

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 27, 2010 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Ed James, Kordel Braley, Carolyn Nelson, Marilyn Schiess, Derek Byrne

Members Absent: Carolyn Player – excused, Chris Bleak

Others: Christie Hutchings, Kim Struthers, Noreen Edwards, Council member Mark Johnson, Frankie Christofferson, Brad Kenison

Meeting began at 7:00 p.m.

### REGULAR AGENDA

#### **3.1 PAMELA KEELE – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE LITTLE DARLIN’ DAYCARE FROM HER HOME LOCATED AT 1863 NORTH 1935 WEST IN AN EXISTING R-1-12 ZONE.**

Christie Hutchings presented the request and stated that the applicant would not have any more than 6 children at any one time and she has scheduled her inspection.

Pamela Keele was present and stated that she did have her safety inspection done and it passed.

*Ed James moved to approve Pamela Keele’s request for a Major Home Occupation permit to operate Little Darlin’ Daycare from her home located at 1863 North 1935 West in an existing R-1-12 zone including city staff comments. Second by Marilyn Schiess. Motion carried unanimous.*

#### **3.2 BERTHA NAVARRO – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE & PRESCHOOL FROM HER HOME LOCATED AT 633 SOUTH 1200 WEST IN AN EXISTING R-1-15 ZONE.**

Christie Hutchings presented the request and stated that the applicant would not have any more than 6 children at one time and she has also scheduled her inspection.

Bertha Navarro was present for the request and stated that she had passed her inspection.

*Derek Byrne moved to grant final approval of Bertha Navarro’s request for a Major Home Occupation permit to operate a daycare and preschool from her home located at 633 South 1200 West in an existing R-1-15 zone. Second by Carolyn Nelson. Motion carried unanimous.*

### PUBLIC HEARINGS

#### **4.1 LLOYD BROOKS – REQUESTS APPROVAL FOR SAGE HILL FARM, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 380 EAST CEDAR HOLLOW ROAD IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that all the improvements are already there. They will just need utility stubs for the new lot and they are exempt from the farm fencing because it is only a two lot and both lots have animal rights.

Lloyd Brooks was present for the request.

Kordel Braley asked if they would be subdividing any further.

Lloyd Brooks said that no – there are no intentions of doing that at this time.

Discussed that they could come back and split them into smaller lots – it is in an RA-1 zone.

Kordel Braley said that intersection there is a bad one. He asked that applicant to maybe just look at that.

Lloyd Brooks said he doesn't own that corner piece. He's just buying that new lot that will be created.

Public Hearing closed at 7:13 p.m.

*Ed James moved to grant final approval of Lloyd Brooks' request for Sage Hill Farm, a 2-lot subdivision with an existing home located at 380 East Cedar Hollow Road in an existing RA-1 zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

**4.2 JASON BLACKBURN – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE MOUNTAIN POINT OFFICE PLAZA CONDOMINIUM PROJECT LOCATED AT 2940 WEST MAPLE LOOP IN AN EXISTING RESORT COMMUNITY ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they had come through to condominiumize the building before but since they did that they've had a purchaser that only wants a 2,000 sq ft unit instead of 4,000. She said that they do have an agreement with the owner to the north where if they need parking they can use some of theirs; and it would be noted on the plat. She said it's just splitting one of the top units in half.

Steven Croshaw was present for the request and stated that they are approaching 50% actual occupancy today. He said they can occupy 75% of the building before they will need that other parking.

Discussed the utilities, etc, the realignment of the frontage road and the recording of the subdivision to the north.

Steven Croshaw said that he would note that at one point that we will need this other parking.

Ed James said that maybe we need to have something that says that the last 8,000 sq feet cannot be finished until that parking agreement is in place.

Public Hearing closed at 7:25 p.m.

