

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 23, 2008 in the Lehi City Council Chambers.

Members Present: Vaughn Pickell, Marilyn Schiess, Derek Byrne, Kerry Schwartz, Carolyn Nelson, Jason Willes

Members Absent: Carolyn Player – excused, Chris Bleak – excused, Janys Hutchings - excused

Others: Dianna Webb, Frankie Christofferson, Kim Struthers, Noreen Edwards, Lorin Powell, Council member Mark Johnson, Doug Meldrum

Meeting began at 7:13 p.m.

### REGULAR AGENDA

#### **3.1 CARY DUNN – REQUESTS APPROVAL OF BUILDING ELEVATIONS FOR THE APPROVED DEL TACO LOCATED AT 3633 NORTH THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE. (Tabled from October 9, 2008)**

Kim Struthers presented the request and stated that this was tabled from the last meeting and they have submitted new elevations.

Discussed that this is in the Thanksgiving Point Area Plan and the applicant will need to comply with them. They have approved the new elevations.

*Marilyn Schiess moved to grant final approval of Cary Dunn's request for approval of the building elevations for the approved Del Taco located at 3633 North Thanksgiving Way in an existing Resort Community zone finding that we really like the new design and include DRC comments. Second by Derek Byrne. Motion carried unanimous.*

Kerry Schwartz asked if we wanted to incorporate the requirements mentioned in the letter from Thanksgiving Point – where the sign needs to be limited to certain specifications.

#### **3.2 MERLIN SQUIRES – REQUESTS REVIEW AND RECOMMENDATION FOR THE SQUIRES BUSINESS PARK CONDO CONVERSION LOCATED AT 100 SOUTH 1350 EAST IN A COMMERCIAL ZONE. (Tabled from August 28, 2008)**

Kim Struthers stated that the applicant was not ready and has asked that this be tabled – he may be ready for the meeting in November or we could just continue it until the applicant is ready.

*Derek Byrne moved to continue this item until the applicant is ready with the CC&R's. Second by Marilyn Schiess. Motion carried unanimous.*

#### **3.3 KEVIN LONG – REQUESTS REVIEW AND RECOMMENDATION FOR A CONCEPT PLAN FOR THE HYATT PLACE HOTEL LOCATED AT THE SOUTHWEST CORNER OF GRAND TERRACE PARKWAY AND TRIUMPH BLVD. IN A PLANNED COMMUNITY ZONE.**

Kim Struthers presented the request and stated that this is a permitted use. They state that the hotel will have 136 rooms and will be 6 stories. The parking requirements are 1 stall per room and they have 126 stalls for patrons and 10 additional for employees. They are aware that they need to come through with a Site Plan and a Subdivision for the part of the parcel they want to use.

Kevin Long with Sequoia Development in Sandy was present for the request. He discussed the history of the development company and said that they had secured the franchise rights for the Hyatt products in the state of Utah. He said that a Hyatt Place is not a full service Hyatt Hotel but it does have food service intended for its users and the meeting space. There are convention facilities. He said that the City Code requires a 30 foot landscape setback and it allows you to go down to 10' by the Planning Commissions discretion. He stated that because of the grading they would need to go down to 15' in some areas. They wanted to make sure you were comfortable with that before we come in for approval.

Kerry Schwartz asked about the retaining walls and how high the hotel site will be above this.

Kevin Long said that the highest place is up to the corner by the stop light. He said they wanted to adjust the building to make it a better product – the parking will all be surface parking – no below ground. He discussed the wall heights along the property.

Kerry Schwartz said that he is concerned with the 14 foot retaining wall against the property to the south. He asked Lorin about having a sloped parking lot.

Lorin Powell said that it's hard to make it work – it would be tough up there – the southeast corner is by the road because the road continues to drop right there.

Kevin Long said that our engineering firm worked closely with Traverse Mountain on this. The street frontage is the best utilization for sloping that off and their vision is to have the other pads for restaurants. He said that's why we want to address things like that now before the subdivisions done. We will get with our engineers and make sure we do the best for this and the best transition for that next lot.

Kerry Schwartz said that this will be the first multi story building in this area and asked what kind of impact will this have in that area – what will come in behind this.

