

**LEHI CITY PLANNING COMMISSION MEETING**

Minutes from the Lehi City Planning commission meeting held on Thursday, November 13, 2008 in the Lehi City Senior Center

Members Present: Chris Bleak, Carolyn Player, Derek Byrne, Vaughn Pickell, and Marilyn Schiess.

Members Absent: Kerry Schwartz, Carolyn Nelson, Janys Hutchings, Jason Willes

Others: Dianna Webb, Christie Hutchings, Lorin Powell, Council member Mark Johnson

Meeting began at 7:02 p.m.

**REGULAR AGENDA**

- 3.1. Matt Swain – Requests Concept Plan review and recommendation for a 27 acre office/retail project located at the southwest corner of Triumph Boulevard and SR-92 in an existing BP (Business Park) Zone.

Christie Hutchings presented the request. She stated that the project is located along SR-92 and widening of that road will affect this property. She indicated that 3200 North needs to tie in as per DRC recommendation. She also noted that the retail, as shown on the concept, is not permitted in the zone.

Matt Swain spoke as the representative for the project and indicated their intent is to get feedback on the layout and general uses of the project. They understand that the UDOT widening of SR-92 will affect the development of the project.

Vaughn Pickell asked the developer if he understood that the retail as shown is not a permitted use in the Business Park Zone.

Matt Swain indicated that the developer wants the retail as an accessory use to be complimentary to the office park. He does understand that it is not currently a permitted use in the zone.

*Chris Bleak moved to recommend approval of the concept plan for a 27-acre office/retail project located at the southwest corner of Triumph Blvd and SR-92 in an existing BP Zone with the condition that all DRC comments be met by the developer. Second by Marilyn Schiess. Motion carried unanimous.*

- 3.2. UTA - Request Site Plan approval for the FrontRunner Station located at Executive Parkway and Ashton Blvd. within Thanksgiving Point in an existing Resort Community (RC) Zone.

Christie Hutchings presented the request. She stated that this request is for site plan approval of the parking lot for the FrontRunner station. At this time, no betterments have been decided upon. She also explained that she has spoken with residents who have concerns regarding the potential for pickup/drop off to occur along Garden Drive.

John Cluff with UTA represented the application.

Marilyn Schiess asked why the entrance is located on the west side of the tracks and the parking area on the east side.

John Cluff indicated that when UTA purchased the corridor from Union Pacific Railroad, under the agreement, it was established that the corridor would be on the west side in this location to minimize interface between UTA and UP. There are other stations (Farmington) where this is also a concern. At this location, there would be an underpass to get from the parking lot on the east of the railroads tracks to the station on the west side. There has also been some discussion with Lehi City for the parkway trail being able to access the underpass.

Chris Bleak asked to clarify that Farmington is above grade, unlike this underpass.

Derek Byrne asked if land to the south would be available for future expansion of the parking area.

John Cluff indicated that the land to the south is not owned by UTA. It is the MATC property, and they do plan to build the school there.

Vaughn Pickell asked about opportunities for transit oriented development.

John Cluff has met with Anderw Bybee and he has plans to reorient the buildings to orient to the station. At this time there are no plans for transit oriented development

Marilyn Schiess asked how many parking stalls will be included in this site.

John Cluff indicated that the number of stalls has been reduced to 704 because they had to remove some for landscaping as per requirements of Thanksgiving Point.

Vaughn Pickell asked if the reduction in parking be an issue.

John Cluff stated that typically they have not been required to have such a stringent a landscaping plan. UTA estimates are that in 2030 there would need to be 500 stalls. This is more than the projected need for 2030, but UTA is building it since they have the funds now.

Vaughn Pickell asked how many in the public were present and wishing to speak.

At 7:29, he opened the public hearing.

Chris Bleak declared a conflict because he serves on the board of trustees.

