop.

Beth Olson in Shadow Ridge stated that she is representing a lot of people that couldn't make it tonight. She said they have been deceived; their websites and the representatives sold us on Traverse Mountain because of the themes, the small residential neighborhoods and good schools. We were charged a premium on our homes because we thought that these values were more important than the price of the homes. She said that now they're changing the Low Density to High Density. And if they put apartments in there the property values will be reduced. Now with this other stuff moving in we won't have that return on our investments. The school classes have doubled in size, we have no walkways, no parks, no pools, they have spent no money for any amenities and we have been paying HOA fees since we moved in there.

Kerry Schwartz moved to extend the meeting 15 minutes at 11:00 p.m. Second by Janys Hutchings. Motion carried unanimous.

Collin Cuthbert reiterated what had been said adding that since they bought their home things have become higher and higher density. People paid higher premiums for lots with the view. He said that he thought this was why an Area Plan was put in place – to keep these things from happening. He said at the last meeting they promised more trails, more parks, and it's been more than a year and those things are still not done – and here we are again – it's the same thing.

Tim Park has lived in Traverse Mountain for about 2½ months and said that he would like to see Jack go back and tell Mountain Home Development to do what they said they were going to do.

Ezra Lee lives in Traverse Mountain and stated that the I-4 area on the map is a great location for high density by the freeway – keep it away from homes.

Dave Scoville said that they moved from Westbury in Pheasant Point and to Traverse Mountain because they were told that there would be no high density. He said to put it down by the clubhouse and by Cabela's.

Jim Hewitson said that he has differences on mass grading. He doesn't have problems with what they want to do but he does have an issue with mass grading. He said this is far in excess of what our regular grading permit requires so there will be a lot more required of them on this. He said that they were talking about moving mountains and we need to be diligent on moving on this.

Andrew Wilson reiterated what everyone else said and added that we already have water problems. He said to keep the high density down by SR-92.

Megan Peck said that she was at a City Council meeting about a year ago – and nothing has been said about accesses. She hopes that someone will stand up for what needs to be done – Traverse Mountain is not great to work with.

Kerry Schwartz moved to extend the meeting for 30 minutes at 11:15 p.m. Second by Janys Hutchings. Motion carried unanimous.

Dave Butler lives in Traverse Mountain and noted that there was a gathering of people outside of the council chambers before the meeting and people were asking questions and things and none of the high rise housing came into the picture.

Marie Whitmarsh lives in Shadow Ridge and said she is disappointed in the changes. She has concerns with the condition of roads and what the additional amount of traffic will do to them.

Laura Olson said that high-rise buildings will block the view.

Drew Olson lives in Shadow Ridge and said he doesn't want to see high rise buildings go in.

Public Hearing closed at 11:20 p.m.

Vaughn Pickell asked Jack Hepworth if he had a presentation on item 4.10.

Jack Hepworth said that the gray will not change. He said that in La Rhingera we want to up-zone it from 4 to 6 units per acre. He went over the other areas that they want to make high density. He said he has worked for Mountain Home for about 15 months and in that time they had a town meeting and it was broadcast as well as we could broadcast it. He said that through the master association we can mass email – but only about 1/3 of the people have signed up for that. There is also the Traverse Mountain news which there are blogs on there. He said these concept plans and all the information was posted on line. He said they had allowances to do 20-110 units per acre – we are not changing the plan – he said there is going to be a lot of units – 2600 in the canyons – this has always been open and understood.

Chris Bleak moved to table Mountain Homes Development's requests for an amendment to the existing Traverse Mountain Concept Plan and for an amendment to the existing Traverse Mountain Area Plan and recommend that we entertain these items at the next work session on August 7th for further discussion and seeing that we would have to make a decision at a regular meeting we will continue these items on August 14th. Second by Janys Hutchings. Motion carried unanimous.

4.10 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW OF AN AMENDMENT TO THE EXISTING TRAVERSE MOUNTAIN AREA PLAN TO:

- A. REVISE POD 11-6B FROM LOW DENSITY TO MEDIUM DENSITY**
- B. REVISE POD VII 1B FROM LOW DENSITY TO HIGH DENSITY**
- C. REVISE PODS I-4 AND I-11 TO ALLOW COMMERCIAL WITH 40 UNITS PER ACRE**
- D. REVISE FRONTAGE, SETBACK, AND HEIGHT REQUIREMENTS**

Public Hearing opened at 7:00 p.m.

Matt Frederico again stated that he thinks that Jack's understanding is that the home owners are aware of the changes and things going on.

Megan Peck again said it seems that the deal is already going through. She said the roads aren't being maintained; they're not wide enough. She also stated that they're not working with the adjacent land owners.

Public Hearing closed at 11:30 p.m.

Lorin Powell discussed the issue with the pump going down.

Kerry Schwartz said that there is a lot here to digest with both of these actions and he is still trying to understand the ins and outs. He thinks we should take it under advisement and move it to our next meeting or work session so we know what's being proposed here. He said it seems that we're looking at a piece meal approach here.

Jack Hepworth said that he met with Mr. Smith on the new school and they initially said they wanted to start in 2008 but in the purchase agreement it said they have to start by 2012. He said that with the slowdown of the market they don't see a start until 2011.

Chris Bleak said that he agrees with Kerry – with the limited information and not being in this for as long – if they came in and bought and the density was there then they have to deal with it.

Marilyn Schiess said that she agrees – she wants more time to look at it. She said that when Traverse Mountain is on the agenda there is always an audience – so somewhere along the line things are not being done right.

Janys Hutchings said she agrees – we need to look at it more.

Vaughn Pickell said that he lives in Traverse Mountain and does planning for a living and said that putting that density in the canyon was foolish and he doesn't understand the mass grading either – it seems backwards.

Jack Hepworth said that he agrees – he doesn't like that kind of density in the canyons either. He said he doesn't see how they will put 8000 units up there.

Vaughn Pickell said that he could not understand the high density in the canyons and if we're going to amend it we need to do more studying.

Chris Bleak moved to table Mountain Homes Development's requests for an amendment to the existing Traverse Mountain Concept Plan and for an amendment to the existing Traverse Mountain Area Plan and recommend that we entertain these items at the next work session on August 7th for further discussion and seeing that we would have to make a decision at a regular meeting we will continue these items to the August 14th regular meeting. Second by Janys Hutchings. Motion carried unanimous.

CITY BUSINESS

Lorin Powell said that if you want to go on the Frontrunner trip let Dianna know – we'd go at about 4:00 and won't get back until about 5 hours later.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE JUNE 5, 2008 WORK SESSION.

Derek Byrne moved to approve the minutes from the June 5, 2008 work session. Second by Janys Hutchings. Motion carried unanimous.

6.2 APPROVAL OF MINUTES FROM THE JUNE 12, 2008 REGULAR MEETING.

Janys Hutchings moved to table item 6.2 until the August 14, 2008 regular meeting. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

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

Meeting ended at 11:45 p.m.

Date Approved _____

Chairman _____

Secretary _____