Jack Hepworth said that this will be generating traffic for whatever is up there. He explained what the other properties would be used for.

*Derek Byrne moved to recommend approval of Kevin Long's request for Concept Plan for the Hyatt Place Hotel located at the southwest corner of Grand Terrace Pkwy and Triumph Blvd in a Planned Community zone as the concept was outlined tonight and give indication that it looks like the deviations on the landscape buffer will be necessary to fit the building as presented to us and suggest getting with the engineer to reconsider the retaining wall to the south. Second by Marilyn Schiess. Motion carried unanimous.*

**3.4 MOUNTAIN HOME DEVELOPMENT – REQUESTS AN AMENDMENT TO THE TRAVERSE MOUNTAIN AREA PLAN TO INCLUDE EXCEPTIONS FROM THE CITY REQUIREMENTS FOR HILLSIDE PRESERVATION AND GRADING. (Approximately 2600 acres located north of SR-92 between I-15 and approximately 300 West) (Tabled from October 9, 2008)**

Kim Struthers presented the request.

*Kerry Schwartz moved to discuss item 3.4 back with the other Mountain Home Development items so we can give consideration all at the same time. Second by Carolyn Nelson. Motion carried unanimous.*

Discussion included under item 4.9.

*Kerry Schwartz moved to recommend denial of Mountain Home Development's request for an amendment to the Traverse Mountain Area Plan to include exceptions from the City requirements for Hillside Preservation and Grading, approximately 2600 acres located north of SR-92 between I-15 and approximately 300 West based on the fact that we have an accepted Hillside Preservation and Grading Plan as part of the Development Code and it doesn't affect their vesting rights. Second by Jason Willes. Motion carried unanimous.*

## **PUBLIC HEARINGS**

### **4.1 IG SIGNS – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE AN 80 FOOT HIGH POLE SIGN FOR THE HAMPTON INN LOCATED AT APPROXIMATELY 3576 THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that back in September we had given approval for a pole sign - but because of miscommunication or something the building permit was issued for something that was not approved. They want to come back and build the sign to conform to the city. He said that this does fall in the Resort Community zone so it would need approval from the architectural committee. He said that the Planning Commission did approve the 80 foot height. He mentioned that Thanksgiving Point is still in conversations with the sign company and haven't given any type of approval – so the motion should be subject to the Thanksgiving Point review committee's approval.

No applicant present.

Public Hearing closed at 8:00 p.m.

Vaughn Pickell said that they already have a Conditional Use approval so he thinks they should go to Thanksgiving Point and get their approval and then they can come back to us.

Discussed what Thanksgiving Point is concerned with and what may be required by them. Thanksgiving Point also had concerns about the location being different from what was approved. There was discussion back in May 2007 that Thanksgiving Point was willing to let them get the sign high enough to see from the freeway.

Brad Carter with Nova Source Development said that their client Del Taco has plans to position on that pole sign. He said that their understanding is that this pylon sign could be placed any where along the frontage of Thanksgiving Way. The roadway realignment that is in progress caused the sign to be moved down by JCW's. He said they understood that the height of the sign had been approved by Thanksgiving Point.

*Kerry Schwartz moved to deny IG Signs request for Conditional Use approval to locate an 80 foot high pole sign for the Hampton Inn located at approximately 3576 Thanksgiving Way in an existing Resort Community zone based on the fact that we previously approved a pole sign location and conditions that have not been followed through with. Second by Marilyn Schiess. Motion carried unanimous.*

### **4.2 GORDON MINER – REQUESTS REVIEW AND RECOMMENDATION FOR A PLAT AMENDMENT ON DAIRY VIEW ESTATES PLAT B LOCATED AT 972 NORTH 1710 EAST IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that this revision affects 4 lots of that development. He thinks the intent is because the market is soft and there is no movement and the owner would just like to create two larger lots right now. When the market improves he will come back and make these smaller lots. The issue has come up as to whether or not the stubs for the services will need to be removed or would they be allowed to remain. He said that Mr. Gordon wants to take off note 2 of the DRC comments regarding the building permit being

issued. He thinks maybe there is an issue with taxes where there are separate lots – he wants to minimize the tax burden on this.