*Ed James moved to recommend approval of Jason Blackburn's request for an amendment to the Mountain Point Office Plaza Condominium project located at 2940 West Maple Loop in an existing Resort Community zone and as part of the motion to include the DRC comments and that the applicant supply a letter of intent for the additional parking on the subdivision to the north so it's on file. Second by Carolyn Nelson. Motion carried unanimous.*

**4.3 VAL GIBSON – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF CAMBRIDGE COURT PLAT A, A 15-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1550 EAST 300 NORTH IN AN EXISTING R-1-10 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this project is behind Lowes. There is already fencing in place. The applicant has one big lot and the rest are at least 10,000 sq ft. When he develops the American Fork side - that road will be a standard road that goes through.

Discussed whether American Fork will allow that road to go through and what guarantee we have.

Kim Struthers said that there was a condition on this plat that the other plat in American Fork had to be recorded first but then both developments came to a stop.

Ed James said that he would want that turn around easement to be the width of a standard road so there's no question in the future.

Val Gibson was present and said that he doesn't know a lot about the existing stuff on the property in American Fork, but from a financial stand point it makes more sense to develop the Lehi side first. He said in lot 10 there is a sewer line that comes down and the American Fork side would need to move that before lot 10 could be built on.

Brad Kenison said that the plans from yesterday show that easement and the sewer; it showed that the easement was to be vacated and the sewer to be removed. Brad said that he had asked the engineer if it was live and the engineer said that it was abandoned and can be removed.

Ed James asked about the temporary access easement being the width of a road.

Kordel Braley said there were a lot of DRC comments about the drainage.

Brad Kenison said that a new plan was submitted last week which DRC reviewed yesterday; there is already a storm drain line that goes through there so it ties into a city system. There will be a manhole with a grate on the back of all those lots on the side by Lowes. There will be a note that they don't change that system so the run off will be caught before it hits that wall. The American Fork subdivision will have to take care of there own water.

Kordel Braley asked about the fencing along the south.

Christie Hutchings said that comment was made before we realized the fence was there.

Public Hearing closed at 7:40 p.m.

Ed James said he is concerned with and would feel more comfortable with a full width easement of a road with that temporary turn around.

Val Gibson said that the easement is already in place. We can pave it if we need to.

Brad Kenison said that it is a condition of this recording that there be 20-feet of asphalt.

*Ed James moved to recommend approval of Val Gibson's request for Preliminary Subdivision review of Cambridge Court Plat A, a 15-lot residential subdivision located at approximately 1550 East 300 North in an existing R-1-10 zone and as part of recommendation to include the DRC comments and that the applicant be required to record a 56' wide easement connecting 1620 East to 330 North for emergency access and that the paving width be approved by the Public Works Department. Second by Kordel Braley. Motion carried unanimous.*

**4.4 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE TRAVERSE MOUNTAIN AREA PLAN, AMENDING THE CRESTHAVEN VILLAGE POD LOCATED AT APPROXIMATELY 2000 WEST TRAVERSE MOUNTAIN BLVD. FROM A COMMERCIAL (C) TO A HIGH DENSITY RESIDENTIAL (HDR) LAND USE DESIGNATION.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that when the original area plan was done this area was High Density and one of their amendments changed this to Commercial, but now they want to change it back. This is the only area we are looking at. Jack Hepworth has indicated that they will have an overall area plan sometime this fall.

Ed James said that he has talked a lot about this for the past few days and he wants to know if this is part of the total unit count for the 8500.

Christie Hutchings said that this doesn't increase the density for the over all area. She said that this is the same high density residential as in the original area plan.

Kordel Braley asked if there was a traffic study done for the high density here.

Christie Hutchings said the original traffic study would have included this as high density.

Jack Hepworth was present for the request and stated that they made application to HUD for financing although this is not a subsidized project; not lower income. He said that they originally sent in plans to HUD for the 'invite' and they look at the material and how many projects are being financed in Utah County. He said they needed to show we have a HDR designation.

Kordel Braley asked about the townhomes. He said at that time he wanted to see some type of cross access between the two developments and was told that it wasn't feasible to have cross access.

