

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 14, 2008 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Carolyn Player, Vaughn Pickell, Derek Byrne, Marilyn Schiess,  
Members Absent: Janys Hutchings – excused, Carolyn Nelson – excused, Jason Willes, Chris Bleak  
Others: Dianna Webb, Christie Hutchings, Noreen Edwards, Frankie Christofferson,  
Lorin Powell

Meeting began at 7:10 p.m.

Vaughn Pickell announced that Traverse Mountain has withdrawn their application at this time.

### REGULAR AGENDA

#### **3.1 GINGER PALMER – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE THE GINGER HOUSE PRESCHOOL FROM HER HOME LOCATED AT 961 WEST 3350 NORTH IN AN EXISTING R-1-10 ZONE.**

Christie Hutchings presented the request and stated that the applicant is requesting 12 children per session and will have only one session on Tuesday and Thursday. She said that she has passed her safety inspection.

Ginger Palmer was present for the request.

*Kerry Schwartz moved to grant final approval of Ginger Palmer's request for a Major Home Occupation to operate The Ginger House Preschool from her home located at 961 West 3350 North in an existing R-1-10 zone based on it meeting City code and that she has passed her inspections with the city. Second by Marilyn Schiess. Motion carried unanimous.*

#### **3.2 LINDSAY ROSS – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE LINDSAY ROSS PHOTOGRAPHY FROM HER HOME LOCATED AT 1501 EAST 400 NORTH IN AN EXISTING R-1-8 ZONE.**

Christie Hutchings presented the request and stated that the applicant will be doing the majority of her work offsite but there will be some coming to her home and she has passed her safety inspection.

Lindsay Ross was present for the request.

Kerry Schwartz asked if there is an in home studio.

Lindsay Ross said it will just be the studio. She may have only 2 or 3 come to her home at any one time because she will only be open for appointments.

*Derek Byrne moved to grant final approval of Lindsay Ross's request for a Major Home Occupation to operate Lindsay Ross Photography from her home located at 1501 East 400 North in an existing R-1-8 zone. Second by Carolyn Player. Motion carried unanimous.*

**3.3 STEPHANIE JENSEN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 1938 WEST 1540 NORTH IN AN EXISTING RA-1 ZONE.**

Christie Hutchings presented the request and stated that the applicant would only have two sessions with 8 children and she has passed her safety inspection.

Stephanie Jensen was present for the request and stated that the sessions will be Tuesday and Thursday and Wednesday and Friday.

*Marilyn Schiess moved to grant final approval of Stephanie Jensen's request for a Major Home Occupation to operate a preschool from her home located at 1938 West 1540 North in an existing RA-1 zone. Second by Carolyn Player. Motion carried unanimous.*

**3.4 MERLIN SQUIRES – REQUESTS APPROVAL FOR THE SQUIRES BUSINESS PARK CONDON CONVERSION LOCATED AT 100 SOUTH 1350 EAST IN A COMMERCIAL ZONE. (Continued from the July 10, 2008 meeting)**

Christie Hutchings said that he is asking to be tabled to the next meeting.

*Kerry Schwartz moved to table this item until the next meeting on the August 28, 2008. Second by Derek Byrne. Motion carried unanimous.*

**3.5 LEHI CITY – REQUESTS SITE PLAN APPROVAL FOR THE LEHI LEGACY CENTER OVERFLOW PARKING LOTS: SOUTH OVERFLOW PARKING LOT LOCATED AT 60 NORTH 100 WEST IN AN EXISTING MIXED USE ZONE AND NORTH OVERFLOW PARKING LOT LOCATED AT 160 NORTH 100 WEST IN AN EXISTING R-3 ZONE.**

Christie Hutchings presented the request and said that this is initiated by the city. The north parking area would have 40 parking stalls and the south would have 64 stalls.

Kerry Schwartz asked about the north lot. He stated that it doesn't show the access that is currently there to Marlin's property.

Marlin Peterson said that the gate was put there but it won't be needed now.

Tony Trane was present for the request and stated that those larger trees will need to be taken out unfortunately.

Derek Byrne asked about the xeroscaping.

Tony Trane said that the south lot has been changed – some of the neighbors on the south were more concerned with the closeness of the parking stalls and wanted more of a solid type fence. The City Council likes that idea and it also adds 13 more parking stalls.

Kerry Schwartz asked about this being consistent with our policy as far as land use.

Christie Hutchings said it is a permitted use.

Vaughn Pickell opened this item up for public input at 7:30 p.m.

Dave and Ruth Hoyt live south of the south lot and Dave said that Tony Trane did a good job as far as working with them and they are fine reducing that landscape buffer as long as it is a solid fence like stamped concrete.

Ruth Hoyt said it needs to be done because the city hasn't taken care of it.

Tony Trane said it would be a 6 foot pre-cast concrete fence.

