

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 23, 2009 in the Lehi City Council Chambers.

Members Present: Marilyn Schiess, Janys Hutchings, Carolyn Nelson, Carolyn Player, Kerry Schwartz, Derek Byrne

Members Absent: Chris Bleak – excused, Jason Willes - excused

Others: Dianna Webb, Frankie Christofferson, Noreen Edwards, Kim Struthers, Brad Kenison, Council member Mark Johnson

Meeting began at 7:05 p.m.

(We were having technical difficulties following a power glitch that happened right before the meeting began. The microphones weren't working until about halfway through the meeting.)

REGULAR AGENDA

3.1 NICOLE BENDER – REQUESTS A MAJOR HOME OCCUPATION TO OPERATE A NAIL SALON FROM HER HOME LOCATED AT 419 SOUTH 2920 WEST IN AN EXISTING RA-1 PRD ZONE.

Kim Struthers presented the request.

Nicole Bender was present for the request.

Carolyn Player moved to grant final approval for Nicole Bender's request for a Major Home Occupation to operate a nail salon from her home located at 419 South 2920 West in an existing RA-1 PRD zone finding that she has passed her safety inspection and has her license. Second by Carolyn Nelson. Motion carried unanimous.

Janys Hutchings excused herself for a few minutes.

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.

Kim Struthers presented the request and stated that back in 2007 this was granted Site Plan approval and in 2008 the owner wanted to condominiumize the building and he didn't have the CC&R's ready then.

Merlin Squires was present for the request and stated that they are just trying to make the one unit into 4 units to both rent and sell – this is a request for all 6 units from both buildings.

Derek Byrne moved to recommend approval of Merlin Squires request for the Squires Business Park Condo Conversion located at 100 South 1350 East in a Commercial zone and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

3.3 IVORY DEVELOPMENT – REQUESTS RECONSIDERATION OF FENCING ON THE PARKSIDE AT IVORY, PLAT A, CONSTRUCTION DRAWINGS.

Kim Struthers presented the request and stated that the east boundary line of Deer Meadow Estates had existing fencing. In the Ivory Ridge Area Plan document it shows that the existing fencing is what was suppose to remain so they did not intend to build a new fence on this plat.

Kerry Schwartz asked if the vinyl and chain link were put in when the other subdivision was recorded.

Kim Struthers said that yes – it was bonded for and installed with Deer Meadows.

Brain Gabler with LEI was present for the request and stated that the fence was a mistake and it shouldn't have been there at all. On another phase the wonder wall was suppose to go in but when the plan and phases changed that note just followed but was not suppose to be on there.

Discussed the fencing.

Dianna Webb said that we would not be able to require that the other fence come down so we would end up with a double fence.

Carolyn Nelson moved to approve Ivory Development's request for reconsideration of fencing on the Parkside at Ivory, Plat A, construction drawings recommending the elimination of the 6 foot wonder wall from the plans and from the bond and to clarify that the precast fence on 2300 North with the Green Court Development needs to be eliminated and to encourage the home owners along the west side to beef up the landscaping. Second by Carolyn Player. Motion carried 5-1 with Derek Byrne opposed.

PUBLIC HEARINGS

4.1 LLOYD ANDREWS – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON .23 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1070 EAST 700 NORTH FROM AN RA-1 TO AN R-1-8 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that the owner wants to rezone the top portion to R-1-8 which is consistent with the neighborhood. He does have intentions to develop and bring a road in from 500 North eventually. This is consistent with the General Plan. He wants to rezone about 10,000 sq ft for a lot.

Lloyd Andrews was present for the request and stated that he wants his son to be able to build a home there.

Kay Adamson, a neighbor, said it's a good thing to do.

Public Hearing closed at 7:43 p.m.

Janys Hutchings moved to recommend approval of Lloyd Andrews' request for a Zone District and Zone District Map Amendment on .23 acres of property located at approximately 1070 East 700 North from an RA-1 to an R-1-8 zone seeing it meets the LDR land use designation and include DRC comments. Second by Kerry Schwartz. Motion carried unanimous.