Nancy Miner was present for the request.

Public Hearing closed at 8:18 p.m.

Kim Struthers said that Lee Barnes in his comment said that he wants the extra services to be removed. He doesn't want services that aren't being used just sitting there.

Vaughn Pickell said that it would need to follow our standard detail which allows only one service per lot.

Kerry Schwartz said that we need to go with the standard detail with only one service per lot - you can't have it both ways.

Marilyn Schiess feels the services should be taken out or the subdivision remain as is.

Lorin Powell said that the corp stop is always live so it makes it a problem.

Kerry Schwartz said that he doesn't have a problem with the subdivision change but he does with the water connections.

Marilyn Schiess feels the same.

*Kerry Schwartz moved to recommend approval of Gordon Miner's request for a plat amendment on Dairy View Estates Plat B located at 972 North 1710 East in an existing RA-1 zone with the following condition: that the water service at the abandoned lots be removed prior to recording the new plat so there is only one service per lot with the reason behind that is because we had an approved subdivision with houses and lots sold in this area and it should follow the standard detail and specifications and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

**4.3 KRISTI SEELY – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .51 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 500 WEST FROM A TH-5 TO AN R-1-22 ZONE.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that the next two items go together – the applicant is requesting a zone change on the one ½ acre parcel portion.

Kristi Seely was present for the request.

Public Hearing closed at 8:30 p.m.

*Kerry Schwartz moved to recommend approval of Kristi Seely's request for a Zone District and Zone District Map Amendment on approximately .51 acres of property located at approximately 1100 South 500 West from a TH-5 to an R-1-22 zone based on the surrounding zoning and consistency with the General Plan. Second by Marilyn Schiess. Motion carried unanimous.*

**4.4 KRISTI SEELY – REQUESTS APPROVAL OF COX ESTATES, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 1001 SOUTH 500 WEST IN A PROPOSED R-1-22 ZONE.**

Public Hearing opened at 7:13 p.m.

Discussion included under item 4.3.

Public Hearing closed at 8:30 p.m.

*Kerry Schwartz moved to grant final approval of Kristi Seely's request for Cox Estates, a 2-lot subdivision with an existing home located at 1001 South 500 West in a proposed R-1-22 zone based on the fact that it will be consistent with the zone and requirements of the city and include DRC comments. Second by Derek Byrne. Motion carried unanimous.*

**4.5 WILL JONES – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN AMENDMENT ON APPROXIMATELY 7 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2300 WEST MAIN STREET FROM AN MDR (MEDIUM DENSITY RESIDENTIAL) TO A COMMERCIAL LAND USE DESIGNATION.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that this is next to the Kathy Morgan property out west. Part of this property falls in the Commercial Node so her property was granted commercial zoning and Mr. Jones is requesting Commercial as well. His property was approved for R-2 but with the market like it is he thinks he wants to change that to commercial zoning.

Scott Larson, a partner to Will Jones, was present and stated that we feel this would make sense for this go commercial where it is surrounding a commercial piece and this corner will become a busy corner. He said they have had discussion that Kathy Morgan and they may want to purchase a part of ours. We don't have a specific tenant in mind right now.

Public Hearing closed at 8:40 p.m.

Kerry Schwartz asked if we wanted to specify this as Neighborhood Commercial.

Lorin Powell said that we really are just adding to the Commercial in a consistent fashion. In the future up north, 2300 West will have as many cars on it as Main Street. This will be a busy commercial area.

Doug Meldrum asked if anything had been figured with the depth of the property.

Discussed this corner and the NC node versus straight commercial.