*Kerry Schwartz moved to grant final approval for Lehi City's request for Site Plan for the Lehi Legacy Center overflow parking lots: South overflow parking lot located at 60 North 100 West in an existing Mixed Use zone and North overflow parking lot located at 160 North 100 West in an existing R-3 zone with the stipulation that they are following the drawing provided tonight designating the fence in the south parking lot and as per the drawings for the north parking lot. Second by Marilyn Schiess. Motion carried unanimous.*

- 3.6 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 AREAS**

(Tabled from the July 10, 2008 meeting)

This item was withdrawn by the applicant.

- 3.7 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW OF AN AMENDMENT TO THE EXISTING TRAVERSE MOUNTAIN AREA PLAN TO:**
- A. REVISE POD II-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**

(Tabled from the July 10, 2008 meeting)

This item was withdrawn by the applicant.

## **PUBLIC HEARINGS**

- 4.1 JOHN THOMAS – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 41 NORTH 200 WEST FROM AN R-3 TO A MIXED USE ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that the property to the south and the rear are both in the Mixed Use zone. The applicant has indicated that he would like to have a small business with few employees.

There was no applicant present for the request.

Public Hearing closed at 7:40 p.m.

Derek Byrne said he has no problem recommending approval.

*Derek Byrne moved to recommend approval of John Thomas's request for a Zone District and Zone District Map Amendment on property located at approximately 41 North 200 West from an R-3 to a Mixed Use zone finding that it conforms with the General Plan. Second by Carolyn Player. Motion carried unanimous.*

**4.2 CASEY TAYLOR – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 1245 WEST MAIN STREET FROM AN R-1-8 TO A COMMERCIAL ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and said that the applicant is asking for Neighborhood Commercial. His property is split by the node. It is currently zoned R-1-8 and is part of an existing subdivision but is the only one that has access off Main Street and was an existing home. They are only requesting zoning right now; they don't have any plans for it other than to sell it. The DRC did not move it forward to Planning Commission because they didn't want to create a pocket.

Adam Cowie was present for the request and stated that the property owners to the east (Smiths and Kapps) own next to this and these areas are still in the county – they aren't even in the city yet. He said that Blake Kapp said he was looking to go Commercial instead of Neighborhood Commercial.

Public Hearing closed at 7:47 p.m.

Kerry Schwartz asked about the commercial on the other side and then this being Neighborhood Commercial. He said we're breaking the pattern of NC.

Adam Cowie said that the NC is a better fit for this location.

Derek Byrne said that he will probably go against this because until the new roads are open which will redirect the traffic he will not approve commercial on Main Street.

Kerry Schwartz said that uses in a NC are more for small scale areas which is more appropriate for this site.

Marilyn Schiess said she feels the same way.

*Carolyn Player moved to recommend approval of Casey Taylor's request for a Zone District and Zone District Map Amendment on property located at approximately 1245 West Main Street from an R-1-8 to a **Neighborhood Commercial** zone based on it's consistency with the General Plan and include DRC comments. Second by Marilyn Schiess. Motion carried 4-1 with Derek Byrne opposed.*

**4.3 STAN LEWIS & LARRY HADFIELD – REQUEST REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 16.1 ACRES OF PROPERTY LOCATED GENERALLY AT 1100 WEST 1000 SOUTH FROM TH-5 TO A COMMERCIAL ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that when this item was before the Planning Commission for the General Plan Amendment you recommended denial but the City Council approved it. So now the applicants are here for a zone change. She said some of the concerns were with access and having straight commercial instead of NC.

Kerry Schwartz asked why the City Council felt that commercial was ok with this where we have been trying to keep the lots larger with the VLDRA.

Lorin Powell said that it is purely related to 10<sup>th</sup> South and that they felt that commercial was better there.

Dianna Webb said that access may still be an issue.

Steve Holbrook said that the amount of land that's there isn't large enough for anything big to come in – but there would be good neighborhood commercial there even though it is not zoned as NC. They didn't feel that there would be anything large put in there.

Derek Byrne said that at the last meeting there were other neighbors that came in and wanted commercial on their property as well.

Larry Hadfield was present for the request and stated that when we put this in the other property owners had no objection to it – the only one that showed up to that last meeting was Drew Downs.

Dianna Webb said that she has received an application by Sue Collier for the rest of that property

Public Hearing closed at 8:10 p.m.

*Marilyn Schiess moved to recommend approval of Stan Lewis & Larry Hadfield's request for a Zone District and Zone District Map Amendment on property located generally at 1100 West 1000 South from TH-5 to a Commercial zone seeing it does conform to the General Plan and include DRC comments. Second by Derek Byrnes. Motion carried unanimous.*

**4.4 DALE BENNETT – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE BARNETT ANNEXATION, APPROXIMATELY 6.85 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 WEST BULL RIVER ROAD TO A PROPOSED TH-5 ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that they just want to go to TH-5 at this time.