4.2 DEVIN FAGAN AND JUSTIN SQUIRE – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL FOR JD CUSTOMS, A CONSTRUCTION SERVICE BUSINESS LOCATED AT 1560 NORTH TRINNAMAN LANE IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that we have looked at this for a number of different businesses. This will be going into the center unit and involves some light manufacturing which makes it a Conditional Use.

The applicant was not present.

Public Hearing closed at 7:50 p.m.

Janys Hutchings moved to table until the next meeting Devin Fagan and Justin Squires' request for Site Plan and Conditional Use approval for JD Customs, a construction service business located at 1560 North Trinnaman Lane in an existing Mixed Use zone due to the applicants not being here. Second by Derek Byrne. Motion carried unanimous.

4.3 BRYCE WADSWORTH – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 9.3 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1000 SOUTH 850 EAST FROM A VLDRA TO A LIGHT INDUSTRIAL LAND USE DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this property is being impacted by Pioneer Crossing and some of this property will be under the fill slopes and things for the over pass.

Alan Shurtleff with Pontis Architectural Group was present for the request and stated that the company bought the property and UDOT confiscated more than half of it so they bought more property to the south.

Cassie Allred, spokesperson for her family, said that they have property that is in an agriculture protected area. They want to know what the city plans so they are not impacted by this. She said there are springs in there and there is a lot of drainage. It would raise the water table in our fields. She said this is historical drainage and they are worried about the oil and contaminants that will go in there. She said there are also wetlands there.

Alan Shurtleff said there is a portion that is wetlands and they are not building on that portion.

Public Hearing closed at 7:59 p.m.

Discussed the wetlands.

Alan Shurtleff said that they have gone through all this – this property is difficult any way because of the creek running through it. He said there has been no official wetlands study done.

Kerry Schwartz asked if they had considered any other type of use.

Alan Shurtleff said that they aren't opposed to Business Park; they just thought that Light Industrial would be easier to get right here.

Kim Struthers presented the Concept plan.

Cassie Allred said that she doesn't own this property now but they did when it was all put in.

Alan Shurtleff said that the truck and equipment storage fit best up by the railroad tracks. He said based on the existing access across the creek this is the best way to develop this property and this is the best way to utilize this property.

Brad Kenison said that when DRC reviewed this they discussed single access and recommendation that they get another access across Spring Creek.

Alan Shurtleff said he would love another crossing but the Army Corp of Engineers is the one that decides.

Kerry Schwartz moved to recommend approval of Bryce Wadsworth's request for a General Plan Land Use Map Amendment on approximately 9.3 acres of property located at approximately 1000 South 850 East from a VLDR to a Light Industrial land use designation based on the existing use in the area the existing zoning in the area and the current road construction in the area. Second by Carolyn Nelson. Motion carried unanimous.

4.3A BRYCE WADSWORTH – REQUEST CONCEPT PLAN REVIEW AND RECOMMENDATION FOR DRY CREEK STRUCTURES BUSINESS PARK, A TRUCK SHOP WITH OUTDOOR STORAGE LOCATED AT APPROXIMATELY 1000 SOUTH 850 EAST IN A PROPOSED LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:05 p.m.

Discussion included under item 4.3.

Discussed that office buildings would be more conducive with that trail that goes in there.

Janys Hutchings said that they need to have a second access road.

Kerry Schwartz said that we're not granting any kind of approval tonight so when they come back in for approval of the Site Plan we would look at all those other issues.

Public Hearing closed at 8:08 p.m.

Carolyn Player moved to recommend approval of Bryce Wadsworth's request for Concept Plan review for Dry Creek Structures Business Park, a truck shop with outdoor storage located at approximately 1000 South 850 East in a proposed Light Industrial zone including DRC comments specifically consider having the two accesses. Second by Janys Hutchings. Motion carried unanimous.

4.4 CALVIN ROBINSON – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 7 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST 1700 SOUTH FROM A VLDR (Very Low Density Residential Agriculture) TO AN IHDR (Intermediate High Density Residential) LAND USE DESIGNATION.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that in 2008 the City Council adopted the R-2.5 zone and IHDR land use designation. The R-2.5 needs to be a PUD. He noted that the DRC had concerns with the

PUD requiring 10 acres and this is only 7 acres. The other issue is the open space in a PUD; 10% open space and detention areas are not included.