*Carolyn Nelson moved to recommend approval of Will Jones' request for a General Plan Amendment on approximately 7 acres of property located at approximately 2300 West Main Street from MDR (Medium Density Residential) and NC (Neighborhood Commercial) node to Commercial and to recommend to staff that they change the General Plan removing that Neighborhood Commercial Node and make it straight Commercial because 2300 West will be having more traffic than what it does now when it is finished to the north. Second by Marilyn Schiess. Motion carried unanimous.*

**4.6 BROADMOOR PARK, LLC – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN AMENDMENT ON APPROXIMATELY 11 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 600 EAST 400 SOUTH FROM A LDR (LOW DENSITY RESIDENTIAL) TO AN IHDR (INTERMEDIATE HIGH DENSITY RESIDENTIAL) LAND USE DESIGNATION.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that this is south of Albertson's. They are requesting a change and last month the City Council adopted an approval for the new 2.5 zone and the IHDR. They want to apply

this to this property and it would need to be a PUD development. They have submitted a Concept Plan which is required for this zoning. The fire marshal had made a comment on the long dead end roads and that is the reason for the revised plan.

Paul Washburn was present for the request and stated that the design of the elevations is so they look like one large house.

Emily Mortimer owns property to the NW corner and is concerned that there is an entrance to 600 East. She is concerned with the closure of 300 East for Frontrunner and that would bring a lot of traffic up through there.

Steve Schoonover lives on 600 East and stated that he represents Thomas J Peck and Sons as well as his family. He said that they did get the letter from UTA and it is a concern if they close that crossing. He stated that he is surprised that this came back up since Washburn and Assoc came forward with this a couple years ago. He said it looks pretty good but he is still concerned with the sewer drainage on 600 East. There is a bad stench from the sewer on 600 East and he feels that there are some health risks that have not been taken care of. He said he has concerns with the traffic, especially since 600 East dead ends at the Peck's truck yard even though there is a private lane there.

Dave Mortimer said that he would rather see the whole parcel as commercial.

Public Hearing closed at 9:05 p.m.

Paul Washburn said that they have tried to make the accesses the easiest way. We have met with the City Engineer on the sewer and other issues and it will sewer to the east.

Kerry Schwartz said that we've seen a lot of ideas presented for down there and at one point this was all going to be commercial and there were a lot of concerns from the neighbors on this all being commercial.

Discussed sewerage this and what would be the best way.

Lorin Powell said he doesn't know that for sure right now. He said that they will definitely look into any possibility of methane in the sewer. He said usually it's from not enough going through the pipes. He went over the hazards of that crossing and the stacking issue on 300 East – it is his intent to get the traffic back to Center Street and across.

Jason Willes said that he is looking at the General Plan Amendment – if this is something that we don't want to see changed then the rest of the discussion isn't worth this any way.

Vaughn Pickell said that the City Council has made the change to have both the R-2.5 and the IHDR.

Jason Willes said that as it stands it is commercial zoning. The General Plan shows LDR and the requested change is for IHDR. We need to resolve that before we go too much further into it.

Paul Washburn said that when we came in we wanted that to go all commercial and the neighbors didn't want that. They wanted some kind of a residential plan that would work there. We had an office park there and after meeting with the neighbors we felt that some sort of residential would be better.

Discussed when it was all commercial and the traffic concerns coming out onto 600 East.

Jason Willes said that he thinks the transition with this type of development is probably a good compromise. There will be some traffic concerns. He said he has no objection to the General Plan Amendment. But we can get into all sorts of details with the Concept Plan. We need to decide if the concept is good because they will have to come back multiple times to get the actual development going.

Kerry Schwartz said that as a neighborhood on this we have gone back and forth. He said it does go back to it all being commercial and the neighbors being concerned with that. This resulted from that and Mr. Washburn was trying to make a transition between the existing residential and commercial. We also have to consider the neighborhood to the north.

Discussed if this is a good transition for this area.

Jason Willes said there will be some design issues as we go but it's a good transition.

Motion included under item 4.6A.

**4.6A BROADMOOR PARK, LLC – REQUESTS REVIEW AND RECOMMENDATION FOR A CONCEPT PLAN FOR A 97-UNIT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 600 EAST 400 SOUTH IN A PROPOSED R-2.5 ZONE.**

Discussion included under item 4.6.

*Jason Willes moved to recommend approval Broadmoor Park LLC's request for a General Plan Amendment on approximately 11 acres of property from a Low Density Residential to an Intermediate High Density Residential land use designation. Second by Carolyn Nelson.*

Dianna Webb said that the concept has to be approved to implement the General Plan so both would have to be approved.