Marty Sheer, Laurie Barnett and Earl Lelegren were present for the request.

Public Hearing closed at 8:11 p.m.

*Kerry Schwartz moved to recommend approval of Dale Bennett's request for TH-5 zoning on the Barnett Annexation, approximately 6.85 acres of property located at approximately 1300 West Bull River Road based on the fact that it is consistent with the General Plan and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**4.5 KENT & ANN BAILEY – REQUEST REVIEW AND RECOMMENDATION OF ZONING ON THE (FREEDOM ACRES) BAILEY ANNEXATION, APPROXIMATELY 5.14 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 1900 WEST TO A PROPOSED TH-5 ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that they are also requesting TH-5. She said there are some issues with fire protection from the County and they felt that it would be better if they came into the City.

Ann Bailey was present for the request.

Public Hearing closed at 8:13 p.m.

*Derek Byrne moved to recommend approval of Kent & Ann Bailey's request for TH-5 zoning on the (Freedom Acres) Bailey Annexation, approximately 5.14 acres of property located at approximately 1300 South 1900 West including DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**4.6 MATT RASBAND – REQUESTS PRELIMINARY SUBDIVISION REVIEW FOR DISCOVERY OFFICE PARK PHASE II LOCATED AT APPROXIMATELY 200 SOUTH INTERSTATE PLAZA DRIVE IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented items 4.6 and 4.6A together and stated that this is for the 2<sup>nd</sup> phase of the office park. This phase is slightly under what is required for landscape and parking but if you look at the over all its fine.

Matt Rasband was present for the request.

Public Hearing closed at 8:16 p.m.

*Kerry Schwartz moved to grant final approval of Matt Rasband's request for Preliminary Subdivision review for Discovery Office Park Phase II located at approximately 200 South Interstate Plaza Drive in an existing Commercial zone including DRC comments and based on its further expansion of the subdivision and conformity to the uses in that area. Second by Marilyn Schiess. Motion carried unanimous.*

**4.6A MATT RASBAND – REQUESTS SITE PLAN APPROVAL FOR THE DISCOVERY OFFICE PARKS PHASE II LOCATED AT APPROXIMATELY 200 SOUTH INTERSTATE PLAZA DRIVE IN A COMMERCIAL ZONE.**

Discussion included under item 4.6.

Public Hearing closed at 8:17 p.m.

*Derek Byrne moved to grant final approval of Matt Rasband's request for Site Plan approval for the Discovery Office Park Phase II located at approximately 200 South Interstate Plaza Drive in a Commercial zone as discussed tonight. Second by Carolyn Player. Motion carried unanimous.*

**4.7 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE CHAPTER 4, REMOVING THE WORDING THAT CREATES THE MARCH/ SEPTEMBER WINDOW FOR FILING AMENDMENTS TO THE LEHI CITY GENERAL PLAN.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that these requests always went to City Council for an application outside the window and they were always being granted.

Public Hearing closed at 8:19 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Chapter 4, removing the wording that creates the March/ September window for filing amendments to the Lehi City General Plan for administrative economy. Second by Marilyn Schiess. Motion carried unanimous.*

#### **4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN UPDATE TO THE MODERATE INCOME HOUSING ELEMENT OF THE LEHI CITY GENERAL PLAN.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings said that this is for an amendment required by the state that we do a yearly analysis with in the city.

Kim Struthers stated that we don't have to look at the full range - they focus on the 80% - we're trying to do an EDA. Some of those funds have to be applied to moderate income housing unless we can show that we have that covered.

Discussed what those funds go for.

Kim Struthers explained exactly what we're trying to do.

Frankie Christofferson discussed how this works through the Consortium.

Public Hearing closed at 8:30 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City's request for an update to the Moderate Income Housing Element of the Lehi City General Plan based on the consistency with the States recommendation to update the plan. Second by Marilyn Schiess. Motion carried unanimous.*

#### **4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AMENDMENTS TO THE LEHI CITY GENERAL PLAN LAND USE MAP ADDING NEW MASTER PLANNED TRAILS WEST OF THE JORDAN RIVER, ADDING CONNECTOR TRAILS BETWEEN THE JORDAN RIVER PARKWAY AND THE EAST RAIL ROAD TRAIL AT APPROXIMATELY 2300 WEST AS WELL AS NORTH OF PILGRIM'S LANDING, AND MAKING ADJUSTMENTS TO THE ALIGNMENT OF THE SPRING CREEK TRAILS.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated that we are adding two connector trails - there is a slight change in the Spring Creek Development.