Jack Hepworth said that anytime you have two different sub-associations involved then you start seeing how much everyone's going to pay to maintain each others roads, so we were willing to give them the secondary access up top to keep them out of each other's private streets.

Kordel Braley asked about pedestrian access.

Jack Hepworth said that could be possible and they can look at that.

Carolyn Nelson said that another problem is that the townhomes will be individually owned and these will be more like apartments.

Jack Hepworth said that Mountain Home Development will own the apartments as a joint venture arrangement. He said they're putting up the land in the partnership and the builder would end up being a partner as well. HUD is different in that it's not conventional financing – it's all or nothing so it will be

built and completed in 14 months. Jack talked a little about the discussions they have had with Trax. He discussed Frontrunner and having a shuttle that runs from the Thanksgiving Point station to Traverse Mountain. He said there will be good pedestrian access from these apartments to the commercial areas.

Public Hearing closed at 8:06 p.m.

Kim Struthers said that a technical issue that we have come across is that we would have normally required mailings although in our code it says they are a courtesy. The application does not require it but it is in our code that they be treated as a General Plan Amendment with noticing.

Discussed whether to continue this and do the mailings and then have the public hearing.

*Ed James moved to be continued Mountain Home Development's request of an amendment for the Traverse Mountain Area Plan, amending the Cresthaven Village pod located at approximately 2000 West Traverse Mountain Blvd. from a Commercial to a High Density Residential land use designation to the next regular meeting on June 10<sup>th</sup> to allow the required mailings for the public hearing and to allow staff to pre-advertise for the City Council meeting in July. Second by Kordel Braley. Motion carried unanimous.*

Ed James said that it would be beneficial to hear any comments from the Planning Commission on what they would like to see turned in for the Area Plan. The issue has always been where the units are going and in what kind of physical relationship they are going in. We would like to see where all the units are going. He thinks most of it needs to go down toward SR-92. He said they need to just consider showing us where the 7900 units will be fitted in this project.

Jack Hepworth said that he doesn't like the fact that he can't discuss things with the Planning Commissioners before this meeting.

Kerry Schwartz said that we can work through some of those items at a work session which would be an appropriate setting to discuss things like this.

Jack Hepworth said that Mountain Home Development met on the Area Plan. He said the Concept Plan adopted on 2008 has expired, so all we have is a Development Agreement and an Area Plan. We have arranged to move forward with the Area Plan and have consultants to discuss it. All the contract negotiations are finalized and the Area Plan has to be done and accepted by July 2011 so we are currently working on grading plans, lot studies, and in that, how the densities will be dispersed. At that time, when all that information is ready to be turned in, he would love initial feed back.

## CITY BUSINESS

### **5.1 ANDREW BYBEE – REQUESTS INTERPRETATION OF CHAPTER 5, COMMERCIAL DESIGN STANDARDS, FOR A PROPOSED COMMERCIAL BUILDING LOCATED AT THE SOUTHEAST CORNER OF ASHTON BLVD. AND CLUBHOUSE DRIVE IN AN EXISTING RESORT COMMUNITY ZONE.**

Andrew Bybee asked that this be postponed.

Kim Struthers asked what needs to go on the June work session.

Kerry Schwartz said we need to have follow-up reporting on the sub-committees.

Ed James asked that we invite Doug Meldrum to the work session.

Kim Struthers said that some of you have mentioned a tour of Traverse Mountain in July. He said he'll check in to doing that.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE MAY 13, 2010 REGULAR MEETING.**

Kordel Braley said he thinks it needs to be mentioned in items 4.5, 4.6 and 4.7 that we denied without prejudice because Micron requested it.

*Marilyn Schiess moved to approve the minutes from the May 13, 2010 regular meeting with the change. Second by Ed James. Motion carried unanimous.*

**ADJOURN**

*Ed James moved to adjourn. Second by Kordel Braley. Motion carried unanimous.*

Meeting ended at 8:30 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_