*Jason Willes moved to amend his motion to included a positive recommendation for the Concept Plan for a 97-unit Planned Unit Development stating that it is just a concept review at this point and there will be a number of issues that will need to be resolved with this and in the end the development may not get a favorable recommendation; there are design issues that could come up that could possibly influence our decisions, for example if the sewer becomes an issue which it sounds like it may. Second by Carolyn Nelson.*

Lorin Powell said that since this has traffic issues you may want to have a additional traffic study.

Kim Struthers said they may need to update it with the closures.

*Jason Willes moved to modify his motion to include an updated traffic study that reflects the possible closure of 300 East and how that might affect this development. Second stands by Carolyn Nelson. Motion carried 5-1 with Kerry Schwartz opposed.*

**4.7 WESTFIELD PROPERTIES – REQUESTS REVIEW AND RECOMMENDATION FOR A CONCEPT PLAN FOR THANKSGIVING STATION, A COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 2100 NORTH 1400 WEST IN A RESORT COMMUNITY ZONE.**

Public Hearing opened at 7:13 p.m.

Kim Struthers said that the applicant has asked that we postpone this item. They are still working with Thanksgiving Point on properties from both Westfield and Thanksgiving Point. They do want to continue to grade the site and they have to have a concept plan in order to do that.

*Kerry Schwartz moved to continue Westfield Properties request for Concept Plan for Thanksgiving Station, a commercial development located at approximately 2100 North 1400 West in a Resort Community zone at the applicants' request. Second by Marilyn Schiess. Motion carried unanimous.*

**4.8 G CODE VENTURES – REQUESTS REVIEW AND RECOMMENDATION FOR A REVISED CONCEPT PLAN FOR THE POINT LOCATED AT APPROXIMATELY 4800 NORTH FRONTAGE ROAD IN A PROPOSED SPORTS ENTERTAINMENT ZONE.**

Public Hearing opened at 7:13 p.m.

Kim Struthers said the applicant wants to have this postponed to the next meeting.

*Derek Byrne moved to continue G Code Ventures' request for a revised Concept Plan for The Point located at approximately 4800 North Frontage Road in a proposed Sports Entertainment zone. Second by Kerry Schwartz. Motion carried unanimous.*

*Kerry Schwartz moved to take a 5 minute break at 9:40 p.m. Second by Marilyn Schiess. Motion carried unanimous.*

Meeting reconvened at 9:48 p.m.

**4.9 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 30.17 ACRES OF PROPERTY LOCATED AROUND THE EAST FRONTAGE ROAD AND SR-92 FROM A COMMERCIAL TO A PLANNED COMMUNITY DESIGNATION.**

Public Hearing opened at 7:13 p.m.

Kim Struthers presented the request and stated that the commission at that point had questions on vesting. He said that Dianna, Lorin and himself had talked to Ken Rushton this afternoon. This relates to some of the other items where showing geographically where they want to mass grade.

Lorin Powell said that these items all interplay.

Jack Hepworth was present for the request and said that he can go through these together and the Concept Plan will start honing in on the grading. He went through the history of entitlement. The Concept Plan change is not with entitlements but with additional properties.

Discussed all Traverse Mountain items together.

Jack Hepworth said that the change with the increase of density to get the 4400 units was the incorporation of the canyon districts and that is where we thought the mass grading could occur. We have 728 acres of open space as of tonight - so from the 2006 Area Plan what we changed on the August 2007 Concept Plan was the school and park, an addition of a park, the school civic area became all school and the high density became medium density. We are asking for these 30 acres by the Frontage Road with a General Plan Amendment from Commercial to be incorporated in to the Planned Community. We are not asking for any increase, yield or density for this. He said at this time there are the 2 areas that have been designated for mass grading; Sage/Radio canyons and Fox canyon. The reason we're requesting a conceptual vision plan is for when we come in to do the lots at that time we will come through for the Public Hearing. Since this will take a long time to do the mass grading we are asking for the variances for what will be adopted as the Hillside Ordinance and Grading.

Kerry Schwartz said that it was helpful to walk through that – there is still a lot to digest.