Jennica Barber, who lives at 2633 Double Eagle Drive, is on the HOA and has been asked to be the spokesperson for the neighborhood concerns. She lives in the neighborhood directly west across Garden Drive and has not been notified of this pending development. The neighborhood is excited for the commuter rail and is supportive of the project, but they do have concerns about the impact. They are concerned that there is no park-and-wait area in the parking lot to the east, and she thinks it will be more convenient on the west side for people to use the west side. The pedestrian ramps on the west are also the most convenient. Garden Drive is a narrow road with a small bridge and 4-way stop that goes through residential neighborhoods and has not been planned for this type of traffic. A car that drops off a commuter will make 4 trips on this road per

day. She is also concerned with the idling cars putting a traffic hazard along the narrow road. The HOA is also opposed to the western pedestrian ramps. They request that UTA redesign the lot to the east with a park and wait, eliminate the ramp to the west, include trees as a barrier, position the lights so they do not affect the residences, and request notification of meetings in the future. She also handed out her typed remarks to the Planning Commission.

Vaughn Pickell asked if the public noticing was done in an improper manner.

Jennica Barber indicated that she received no notice.

Vaughn Pickell indicated that a public notice is not required for site plan approvals.

Jennica Barber asked the Commission to please encourage UTA to work with the neighborhood.

Lorin Powell clarified that Garden Drive is a City street.

Vaughn Pickell asked for a copy of the written comments.

Kelly Sheppard is a resident of Thanksgiving Village and asked for residents to stand that were representing this item.

There were a large number of residents who stood to indicate their interest in this item.

Kelly Sheppard expressed concerned about the safety factor with the drop-off factor on the west side. He agrees with Jennica's recommendations.

Public hearing closed at 7:37.

Chris Bleak asked about limitations regarding the drop off.

John Cluff stated that the tracks are on the west side thus that is where the station would need to be. There has been no discussion with Thanksgiving Point and it is not their intent to encourage the pickup/drop off on the west side. They are directly across from the golf course and residential areas are further to the south. There are also grade changes in this area. He also clarified how the grade changes would affect the area and how the sidewalks need to be installed

Vaughn Pickell asked if there has been any discussion to paint the curb or install signs for "no parking" along Garden Drive.

John Cluff stated that there has never been a discussion regarding pick-up/drop-off areas on the west side and there are drop-off/pick-up areas within the parking lot on the east. He showed on the plans where these will be

Vaughn Pickell asked how does UTA proposed to mitigate concerns.

John Cluff proposed blocking off the end of the tunnel to eliminate access from the west side or to work with the City staff to sign the area for no parking, etc. He is also willing to sit down with the residents to discuss solutions.

Vaughn Pickell thinks that blocking off the tunnel on one end could create a safety issue for people trying to access the tunnel.

John Cluff indicated that the tunnel will also be wired for the potential need for security cameras in the future.

Marilyn Schiess asked Lorin Powell for suggestions to solve the potential Garden Drive issues.

Lorin Powell suggested meeting with UTA and residents to discuss potential solutions. The City could put up signs, paint the curb and enforce parking. The future 2300 west extension will also make it simpler to access the west side for people coming from the south.

Vaughn Pickell suggests painting the curb and putting “no parking” signs along Garden Drive in order to discourage people from using the west side.

Chris Bleak would like the discussions between UTA and the neighborhood residents to occur before final approval is given.

John Cluff stated that discussions for this side of the street do not affect the development to the west.

Jennica Barber stated that she would appreciate some additional time to work with UTA and the City. Their concerns are simply with Garden Drive and not specifically with the station or the parking areas on the east.

Vaughn Pickell agrees that the Commission needs to consider potential impacts to the neighborhood and to consider solutions.

*Chris Bleak moved to table UTA's request for Site Plan approval for the Front Runner Station located at Executive Parkway and Ashton Blvd. within Thanksgiving Point in an existing Resort Community (RC) Zone until the December 4 Planning Commission meeting to allow the City, UTA and the residents to meet and to come to a solution. Second by Carolyn Player. Motion carried unanimous.*

The Commission reaffirmed their suggestions that the City should be involved with the discussions between UTA and the neighborhood residents.

3.3 Dennis Toland – Requests Concept Plan approval for a proposed Beehive Homes Residential Facility for the Elderly located at 1200 West 3100 North in an R-1-15 Single Family Residential Zone.

