

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, June 10, 2010 in the Lehi City Council Chambers.

Members Present: Marilyn Schiess, Carolyn Player, Ed James, Chris Bleak, Derek Byrne, Kordel Braley

Members Absent: Kerry Schwartz – excused, Carolyn Nelson – excused

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

Ed James moved to appoint Marilyn Schiess as Chair Pro-tem. Second by Carolyn Player. Motion carried unanimous.

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 KENN & NATALIE MANGUM – REQUEST A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM THEIR HOME LOCATED AT 2288 CARTER DRIVE IN AN EXISTING R-1-12 ZONE.

Christie Hutchings presented the request and stated that they would have no more than 12 students per session. They would have 8 sessions per week, 2 hours each, Monday – Thursday. They have been working with the Building Department to finish their basement so your motion should be contingent on them passing their inspections.

Kenn Mangum was present for the request.

Ed James moved to approve Kenn & Natalie Mangum's request for a Major Home Occupation permit to operate a preschool from their home located at 2288 Carter Drive in an existing R-1-12 zone subject to all applicable requirements of inspection before a business license is issued. Second by Carolyn Player. Motion carried unanimous.

3.2 RALPH WOODWARD – REQUESTS AN EXTENSION ON THE SITE PLAN APPROVAL FOR THE D & M BUILDING LOCATED AT APPROXIMATELY 3400 NORTH 1200 WEST IN AN EXISTING BUSINESS PARK ZONE.

Christie Hutchings presented the request and stated that this is all one parcel. The original approval was granted in 2008 and the applicants request if for a one year extension. UDOT is working in that vicinity and there may be more of a delay.

Kordel Braley asked about the reason for the extension and he asked about what the required items are that he needs to take care of.

Christie Hutchings said that those items include all the DRC and Planning Commission requirements. She said that Mr. Woodward did say that UDOT and his lack of getting every thing in if the reason for the request. She clarified that this doesn't change anything from the original proposal.

Ralph Woodward was present for the request. He stated that he is having a hard time getting the money for his bond.

Kordel Braley moved to grant final approval for Ralph Woodward's request for an extension on the Site Plan approval for the D & M building located at approximately 3400 North 1200 West in an existing Business Park zone for one year from May 14th and include DRC comments. Second by Ed James. Motion carried unanimous.

3.3 TROY CAMPBELL – REQUESTS AN EXTENSION OF APPROVAL FOR POINT OF THE MOUNTAIN MOTORS LOCATED AT 3280 NORTH FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that this was given a two year approval for the original Conditional Use. The reason was because the Frontage Road was due to be re-aligned. In the meantime the applicant (who was not the original owner) has had a buyer who supposedly wants to buy it. He is asking to extend the use for one more year. The original approval was for 29 cars; he is not asking for any changes in that. The bond has been released. This owner has made all the improvements and since he was made aware of the complaints he has complied.

Troy Campbell was present for the request.

Derek Byrne moved to grant final approval of Troy Campbell's' request for an extension of approval for Point of the Mountain Motors located at 3280 North Frontage Road in an existing Commercial zone to a one year extension as outlined in the motion 2 years prior. Second by Ed James. Motion carried unanimous.

3.4 RYAN BYBEE – REQUESTS CONCEPT PLAN REVIEW FOR SPRING RANCH, A 19-LOT RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 1350 NORTH 2400 WEST IN AN EXISTING R-1-22 ZONE.

Christie Hutchings presented the request and stated that there are two concepts. There are stub roads into it at two different locations. Option A is a PRD with a park buy-back which would involve 25 % open space or payment in lieu of the open space. When this was reviewed at DRC, the Parks Department felt that they have more than they can maintain now. There is a large park across the street so they felt that payment in lieu was better in this case. The density would be 1.75 units per acre calculated and it's just over 12 acres. There would be property dedicated for the right of way and the City reimburses them for that or they can do density in lieu of. The other option is a standard subdivision. There was one lot less than 22,000 and DRC stated that it would need to be the full size. If the PRD is granted it would have to meet all the requirements of the PRD ordinance.

Ed James asked about the policy on streets through other subdivisions.

Christie Hutchings said that one of the DRC comments is that there can not be block lengths of more than 1000 ft unless approved by the Planning Commission; so that would need to be part of the motion.

Brad Kenison said that the property to the west would need to have an option other than having all accesses off 1500 North.

Kordel Braley asked about Option A.

Brad Kenison said that Option A had connectivity – Option B does not.