Kim Struthers said that Councilman Holbrook approached us about the Welby Jacobs Canal and Saratoga has one through there Harvest Hills development. We would like to put a trail on the north side of 2100 North to provide some pedestrian movement outside of that roadway. Steve Holbrook is working with UDOT on having a farm access under Redwood Road so he can run his farm and he has land on both sides of Redwood. As we bring this trail in we may be able to coordinate that so we can take pedestrians

under Redwood Road. Also 2300 West would go up under I-15 and use the crossing as Thanksgiving Point across to the Jordan River Trail.

Public Hearing closed at 8:36 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City's request for amendments to the Lehi City General Plan Land Use Map adding new master planned trails west of the Jordan River, adding connector trails between the Jordan River Parkway and the east Rail Road Trail at approximately 2300 West as well as north of Pilgrim's Landing, and making adjustments to the alignment of the Spring Creek trails with a recommendation to consider the underpass for crossing on Redwood Road associated with the Holbrook Annexation because these are important facilities for the residents of Lehi and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**4.10 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT, ADDING A NEW MODERATE HIGH DENSITY LAND USE CLASSIFICATION TO BOTH THE GENERAL PLAN TEXT AND MAP.**

Public Hearing opened at 7:10 p.m.

Christie Hutchings presented the request and stated in order to get this General Plan and zone you would have to have a detailed concept and you would be required to have a PUD overlay.

Vaughn Pickell said to be consistent with the moderate or intermediate high density – page 14 of definitions. He said that we should go with the Intermediate.

Discussed replacing all 'Moderate' with 'Intermediate' in all documents and tables.

Public Hearing closed at 8:45 p.m.

Discussed combining both items in one motion.

*Derek Byrne moved to recommend approval of Lehi City's request for changes related to adding a new Moderate High Density zone and land use classification including the Lehi City General Plan Land Use Element, the Lehi City Development Code Chapter 5, Tables 05.030A and 05.040A, Chapter 12 and Section 27.040 changing all references to the 'Moderate High Density' to 'Intermediate High Density' as discussed. Second by Carolyn Player. Motion carried unanimous.*

**4.11 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE AND PLANNING ZONE MAP, CREATING A NEW MODERATE HIGH DENSITY RESIDENTIAL (R-2.5) ZONE. DEVELOPMENT CODE CHAPTERS TO BE AMENDED INCLUDE THE FOLLOWING:**

- A. CHAPTER 5, ESTABLISHMENT OF ZONING DISTRICTS AND TABLES 05.030A AND 05.040A, ADDING THE R-2.5 ZONE.
- B. CHAPTER 12, DEVELOPMENT STANDARDS, ADDING STANDARDS FOR THE R-2.5 ZONE.
- C. SECTION 27.040, WATER RIGHTS CONVEYANCE, ADDING THE R-2.5 ZONE TO THE WATER RIGHTS CONVEYANCE TABLE.

Public Hearing opened at 7:10 p.m.

Discussion included under item 4.10.

Public Hearing closed at 8:45 p.m.

Discussed combining both items in one motion.

*Derek Byrne moved to recommend approval of Lehi City’s request for changes related to adding a new Moderate High Density zone and land use classification including the Lehi City General Plan Land Use Element, the Lehi City Development Code Chapter 5, Tables 05.030A and 05.040A, Chapter 12 and Section 27.040 changing all references to the ‘Moderate High Density’ to ‘Intermediate High Density’ as discussed. Second by Carolyn Player. Motion carried unanimous.*

**APPROVAL OF MINUTES**

**5.1 APPROVAL OF MINUTES FROM THE JUNE 12, 2008 MEETING. (Tabled from the July 10, 2008 meeting)**

*Marilyn Schiess moved to approve the minutes from the June 12, 2008 meeting. Second by Carolyn Player. Motion carried unanimous.*

**5.2 APPROVAL OF MINUTES FROM THE JULY 3, 2008 WORK SESSION.**

*Carolyn Player moved to approve the minutes from the July 3, 2008 work session. Second by Marilyn Schiess. Motion carried unanimous.*

**5.3 APPROVAL OF MINUTES FROM THE JULY 8, 2008 MEETING.**

*Kerry Schwartz moved to approve the minutes from the July 8, 2008 meeting. Second by Carolyn Player. Motion carried unanimous.*

**5.4 APPROVAL OF MINUTES FROM THE JULY 10, 2008 MEETING.**

*Marilyn Schiess moved to approve the minutes from the July 10, 2008 meeting. Second by Derek Byrne. Motion carried unanimous.*

**CITY BUSINESS**

Dianna Webb said she has to submit applications for the Planning Conference in September by the end of the month for anyone that wants to attend.

Christie Hutchings said that on Sept 11<sup>th</sup> at 6 p.m. there is a Blueprint Jordan River at the Senior Center.

**ADJOURN**

*Carolyn Player moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.*

Meeting ended at 8:50 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_