Lorin Powell said that we need to focus on the grading issue independent of the others. We need to adopt the new concept to have it match up with what we're doing on the amendment. He said one of the things you need to remember is that this is a concept - he is asking for an exception that there not be a preliminary versus a visionary plan that would go through Jim (hatched area).



Jason Willes asked how they can have a vested right on grading when we had a hillside of 30%.

Lorin Powell said that the ordinance does allow grading in 30% in our standards.

Kerry Schwartz said that Mountain Home is asking to be exempt from the new requirements. What does Ken Rushton say about that and is this an additional request to exempt them from the policy.

Lorin Powell said that we did adopt the ordinance to allow cutting into the 30% and with that we are implementing going into this new area. You can do that if you have a preliminary and all they are asking for is a variance from the preliminary in place to a grading ordinance. However this is implemented they can mass grade with the ordinance that is being adopted. He said we all went up there a while back and there was an area that was part of the concept and there was discussion to remove that entire mountain. They are asking that an additional piece be added. His opinion is that we want to help them get along with their process. He said he's comfortable with the area to the north (Radio and Sage canyon) falling in this designation and the area to the east but in the center, the Fox Canyon area is more questionable. It hasn't really been discussed. We are now refining it with the vested right they do have and he feels comfortable with the northwest canyons.

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

Jack Hepworth said that we would like Sage and Radio canyons to go forward having Fox canyon go through the preliminary process.

Lorin Powell said that Ken Rushton came to that consensus this afternoon.

Vaughn Pickell asked if they had vested rights to do mass grading why are they wanting an amendment.

Lorin Powell said that it is implementation – there is an exception but I don't feel it should apply with Fox Canyon.

Kerry Schwartz said that in this case for Sage and Radio Canyons they're asking to allow a conceptual visionary plan instead of the preliminary plan. He thinks we need to stay with the code and not allow special exceptions. He said he was hoping to get more information on the vesting issue.

Lorin Powell said the vesting issues relate to the grading. The grading has a vesting issue and it is on the concept – the rest of the items are more discretionary it's just how we implement them.

Jason Willes asked how the vesting took place for grading over 30%.

Lorin Powell said because it was in a concept that was approved – and an Area Plan can modify all City ordinances – it can be a brand new book independent and can change.

Jason Willes said it feels like the city is being manipulated to go along with this.

Lorin Powell said that the whole thing was because of Cabela's. What came out of that was new density and new areas to go with the building. According to Ken Rushton the vesting starts in each phase although you still need to implement it. The Area Plan may negate it – you still have to show that it works – even though you're vested you need to show that it works.

Jason Willes said it's like we're being led instead of us giving guidance.

Jack Hepworth said that with the adoption of the ordinance – they were given direction by staff to come up with an ordinance for the vesting.

Lorin Powell said that things have been done that we right here don't have any control over. Now we're trying to implement things that we may not have voted for but now have the obligation to make sure it works in the best method we can. It was purposely expanded to accommodate the density.

*Jason Willes moved to extend the meeting for 15 minutes at 11:00 p.m. Second by Kerry Schwartz. Motion carried unanimous.*

Julie McCormick, lives in Woodhaven, stated that she appreciates the timeline laid out by Jack and has 3 concerns. The biggest one is the tractor trailers going through this development. She stated that at certain time of the day there are a lot of buses running in and out of the community. She doesn't like to see the trucks going through when the busses are picking and dropping kids off. The trucks excavating Fox Canyon would have to come out through the neighborhoods. She is also worried about things changing **again** with the open space. There are also not enough parks. She said that a year ago in August they were pleading and begging at City Council for more parks. She said that as residence they feel that things don't add up with Traverse Mountain as well. She said she feels that this can be worked out where the community can be safe and happy and still grow.

Tyson Johnson, lives in Shadow Ridge, stated that he is concerned with the trucking and where they're going to take it. He is concerned with the safety of the children, the noise and dust. He said it seems that they're putting in developments that will drive the property values down further. He said it seems that they're chipping away at the rules to get done what they want done.

Jim Condor, lives in Woodhaven, stated that he is concerned with the grading and it lasting between 10 and 20 years. He is concerned with the amount of traffic and the trucks that don't stop at the stop signs. He said they honk at people to get out of the way. This change will affect their lifestyles.