Christie Hutchings presented the request. She reminded the Commission of the recent code change that allowed for Residential Facilities for the Elderly to have up to 16 beds. When the DRC reviewed this proposal, it was noted that there are two differing sections in the Development Code regarding the way to calculate needed parking. She also told the Commission of a discussion she had with the landowner to the north, MJ Grant, who is out of the country but he wants to make sure that the lights and windows of this new facility will not impact him.

Alex Whitt stood as the representative for the development.

Vaughn Pickell asked for clarification of elevation on the north to assure it didn't conflict with the MJ Grant residential property to the north.

Alex Whitt indicated that the north side of the building will all be resident rooms. There will be no flood lights, etc that would impact the homeowner on the north.

Chad Beck stood to represent the property owner to the north. He indicated that their concern is with the lighting.

Shon Harper introduced himself as both the property owner and developer.

Alex Whitt indicated there is a setback of 10 feet to the property line. There will also be solid fencing along the entire north property line.

Chris Bleak asked for a clarification of the parking concerns.

Alex Whitt indicated that they are requesting a reduction in the requirements for a 25-foot buffer between the parking lot and property line. In lieu of the 25-feet, they are proposing to install a fence, berm and landscaping to conceal the parking. Because the property line is adjacent to the access road for Fox Run, they feel that their proposal would provide adequate buffering.

Derek Byrne questioned the elevations. He thinks the photos are upgraded from the drawing, and would like to know what the facility would look like.

Alex Whitt indicated that the sketch is a facility in Heber that is similar on the interior to this facility. It will be a one story building and the exterior will more closely resemble the photos provided.

Vaughn Pickell asked for a clarification on the siding. He suggests that the siding be constructed from a fiber cement product and not vinyl.

Alex Whitt stated that most of the Beehive Homes have a combination of stucco, siding and brick. The intent for this facility would be to fit in with other homes in the area.

Marylyn Schiess would like the facility to match with as many adjacent residences as possible.

Alex Whitt indicated that this facility will look like a home.

Chris Bleak asked for a clarification in the parking.

Marilyn Schiess asked how the driveway affects the home to the east.

Derek Byrne clarified that the use of the land to the south is residential/agricultural.

Vaughn Pickell asked about the access located adjacent to the south property line of this project.

Dianna Webb clarified that there are 2 conflicting parking sections in the Development Code. In Chapter 5, the Code requires 1 space for every 4 residents plus 1 for each 2 employees. In Chapter 12, the Code requires one off-street space for each sleeping room plus adequate parking for visitors and staff.

Vaughn Pickell feels that they should apply the requirement that is specific to this Code.

Chris Bleak feels the parking is short either way.

Alex Whitt indicated that none of the residents drive. At most there will be 4 employees at any time. There is some additional space to the east planned for landscaping that could be used for parking. There are not many visitors to the facilities.

Vaughn Pickell explained the buffer to the property on the south. He asked for a clarification as to why a reduction in the 25-foot buffer is being requested.

Alex Whitt indicated that this design is consistent with the designs of other Beehive Homes in Utah. They are not opposed to putting in a buffer, but do not have room for 25 feet.

Shon Harper feels that since the parking lot is adjacent to the roadway on the south, that the 25-foot buffer is not needed.

Alex Whitt indicated that they will also put in fencing along the south property line.

A discussion was held as to what type of buffering would be adequate.

Alex Whitt stated that a 4-foot strip of landscaping and a fence would work adjacent to the parking stalls on the south property line.

*Marilyn Scheiss moved to grant final approval to Dennis Toland for a Concept Plan approval for a proposed Beehive Homes Residential Facility for the Elderly located at approximately 1200 West 3100 North in an R-1-15 Single Family Residential Zone with the following conditions: all DRC comments must be met, and a 4-foot strip of landscaping be used as a buffer between the parking area and south property line. Second by Chris Bleak. Motion carried unanimous.*

Staff Clarified that this still need site plan approval

## **PUBLIC HEARINGS**

- 4.1. Lehi City - Requests review and recommendation for an amendment to the Lehi City General Plan Land Use Element text and map adding a new NC (Neighborhood Commercial) land use designation in addition to Neighborhood Commercial Nodes.