Calvin Robinson was present for the request and stated that there were a lot of concerns. He just got information back from the engineer and said that he would like to table this so he can give new information.

Zane Boyle said that if you look at the areas around there it is a lot higher density – there is nothing in this area that matches this.

Clint Newbold, lives south of this and said that the development of the higher density doesn't fit in with the neighborhoods.

Matt Robinson lives there and said that this will bring in families.

Brent and Jennifer Christensen live south of this on a 1/3 acre lot and would like to see these lots left larger.

Ben Rawlins lives east of this and he has ¼ acre lot size – he said it kind of throws off how the neighborhoods are set up.

Kay Adamson said that he has built quite a few of these and the very finest families move into them.

Brent Christensen said that they just want to see it the way it was originally planned.

Public Hearing closed at 8:37 p.m.

Derek Byrne moved to table Calvin Robinson's request for a General Plan Land Use Map Amendment on approximately 7 acres of property located at approximately 1100 West 1700 South from a VLDR to an IHDR land use designation in order for the applicant to present more information to the city and the Planning Commission. Second by Carolyn Player.

Jany's Hutchings would like the General Plan Amendment to be considered separately. The intent of our General Plan to put a buffer zone in was because we had places where there was business and low density housing. This zone was developed for those type areas. She does not think it's appropriate for this to be in the middle of a VLDR area.

Kerry Schwartz said that there was another area in the city and this zone was created to help them to fit into areas where there is commercial and residential.

Calvin Robinson said that this works out very well to balance the neighborhood. These will have separate yards with more room.

Kerry Schwartz asked what the justification is from going from a VLDR to a higher density.

Discussed that the utilities are sized for the zoning – they can be overloaded if we keep increasing the density. Discussed the market and that we have a General Plan that has an area developing a certain way. The commissioners felt that there are other areas of the city that can be developed like this.

Dianna Webb said that there is another option; with a denial this can still go onto City Council.

Derek Byrne moved to withdraw his motion.

Discussed whether to deny and have it go to City Council or have the applicant withdraw this and go back to DRC with another option.

Calvin Robinson withdrew his applications for items 4.4 and 4.4a.

4.4A CALVIN ROBINSON – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR ASPEN RIDGE, A 63-UNIT CONDO DEVELOPMENT LOCATED AT APPROXIMATELY 1100 WEST 1700 SOUTH IN A PROPOSED R-2.5 ZONE.

Public Hearing opened at 7:05 p.m.

Discussion included under item 4.4.

Public Hearing closed at 8:37 p.m.

Calvin Robinson withdrew his applications for items 4.4 and 4.4a.

4.5 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AMENDMENTS TO THE LEHI CITY GENERAL PLAN LAND USE MAP, ADJUSTING THE LOCATION OF SOME OF THE CITY’S MASTER PLANNED TRAILS.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that have been some minor adjustments to the trails plan. Two of the three changes are related to 2100 North. We want to see if we can make a connection from the 2100 North trail to the Jordan River trail.

Public Hearing closed at 9:00 p.m.

Janys Hutchings moved to recommend approval of Lehi City’s request for amendments to the Lehi City General Plan Lane Use Map, adjusting the location of some of the City’s master planned trails seeing they fit in the General Plan. Second by Kerry Schwartz. Motion carried unanimous.

CITY BUSINESS

5.1 DRY CREEK MERCANTILE – DEVINCI DOORS FENCING.

Kerry Schwartz moved to approve the fencing for Dry Creek Mercantile. Second by Carolyn Player. Motion carried unanimous.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 9, 2009 REGULAR MEETING.

Carolyn Player moved to approve the minutes from the April 9, 2009 regular meeting. Second by Janys Hutchings. Motion carried unanimous.

ADJOURN

Janys Hutchings moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.

Meeting ended at 9:06 p.m.

Date Approved _____

Chairman _____

Secretary _____