*Kerry Schwartz moved to extend the meeting for 15 minutes at 11:15 p.m. Second by Jason Willes. Motion carried unanimous.*

Jim Condor asked who would foot the cost of repairing the roads with all the trucks going on them. He said that the expenses and the safety hazards need to be addressed and we need to have truck routes established and have environmental studies done.

Anita Condor agrees with what has been said and added that there are several vacant homes and there have been break-ins because of the situation. She said she has heard that they don't have a lot of equity in the homes and that's why they'll let their homes go and cut the losses. She's afraid it will turn into another Suncrest.

Cheryl Hayes, lives in Woodhaven, and stated that her back yard looks over Fox Canyon. She said they want this to be a success but we are concerned with all the traffic while hauling out all that dirt.

Public Hearing closed at 11:20 p.m.

Vaughn Pickell said removing those 20 million cubic yards will add up to about 342 loads a day down Sage and Radio canyons.

Jason Willes asked when does a mass grading operation becomes a mining operation. He said this is mining. Geneva would go nuts to be able to do this. He said with how much material is being removed we need to consider how much material is considered grading and how much is considered mining.

Vaughn Pickell said that in the staff report it has mass grading included.

*Derek Byrne moved to recommend approval of Mountain Home Development's request for an amendment to the Lehi City General Plan Land Use Map on 30.17 acres of property located around the east Frontage Road and SR-92 from Commercial to a Planned Community designation.*

Discussed that this extra 30.17 acres allows them to put some of the density there.

*Motion died for lack of a second.*

*Kerry Schwartz moved to extend the meeting for 15 minutes at 11:30 p.m. Second by Marilyn Schiess. Motion carried 5-1 with Carolyn Nelson opposed.*

Lorin Powell said that whatever you decide it has to be implemented in the Area Plan and Concept. Item 3.9 has nothing to do with density and item 4.9 has to be approved before you can look at the Concept.

*Derek Byrne moved to restate his previous motion - to recommend approval of Mountain Home Development's request for an amendment to the Lehi City General Plan Land Use Map on approximately 30.17 acres of property located around the east Frontage Road and SR-92 from Commercial to a Planned Community designation. Second by Marilyn Schiess. Motion carried 5-1 with Jason Willes opposed.*

**4.10 MOUNTAIN HOME DEVELOPMENT – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE PROPOSED ADDITION OF A 30.17 ACRE AREA TO THE EXISTING TRAVERSE MOUNTAIN PLANNED COMMUNITY LOCATED GENERALLY AROUND THE EAST FRONTAGE ROAD AND SR-92 IN A PLANNED COMMUNITY ZONE AS WELL AS A CONCEPT PLAN FOR MASS GRADING AND RE-ALLOCATION OF THE 7,982 UNITS WITHIN THE TRAVERSE MOUNTAIN PROJECT.**

Public Hearing opened at 7:13 p.m.

Discussion included under item 4.9.

Public Hearing closed at 11:20 p.m.

*Jason Willes moved to recommend denial of Mountain Home Development's request for Concept Plan for the proposed addition of approximately a 30.17 acre area to the existing Traverse Mountain Planned Community located generally around the east Frontage Road and SR-92 in a Planned Community zone as well as a Concept Plan for mass grading and re-allocation of the 7,982 units within the Traverse Mountain project based on the inclusion of the mass grading and re-allocation.*

Discussed that we do want to move the density but don't want to do the grading.

*Motion died for lack of a second.*

Discussed splitting the motion into two separate parts: the addition of the 30.17 acres and then the concept plan for mass grading.