Discussed the calculations from the staff report.

Tony Trane and Ryan Bybee were present for the request.

Tony Trane said that the direction from DRC was very helpful on the PRD. One of the main issues is the drainage. The original proposal had it all going to 1500 North. This one takes that southern portion out to the street and the north portion can go up to 1500 North. Tony said that on the 1350 street there is a drainage line which works just fine. The Parks Department didn't want a public detention facility so this will be maintained by the landowner of that lot and it will be noted on the subdivision plat.

Ed James asked about a City standard on maintenance on these.

Brad Kenison said that on the drawings it specifically says that they landowner has to maintain it and cannot change it with out City approval.

Discussed the drainage – and having the drainage on the corner.

Tony Trane said that Option B would have two tie-in streets that go across.

Kordel Braley asked about a stub road to the south.

Tony Trane said it would be extremely difficult with the sewer to make it work with what's there.

Kordel Braley and Carolyn Player prefer Option A.

*Ed James moved to recommend approval of Ryan Bybee's request for Concept Plan review of Spring Ranch, a residential development located at approximately 1350 North 2400 West in an existing R-1-22 zone with the recommendation that they go with **Option A** and include DRC comments and that the private retention pond be maintained as per City requirements. Second by Carolyn Player. Motion carried unanimous.*

Kim Struthers said that density calcs will be finalized at final subdivision.

Discussed that this is in the DRC comments.

James Herra made unofficial comment on where the trucks should enter.

PUBLIC HEARINGS

4.1 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 TO A HIGH DENSITY RESIDENTIAL LAND USE. (Continued from May 27, 2010)

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is not all of Cresthaven; there is a project for townhomes in the upper part. She stated that there is an Area Plan in place and the property is designated as Commercial. She said in 2001 this area was HDR and when Cabela's came in they changed it to Commercial. Traverse Mountain has indicated that they are working on an update to the Area Plan and Concept. She said there are other changes in the works – but tonight it's just this parcel that we're looking at.

Ed James wondered if anything had been discussed on the economic impact on the City by changing this.

Mark Johnson said he hasn't had any discussion on the impact.

Christie Hutchings said there would have been a fiscal done on the original Area Plan.

Jack Hepworth was present for the request and stated that he would like to add that Mountain Home is not prepared to go forward with this request and would like a continuance or just a opportunity to re-do it. He said there are a lot of residents here tonight and we (Traverse Mountain) were also able to hold a town hall meeting on Tuesday where many came. So maybe while they are here they be allowed to voice their concerns; however the Planning Commission feels about it. At the town hall meeting there were concerns about the change from Commercial to High Density Residential. A large concern was the possibility of that development becoming low income housing because the term 'HUD' was used. He said there is a representative here tonight that has been working with Wells Fargo on the financing process.

Connor Boyack, an HOA representative for one of the subdivisions, stated that in the town hall meeting, he felt Mr. Hepworth was quite confident that this would pass tonight. He reviewed comments made at a meeting held on July 7, 2007 where this area was approved to be commercial. He mentioned Janys's comment about the truck traffic; Marilyn's comments about revisions; Jason's comment about what has been approved in the past and then he read the motion. He said now they want to change it back now. This is the only property with out a lien in Traverse Mountain. This master plan community hasn't been very well planned. He said he hasn't seen any changes in the two years he has lived there. He said they were told that the Concept would be done in 2011. He said this is not planned orderly growth. If the Planning Commission's goal is to control growth – then he would suggest tabling this or have it come back when the Concept is ready in 2011. He said there have been many lured into Traverse Mountain with promises of amenities and other things that have not happened. The amendment proposed just to get a loan from the federal government is not a good idea.

Rob Ludlow, president of an HOA in Traverse Mountain for 4 years said he opposes any recommendation to amend the zoning in this area. The community is upset about replacing Commercial with HUD apartments which are not owner occupied. They are not adhering to their original plan. They have extracted premium prices for the property. He said putting high density at the front entrance of the community is not in the best interest of Lehi. He said to consider the economic impact being traded in revenue and property tax. What was sold at the Sales Center was owner occupied condos – this is entirely unacceptable. This would devalue and erode the community. They promised parks, trails, high end commercial, grocery stores and premium shopping outlets and we haven't seen any of that. We want you to require Mountain Home Development to keep the commitments they promised. They are ignoring the master plan that they used to lure all of us in. He is concerned with the character of the community and the over all public welfare. He said they don't have a vested right to do bait-and-switch.