Public Hearing opened at 7:05

Discussion for items 4.1 through 4.3 was held together.

Christie Hutchings presented this request. She gave the recent history of this property, and reminded the Commission of the past requests for Mixed Use on this project. The City is now initiating a change to Neighborhood Commercial as a result of discussions at City Council. The minutes from that meeting were included in the information provided by staff.

Shawn Brady is one of the original applicants. He is trying to work for best interest for the City and for the applicants. He does realize this limits their ability somewhat but feel that it is a good compromise. He represents some of the property owners

Sheila Powell lives at 118 North 780 West. She has concerns with this request. The roundabout

is a choke point in this area and traffic is a constant problem. No matter the land use, it will negatively affect the traffic in this area. She suggests that this development have a one way in/one way out access for the development. This has divided the neighborhood, and many residents want to move from the area. She asked the Commission to think about the increase of traffic.

Max Smith got petitions from the neighborhood and most residents want to see the residential uses preserved. He also has some concerns with some of the Neighborhood Commercial uses. He asked the Commission to think about the best interest of the citizens of Lehi City. He expressed concern with railroad tracks, accidents

Drew Downs owns 4 acres at 710 West Main and is one of the property owners included in this application. He would like this to be approved. There is no illegal dumping on his property and there is no illegal business either. He believes that the 10<sup>th</sup> south corridor should help relieve traffic in this area.

Lee Powell lives at 780 West 118 North. He apologized to Drew about the illegal dumping concerns. He doesn't object to this area being commercial in the long term, but does not feel it is a good use now because of the road and traffic problems.

Shawn Brady understands the concerns of the neighbors and knows that the traffic has affected the people he represents as well. He feels that the NC is a good compromise.

Public Hearing closed at 8:29

*Derek Byrne moved to recommend approval for Lehi City's request for review and recommendation on an amendment to the Lehi City General Plan Land Use Element text and map adding a new NC (Neighborhood Commercial) land use designation in addition to Neighborhood Commercial Nodes with the condition that all DRC comments be met. Second by Carolyn Player. Motion carried unanimous.*

- 4.2. Lehi City – Request review and recommendation for a General Plan amendment on property located generally at 649-710 West Main Street (Jackson, Darling, Long & Downs) from a MU (Mixed Use) designation to a NC (Neighborhood Commercial) designation.

Public Hearing opened at 7:05.

Discussion was held under item 4.1.

Public Hearing closed at 8:29.

*Marilyn Scheiss recommend approval for Lehi City's request for review and recommendation for a General Plan amendment on property located generally at 649-710 West Main Street (Jackson, Darling, Long & Downs) from a MU (Mixed Use) designation to a NC (Neighborhood Commercial) designation with the condition that all DRC comments be met. Second by Carolyn Player. Motion carried 4-1 with Derek Byrne opposed.*

- 4.3. Lehi City – Request review and recommendation for a Zone District and Zone District Map Amendment on property located generally at 649 -710 West Main Street (Jackson,

Darling, Long & Downs) from RA-1 (Residential/Agriculture) and A-1 (Agriculture) zones to a NC (Neighborhood Commercial) zone.

Public Hearing opened at 7:05.

Discussion was held under item 4.1.

Public Hearing closed at 8:29

*Carolyn Player recommend approval of Lehi City's request for review and recommendation of a Zone District and Zone District Map Amendment on property located generally at 649 -710 West Main Street (Jackson, Darling, Long & Downs) from RA-1 (Residential/Agriculture) and A-1 (Agriculture) zones to a NC (Neighborhood Commercial) zone with the condition that all DRC comments be addressed. Second by Marilyn Schiess. Motion carried 4-1 with Derek Byrne opposed.*

- 4.4. Westfield Properties – Requests Concept Plan review and recommendation for Thanksgiving Station, a commercial development located at approximately 2100 North 1400 West in a RC (Resort Community) zone. (continued from the October 23, 2008 Planning Commission Meeting)

Public Hearing opened at 7:05

Christie Hutchings presented the concept. She stated that this request is for concept review and recommendation for a proposed development including a regional mall, hotel, office space, and high density housing. She also indicated that the zoning needs to be changed to support this use.