*Derek Byrne moved to recommend approval of Mountain Home Development's request for Concept Plan for the proposed addition of 30.17 acres to the existing Traverse Mountain Planned Community located generally around the east Frontage Road and SR-92 in a Planned Community zone finding that we think the density as proposed by the developer should be re-evaluated and increased to take density from other areas of the project. Second by Marilyn Schiess. Motion carried 4-2 with Kerry Schwartz and Jason Willes opposed.*

*Kerry Schwartz moved to recommend denial of Mountain Home Development's request for a Concept Plan for Mass Grading and re-allocation of the 7,982 units within the Traverse Mountain project based on the fact that*

*the plans that were provided are asking for an exception which we can't abide with because we have an acceptable proposed City Ordinance. Second by Jason Willes. Motion carried unanimous.*

*Derek Byrne moved to extend the meeting for 10 minutes at 11:45 p.m. Second by Marilyn Schiess. Motion carried unanimous.*

**4.11 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION OF A MINI AREA PLAN AMENDMENT #3, ADDING DEVELOPABLE ACREAGE TO THE MASS GRADING AREAS AND IDENTIFIES AREAS OF MASS GRADING IN SAGE/RADIO CANYONS AND FOX CANYON WITHIN THE TRAVERSE MOUNTAIN PROJECT.**

Public Hearing opened at 7:13 p.m.

Discussion included under item 4.9.

Public Hearing closed at 11:20 p.m.

*Kerry Schwartz moved to recommend denial of Mountain Home Development's request for a Mini Area Plan Amendment #3, adding developable acreage to the mass grading areas and identifies areas of mass grading in Sage/Radio Canyons and Fox Canyon within the Traverse Mountain project based on the same factors on 4.10 - based on the fact that the plans that were provided are asking for an exception which we can't abide with because we have an acceptable proposed City Ordinance for Hillside Preservation and Grading. Second by Jason Willes. Motion carried unanimous.*

Dianna Webb said this goes to City Council on November 18<sup>th</sup>.

**4.12 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AN ADDITION TO THE LEHI CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN AS AN ELEMENT TO THE LEHI CITY GENERAL PLAN.**

Public Hearing opened at 7:13 p.m.

Doug Meldrum presented the request stated that staff has spent quite a bit of time on this. He said he would like the commission to consider making this document part of the General Plan like we have done with the Downtown Revitalization Plan. He quickly went through his presentation.

Public Hearing closed at 11:58 p.m.

*Kerry Schwartz moved to recommend approval of Lehi City's request for an addition to the Lehi City Economic Development Strategic Plan as an element to the Lehi City General Plan based on the fact that it is well written and will enhance the activities in the City. Second by Marilyn Schiess. Motion carried unanimous.*

**CITY BUSINESS**

Ross Welch said that the location of the one Smith's signage with the video board is such that it's right on the edge of over head power lines. The cranes can't come in to install it. So this one will be a little different than what was approved. We are requesting that we be allowed to move it about 25' south, more towards 1200 East and further south away from SR-92. He said there would be less visibility but gets it out of the utility areas.

*Kerry Schwartz moved to extend the meeting 5 minutes at 12:00 p.m. Second by Marilyn Schiess. Motion carried 5-1 with Derek Byrne opposed.*

Dianna Webb said that we will need to let the Power and Water departments know about the change.

*Kerry Schwartz moved to approve Patterson Construction’s request for a variance to their one sign location on the west of the Center Pointe Development locating the sign further south and west closer to 1200 East and contingent upon the city verifying that the water and power aren’t in conflict with the new location and based on the finding that it’s unsafe in the current location with the overhead power lines. Second by Derek Byrne. Motion carried unanimous.*

**5.1 DISCUSSION OF LEHI CITY SIGN ORDINANCE, CHAPTER 23 OF THE LEHI CITY DEVELOPMENT CODE.**

Dianna Webb wants to know if we can schedule it for public hearings. She said that Jamie Davidson asks every week if this is ready to move forward.

Vaughn Pickell said to put it on the agenda.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE OCTOBER 2, 2008 WORK SESSION.**

*Kerry Schwartz moved to approve the minutes from the October 2, 2008 Work Session. Second by Derek Byrne. Motion passed 5-1 with Vaughn Pickell abstaining.*

**6.2 APPROVAL OF MINUTES FROM THE OCTOBER 9, 2008 REGULAR MEETING.**

*Marilyn Schiess moved to approve the minutes from the October 9, 2008 regular meeting. Second by Derek Byrne. Motion carried 5-1 with Jason Willes abstaining.*

**ADJOURN**

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

Meeting ended 12:08 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_