Kordel Braley asked Mr. Ludlow if he would be against it going back the original high density residential that was planned there.

Rob Ludlow said they would hold to the updated plan and encourage it to stay Commercial.

Brian Smart said he came to Utah looking for a master planned community and part of the lure in Traverse Mountain was the parks and trails, the mountains and the hills. But posted on the hills are 'no trespassing' signs so we can't even hike the hills. He wants to know why they want this to go to a later date. He thinks they should be accountable for those reasons since this was their idea. Nothing has been done to make us want to support that community. We are concerned and we want it to stop.

Paul Hancock went through a handout he had. He said that in the City Council minutes from August 14, 2007, there are things promised by Jack Hepworth and he went over other things promised in that meeting. He said it's hardly a Planned Community. This shows their inability to know what they want in there. He is concerned with their inability to obtain commercial businesses. He mentioned that Mountain Home Development is in default of the loan on the sales building. He wondered why they need to go to the HUD for funding for apartments. No one has an issue with high density housing but his concern is that commercial property would be the best solution for that area. He said this is entirely removing a business district and he is concerned with safety in the neighborhood and the big trucks driving through. He said the school up there is designated as a walking only school – so there are no buses – and the sidewalks don't get plowed in the winter like they should. He went over some charts that showed property pricing being influenced by high density residential and the property taxes. He feels that until Mountain Home Development can come forward with a new area plan – nothing should be done.

Stephanie Avrams said that on each side of her yard there are weeds and one side there was supposed to be a park. They tore out the mail boxes and put right next to her house. There are empty lots all over Traverse Mountain. She said the development seems to be haphazard and asked staff if there was a phasing plan. They need to make them finish what was started. She is concerned with the over crowding of schools and wondered if we have enough police to cover government subsidized housing.

Kim Struthers said there is a phasing plan in the Area Plan.

Eric Nickle said he agrees with everything that has been said with the inconsistency in their planning. They have defaulted on the main structure which was supposed to be a club house. He is concerned with them getting funding for another project. He said for them to go in and start a project and not follow through with it is something they have done consistently. He is also concerned about the truck traffic and the inconsistency and lack of planning. He said they're not integritable developers. We're opposed to them using our tax dollars to put in those apartments. We ask you to defer this until they can give one committed plan to how they're going to develop this and how they're going to fund this.

Kelly Taeoalii said that she is surprised to not see more here tonight. She said they will have planned amenities and a pool for the apartment complex but ONLY for those people in the apartments. She would like to see this stay commercial.

Mary Ann Ludlow said that she would not want Mountain Home Development to build any more up there – especially apartments.

Daniel Miller said that he is sick of federal spending – and we're possibly talking about allowing it right here in our own community.

Weston Broadbent represents the contractor who helped Mountain Home Development go through this process. He said that HUD financing is not our tax dollars – it's Wells Fargo who lends the money. He said that Rimrock Construction is who he is with and from a construction stand point he thinks this will be a nice apartment complex. He said they have built many units and this will be as good of a project that they've ever built. He said that they will never get the commercial that they're hoping for without the high density.

Andy Wag with Wasatch Capital said that this HUD loan is a 221 D4 loan – market rate project. HUD guarantees the loan. They do no funding out of their pocket and they don't subsidize the housing. There is no low income what so ever.

Ed James asked if the project defaults, who is guaranteeing that debt.

Andy Wag said that they will pay and it will be 3rd party managed – it is an AAA guarantee. Traverse Mountain won't even manage the property; AMC will be managing it. He said they are confident with this project.

Paul Hancock said that anyone that can get a section 8 voucher can live in these apartments.

Adam Hill is on the HOA board and said that there is an area plan all ready with multiple places for high density already. He said even if it had to be in the front entrance there are already places to put it. He doesn't understand why it can't be commercial today if it was ok in 2007.

Richard Rose said that as residents they have a vested interest. This is at the entrance into their community and it doesn't serve the community's interest to have the high density there. He feels that they need to finish the phases already started and there needs to be some bonding in place. He feels that the economic director needs to work with the developer to develop this area. He would like to see a revised plan and get some thing in writing.

Connor Boyack addressed the HUD loan. He addressed the federal government and bail outs and said that he feels the market will not receive it or Mountain Home Development would be able to get a loan.

Robert Sheen said that he is concerned with high density housing and a rise in crime and transient housing as well as transients in the public schools which will not have parental involvement. He said if there are other areas zoned for high density residential then why we are looking at it here.