Richard Mendenhall stood to represent the joint venture between Thanksgiving Park, Westfield, and Woodbury. He has already discussed the General Plan approval with the City Council. There would need to be some reconfiguration of the roads for the Mountain View Corridor and 2300 West overpass. This concept is a colaberation that they have worked out with Thanksgiving Point. They have not determined what the zoning would be – it still needs to be worked out.

Marilyn Schiess asked if the developer has met with UDOT regarding the road plans.

Richard Mendenhall indicated that they have sold some property to UDOT for the realignment of 2100 North. They also anticipate a land swap for future road issues. The future hotel site is located inside the anticipated right of way line for 2100 North upgrades.

Public Hearing closed at 8:41.

*Marilyn Schiess moved to recommend approval of Westfield Properties request for Concept Plan review and recommendation for Thanksgiving Station, a commercial development, located at approximately 2100 North 1400 West in an existing RC (Resort Community) zone with the condition that all DRC comments be addressed by the applicant. Second by Carolyn Player. Motion carried unanimous.*

- 4.5. G Code Ventures/ Joe Brown – Requests review and recommendation for a revised Concept Plan for The Point located at approximately 4800 North Frontage Road in a proposed SE (Sports Entertainment) zone. (continued from the October 23, 2008 Planning Commission Meeting)

Public Hearing opened at 7:06

Christie presented request. She stated that this is a revision to the previously approved concept for the Frank Gehry project.

Kyle Comer represented G-Code and Brandt Anderson. He described the updated concept. There have been some changes in land uses, but all uses are consistent with previous approvals. The number of units and square footages have all remained the same from the previous concept. One primary adjustment is that the hotel and arena location has been moved more to the center of the site to create a plaza type format with the lake feature surrounding the plaza. Ingress/egress and infrastructure elements have remained consistent with previous requests. Lakes are now larger in surface area than previous concept was which increases the recreational space.

Vaughn Pickell asked for a summary of the arena, residential, commercial, retail and office spaces.

Kyle Comer clarified the land use breakdown and described the remaining elements of the updated concept.

Public Hearing closed at 8:53.

*Derek Byrne moved to recommend approval for G Code Ventures/ Joe Brown's request for review and recommendation on a revised Concept Plan for The Point located at approximately 4800 North Frontage Road in a proposed SE (Sports Entertainment) zone with the stipulation that all DRC comments be addressed. Second by Marilyn Schiess. Motion carried unanimous.*

Chris Bleak commented that he would like a restaurant on top of the 45 story building.

- 4.6. Westfield/Woodbury – Requests review and recommendation of an amendment to Drake Property Plat A located at the intersection of State Street and Main Street in a C (Commercial) zone.

Public Hearing opened at 7:06.

Christie Hutchings presented the request. She indicated that this request is an amendment to the previous plat. The main change is that the applicant is combing the two vacant lots into one lot.

Jim Hoover represented Westfield/Woodbury for the request.

Public Hearing closed at 8:55.

Vaughn Pickell asked about the original plat being different. He stated that some other lot lines have changed.

Jim Hoover stated that there was a property exchange with UDOT that straightened out the lot lines.

Vaughn Pickell noted that other lot lines have changed as well.

Jim Hoover clarified that there are other lot lines being changed as well because this is a land

lease, and the potential tenant only wants a certain sized lot.

*Chris Bleak moved to recommend approval for Westfield/Woodbury's request for review and recommendation of an amendment to Drake Property Plat A located at the intersection of State Street and Main Street in a C (Commercial) zone with the stipulation that all DRC comments be addressed. Second by Marilyn Schiess. Motion carried unanimous.*

- 4.7. Weston Broadbent - Requests Conditional Use approval for a 25' pole sign for The Shoppes @ Lehi, a commercial development located at approximately 101 North 1200 East in an existing C (Commercial) zone.

Public Hearing opened at 7:06.