Rocky Christensen said that there have been more houses being rented now than before.

Public Hearing closed at 8:49 p.m.

Ed James thanked every one for their comments. He said we need to have a study session with Traverse Mountain and the home owners to see if we can come up with a plan. He said we had an overall concept plan and it had expired, and now we're asked to put little pieces together here and there.

Ed James moved to recommend denial of Mountain Home Development's request for an amendment to 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 on the basis is that there has not been any progress in the revised area master plan that has been approved and would deny until we have further direction that will work for the project.

Jack Hepworth asked if his continuation was granted – if this is not continued he will withdraw his application.

Derek Byrne said that it was clear to him in the very beginning that the applicant didn't want to move forward but we all wanted to hear public comment. A motion would serve nothing at this point because he would simply want to withdraw the application any way.

Kordel Braley said that we are just making a recommendation to City Council.

Kim Struthers said that we need to act on the current motion that is on the table first. Jack Hepworth did make a request at the beginning of the meeting before the public hearing was held to have the item continued, but the Planning Commission would need to take that action in the form of a motion. The current motion is to recommend denial, not to continue the item. Regardless of the action taken by the Planning Commission tonight, Jack does have the opportunity to withdraw the application before it goes to City Council.

Kordel Braley seconded the motion but asked Ed if he would be willing to add into it that he thinks the reasoning why is that making these decisions needs to wait until the master planning was redone as Jack said they would do.

Ed James moved to amend to add the comments and said it's because we don't have an updated master plan/ area plan for this area. Second by Kordel Braley stands.

Derek Byrne said he's going to vote no. If anybody's followed his tenure here on the commission they know that he has been angry because there were promises that the new area plan that takes into account the additional density from the amended ADA would be delivered. But when the applicant asked for a particular continuation we should be wise to honor the applicants' request. It happened at a meeting not too long ago with Micron and nobody complained then.

Ed James is against the rezoning at this time so his motion is to say no. He would not consider continuance at this time because he disagrees with everything that's been proposed and the timing of it. There is some home work that has to be done before they come back in with any kind of land use change.

Kordel Braley asked Jack why he wants us to continue this; what would the purpose be?

Jack Hepworth said that he just wants to withdraw the application. If he had known this was the intent he would have withdrawn the application before the current pending motion had been made.

Chris Bleak said that he agrees with Derek and he thinks we should respect the applicants' wishes. He didn't feel that it mattered whether Jack was to withdraw now or after this motion. He asked for clarification on that.

Kim Struthers said if the motion to recommend denial passes, then it does send a clear message of what this body would recommend. If Jack were to have withdrawn his application before the current motion was made, then it's unknown what the Commission's official position is on the application. If the Commission follows through on the current motion, Traverse Mountain does have the ability to go on to City Council and they have the ultimate final decision. He could withdraw at any time before he goes to that City Council meeting.

Derek Byrne asked about denying this, even if they withdraw it – does it cause a time problem.

Kordel Braley said it's just a recommendation; it's City Council that will decide – it just matters what the official record will say, whether we let it go or we make a statement that we were in favor of it or not.

Discussed the procedure.

Roll call vote:

Ed James – yes

Carolyn Player – no

Kordel Braley – no

Derek Byrne – no

Chris Bleak – no

Marilyn Schiess – no

Motion failed 1-5.

Christ Bleak moved to table this item indefinitely until the applicant is ready to proceed, with a note that the Planning Commission has significant concerns with the current plan and would like to see an area

plan with a 'whole-istic' view of this development and that would be an important component of us moving forward. Second by Derek Byrne.

Discussed that to table it – it would come back to the next meeting. It would have to be continued or denied with out prejudice.

Chris Bleak withdrew his motion and moved to deny without prejudice with the same comments from his previous motion noting that the Planning Commission has significant concerns with the current plan and would like to see an area plan with a 'whole-istic' view of this development. Second by Derek Byrne stands.

Discussed the procedures and the different motions that can be made and that all discussion after a motion is made has to take place with the governing body. There has to be a motion, a second, discussion, and then a vote. Then you can answer any questions after that.

Ed James asked Chris Bleak to re-state his motion.

Chris Bleak re-stated his motion to deny without prejudice with the following statement that we have significant concerns with Traverse Mountain and any amendment changes that need to be made and we would like to see a 'whole-istic' plan for the entire area before we move forward on any piece-meal changes. Second by Derek Byrne.