Christie Hutchings presented the request. She told the Commission that DRC had concerns about the sign's placement adjacent to the railroad tracks. There was a concern that the tracks were within the line-of-sight for the tracks; however because there is crossing equipment installed at the site, the concern is a moot point.

Mark Hampton represented the applicant.

Marilyn Schiess thinks the design of the sign is nice and that the building looks nice as well.

Chris Bleak is still concerned with visibility and the location of the sign adjacent to the railroad.

Mark Hampton indicated that the original location of the sign was directly behind the building, west of its currently proposed location; however the location for the sign has been moved so that it doesn't conflict with the building signage.

Discussion was held regarding the line of sight issue with the railroad and sign placement

Public Hearing closed at 9:06.

*Carolyn Player moved to approve Weston Broadbent's request for Conditional Use approval for a 25' pole sign located at The Shoppes @ Lehi, a commercial development, located at approximately 101 North 1200 East in an existing C (Commercial) zone with the stipulation that all DRC comments be addressed by the applicant. Second by Marilyn Schiess. Motion carried unanimous.*

- 4.8. Patterson Construction – Requests Preliminary Subdivision review and recommendation for Leftwich Subdivision, a residential development located at approximately 650 North 1100 West in an existing R-1-22 (Residential/Agriculture) zone.

Public Hearing opened at 7:07

Christie Hutchings made the request and showed the areas being requested for density in lieu of right of way dedication and improvements on 900 North, 1100 East and for the trail improvements.

Steve Sowby stood as the representative of the applicant. He stated there is a density bonus of 3 extra lots that has been given in exchange for right of way dedication. The concept for this project was reviewed with the annexation.

Gary Gurney is the property owner to the west and south. He is wondering if this zone would allow animal rights and is wondering what type of fencing would be required.

Steve Sowby stated that item 7 on the DRC comments states that the Planning Commission can determine fencing.

Gary Gurney has barbed wire fencing on his property line now.

Public Hearing closed at 9:12

Steve Sowby proposes doing an agricultural fencing adjacent to the Gurney property that would meet City requirements. They have also configured the subdivision so there are no lots facing onto 1100 West.

Vaughn Pickell asked for a clarification on the arterial road fencing requirements.

Christie Hutchings explained the type of fencing and other improvements required along the arterial roads with double-frontage lots.

*Marilyn Schiess moved to recommend approval to the City Council for Patterson Construction's request for Preliminary Subdivision review and recommendation for Leftwich Subdivision, a residential development located at approximately 650 North 1100 West in an existing R-1-22 (Residential/Agriculture) zone with the following requirements: that the applicant address all DRC comments; with the requirements of a no-climb agricultural fence to be constructed to City standard on the west and the south of the property; and with arterial fencing constructed to City standard on 1100 West. Second by Carolyn Player. Motion carried unanimous.*

- 4.9. Gary Powell – Requests review and recommendation for an amendment to the Lehi City Development Code, Table 05-030B making race tracks for go-carts, ATV and motocross a Conditional Use in the MU (Mixed Use) zone.

Public Hearing opened at 7:07

Christie Hutchings explained that the applicants are wishing to add motocross as a conditional use in the Mixed Use zone to allow their existing motocross track. She emphasized that this request is only for a code amendment only, not site plan, which would be at a later date.

Gary Powell and Erica Powell stood as representatives for the request. They asked for those in attendance who support this request to stand. There were many in attendance who stood in support of the request.

Gary Powell feels that this helps the City financially and helps the community by keeping kids out of trouble.

Erica Powell stated that they are doing what has been recommended by the City Attorney and the Mayor. There will be no races at the facility and use is by invitation only. She also discussed what they would propose for the development of the parcel. She has contacted immediate neighbors

Jason Merrell read a letter written by Deanne Anderton regarding the motocross track. She has no financial interest in the track and she is in support of the change. Jason also expressed his support of the change.

Mike Fitzsimmons spoke in support of this change because he feels it is good for Lehi City.

Jay Sisson spoke in support of the code amendment.

Cade Allen spoke in support of the code amendment because it provides a place for kids

Chris Powell spoke in support of the code amendment. He is a professional rider and needs a facility to practice

John Bromley supports this Development Code amendment.

Jared Latimer is a resident of Lehi and he supports this amendment.

Jim Healey is a resident of Saratoga Springs and feels this amendment should be passed because it gives young kids something to do

Public Hearing closed at 9:37

Chris Bleak wanted to thank those who have spoken tonight. It is important to note that no one has anything against the track, but wants the public to understand that this change affects the entire City, not just this specific piece of property. He asked for a clarification on lighting and hours of operation.

Gary Powell indicated that track will operate until dark.

Vaughn Pickell appreciates all the public comments because he knows it is difficult to stand and speak.

Dianna Webb wanted to note that perhaps the Commission include specific conditions for a section of the Code for this use. This would need to be a part of the Code amendment to include text in the conditional use section.

Vaughn Pickell asked what specific location requirements can be made.

A discussion was held regarding the specific requirements that could be made to limit this use in other areas.

Derek Byrne stated that if a motion is made, he would like to clarify some of the specific requirements that would be added to the Code.

Carolyn Player asked if there is much riding this time of year.

Gary Powell indicated that 2-3 times per month during the winter is their max use.

Vaughn Powell asked the applicant for clarification about the citation they were issued.

Marilyn Schiess asked for clarification about when the track would be used. She stated that she

had been told in the past that the track was only for customer of Holeshoot Cycle, but that it seems it is being used more often.

Gary Powell stated that the track is open to people who are invited and it is mostly for testing for customers

Marilyn Schiess asked what the purpose of the trailers is.

Gary Powell stated that was requested by someone that the trailers be put up as a visual block

Marilyn Schiess requested that the applicant move the trailers and clean up the yard.

Vaughn Pickell pointed out that this is simply a recommendation only. City Council will make the final decision.

Chris Bleak suggested recommending approval with a condition that motocross must be located adjacent to an interstate, and recommend that this be reviewed at a future meeting to determine the conditions.

Vaughn Pickell suggested also recommending specific criteria such as lighting, dust control, and hours of operation.

Mike Fitzsimmons asked for clarification about rodeo issues and thinks this discussion is one-sided. He doesn't want to regulate the track too heavily

Derek Byrne asked for clarification that this amendment could be general stipulations and additional stipulations must be imposed on Powell's Conditional Use approval.

Discussion was held regarding stipulations that should be placed.

Vaughn Pickell stated that the definition of zoning is the regulation of land uses and typically specifications are made with approvals.

Brian Pearce lives across the street from this business and it doesn't affect him at all.

*Chris Bleak moved to recommend approval to the City Council on Gary Powell's request for review and recommendation on an amendment to the Lehi City Development Code, Table 05-030B making race tracks for go-carts, ATV and motocross a Conditional Use in the MU (Mixed Use) zone with the following clarifications to the ordinance: that a track must be located adjacent to an interstate; that mechanisms to control noise and dust be in place; that landscaping be installed as a visual buffer; that no lighting be allowed; that hours be regulated from 10 am to 7 pm or until dark; and that all DRC comments be addressed by the applicant. Second by Derek Byrne. Motion carried unanimous.*

Discussion was held regarding the mitigation of visual impacts.

- 4.10. Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code Chapter 20, Home Occupations, adding a requirement for fencing on child day care and preschool businesses.

Public Hearing opened at 7:07

Christie Hutchings presented the item. She stated that this request was initiated by the Planning Commission.

Marilyn Schiess does not feel that a fence should be required for a preschool.

Carolyn Player agrees that it is a bit too restrictive for preschool to be required to have a fence.

A discussion was held regarding whether fencing should be required for a preschool

Public Hearing closed at 10:04.

*Marilyn Schiess recommended approval to the City Council on Lehi City's request for review and recommendation on an amendment to the Lehi City Development Code Chapter 20, Home Occupations, adding a requirement for fencing on child day care and preschool businesses with the requirements that all DRC comments be addressed. Second by Carolyn Player. Motion carried unanimous.*

- 4.11. Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code, adding swimming pools to the TH-5 (Transitional Holding) zone.

Public Hearing opened at 7:07.

Christie presented the request. She indicated that this request has been initiated by staff and is intended to allow people to have a swimming pool in the TH-5 provided it can be developed without the use of City water.

Public Hearing closed at 10:05.

*Carolyn Player moved to recommend approval to the City Council on Lehi City's request for review and recommendation for an amendment to the Lehi City Development Code, adding swimming pools to the TH-5 (Transitional Holding) zone with the stipulation that all DRC comments be met. Second by Marilyn Schiess. Motion carried unanimous.*

- 4.12. Lehi City – Requests review and recommendation for an amendment to the Lehi City Development Code, Chapter 30, vested rights.

Public hearing opened at 7:07

Christie Hutchings presented the request. She stated that this request has been initiated by the City Attorney.

Public hearing closed at 10:07.

*Derek Bryne moved to approve Lehi City's request for review and recommendation for an amendment to the Lehi City Development Code, Chapter 30, vested rights with the condition that all DRC comments be addressed. Second by Marilyn Schiess. Motion carried unanimous.*

- 4.13. Lehi City - Requests review and recommendation on amendments to the Lehi City General Plan Land Use Map, adjusting the width and location of some of the City's master planned trails.

Public Hearing opened at 7:08

Kim Struthers presented the request. He stated that the majority of the changes were to clarify how the trail will cross existing roads and railroad tracks. There is also an addition showing how the Murdock canal trail would connect into Highland and how to reroute under the freeway through Thanksgiving point. Staff would like to remove the Thanksgiving Point section from the map at this time because of earlier discussions adjacent to the UTA Frontrunner underpass.

A discussion was held regarding the pedestrian issues at the Frontrunner underpass

Kim Struthers also noted that the trails are currently shown on the General Plan Land Use Map, and this map would become the official trails map

Public Hearing closed at 10:16

*Carolyn Player moved to recommend approval to the City Council for Lehi City's request for review and recommendation on amendments to the Lehi City General Plan Land Use Map, adjusting the width and location of some of the City's master planned trails with the following specifications: the removal of the node regarding alternative route at the FrontRunner underpass; removal of the "J" shaped trail; and with all DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

- 4.14. Lehi City – Requests review and recommendation of amendments to the Lehi City Development Code Chapter 23, Signs.

Public Hearing opened at 7:08

Kim Struthers presented the request and explained what revisions have been made since the work session discussion on November 6. The new revisions have been shown in red to differentiate between what is the result of the comments from the work session. He went through the ordinance page by page.

*Chris Bleak moved to extend by 15 minutes. Second by Derek Byrne. Motion carried unanimous.*

Kody Brown asked for clarification as to whether the address counted towards the area of a sign.

Vaughn Pickell feels that the EMD signs are too garish and does not want them in the City

Kody Brown is a Lehi resident and he feels that in general terms this is a good ordinance. Most ordinances actually allow 50 square feet and he is concerned about retail business with a smaller strip and advertising. He thinks the 25-foot height could be restrictive and thinks it could be adjusted for businesses with greater frontages. There will be some dolphins that are going to drown. He suggests the institution of a sign committee to evaluate the aesthetics of signs. He also thinks that the 48-square feet on EMDs limits many businesses as does the frontage requirements for monument signs. He also has concerns with requiring DRC reviews. He wants commerce to grow.

Public Hearing closed at 10:47.

*Marilyn Schiess moved to recommend approval to the City Council of Lehi City's request for review and recommendation of amendments to the Lehi City Development Code Chapter 23, Signs with the requirement that all DRC comments be addressed. Second by Carolyn Player. Motion carried unanimous.*

**CITY BUSINESS**

Vaughn Pickell announced that the December 4<sup>th</sup> meeting will be his last meeting because he is moving outside of Lehi.

**APPROVAL OF MINUTES**

6.1 Minutes from the October 23, 2008 regular meeting.

*Derek Byrne moved to approve the minutes from the October 23, 2008 regular meeting with no changes. Second by Marilyn Schiess. Motion carried unanimous.*

**ADJOURN**

*Chris Bleak moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.*

Meeting ended at 10:51 pm.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_