Discussed that this is a recommending body. We can table, continue, recommend denial or recommend approval. Denying without prejudice is a final action, not a recommendation so it is not an option.

Chris Bleak said he will **withdraw** his motion and would like to allow Jack to withdraw his application.

Ed James moved to recommend denial of Mountain Home Development's request for an amendment to 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 and the reason is that 1) there's not an in-place approved area plan; 2) there are some issues that have not been resolved in terms of the type of residential product which is or is not in conformance of the over all character of Traverse Mountain. Second by Chris Bleak. Motion carried unanimous.

The Commission asked staff what the ramifications were if the application were to be denied by City Council and whether the applicant could re-apply.

Kim Struthers said that the application has to have final action taken and denied by City Council to trigger that waiting period of the one year before the applicant could re-apply for the same request.

Carolyn Player moved to take a 5-minute break at 9:13 p.m. Second by Kordel Braley. Motion carried unanimous.

Meeting re-convened at 9:18 p.m.

4.2 DREW DOWNS – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT APPROXIMATELY 2400 WEST 700 SOUTH FROM AN A-5 TO AN R-1-12 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they are requesting an R-1-12 which is consistent with the General Plan. This property does border the VLDR. This is just a zone change but they have given a layout for the lot and they plan to just split it into one additional lot.

Kordel Braley asked if there would be any issues in providing access to the north.

Christie Hutchings aid that there is already a home there which is part of another development.

Drew Downs was present for the request and said that the 4th District Court awarded him this property as partial payment for money that was stolen for him. He wants to get another lot to build a home to try and get money back on it.

Glen P Gray said that he owns that property. He said that Drew Downs does not own any property down there.

Christie Hutchings said that the County web site does show real time ownership.

Tony Trane said that there have been a number of issues with the property.

Christie Hutchings said that there are 3 names shown as owners and all 3 parties have signed the application.

Glenn P Gray said that they checked on the computer tonight and he said it doesn't show that Drew own the property.

Christie Hutchings said that it was a quit claim deed that was done.

Glen P Gray handed out a protest with 35 names on it. He said that they obtained it illegally and that we will be giving some one the right to do something that they don't have a right to do.

Derek Byrne said that if a property is in dispute we have to go with what the City has as the application and if it gets over turned it would be done by the courts.

Public Hearing closed at 9:32 p.m.

Ed James moved to recommend approval of Drew Down's request for a Zone District and Zone District Map Amendment on approximately 1 acre of property located at approximately 2400 West 700 South from an A-5 to an R-1-12 zone and as part of the motion that we include DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.3 RANDALL SERMON – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR TAEKWONDO KOREA, A KARATE-DANCE INSTRUCTION BUSINESS LOCATED AT 113 SOUTH 600 EAST, SUITES A-C, IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is located in the newly built Jack 'n Jill's strip mall area. They are taking 3 of the units. The applicants do have an existing business in Draper and they are just expanding to Lehi. Most of the parents remain to supervise and watch the kids. There is a cross parking agreement with Fresh Market if they need more parking spaces.

Jack Wadley was present for the request.

Gabriel Kim said that they are looking at operating hours from about 3:00 pm to 8:00 pm and then they'll have a couple mornings a week where they will have classes.

Jack Wadley said the bowling alley hours from 9:00 am to about 11:00 pm.

Kordel Braley asked drop off for the kids.

Jack Wadley said that in all the years he's had parents drop off kids he's never had a problem.

Gabriel Kim said that classes will range from 5 to 15 students so you're not going to have 30-40 kids dropped off at the same time and they will not be going through the bowling alley.

Public Hearing closed at 9:42 p.m.

Carolyn Player moved to grant final approval of Randall Sermon's request for Site Plan and Conditional Use approval for Taekwondo Korea, a karate-dance instruction business located at 113 South 600 East, Suites A-C, in an existing Commercial zone including DRC comments. Second by Ed James. Motion carried unanimous.

4.4 SHAWN JONES – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE AVONDALE OF DRY CREEK, AN ATHLETIC INSTRUCTION BUSINESS FROM AN EXISTING BUILDING AT 3300 NORTH RUNNING CREEK WAY IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and said this is a very similar use in another location. They are also asking for a commercial preschool. They will be occupying the main level and the basement and there seems to be plenty of parking during the day.

Ed James asked about the parking.

Christie Hutchings said that there were some issues with DRC and the Fire Marshall with the preschool in the basement – those will be addressed on a final inspection.

Carolyn Player said that most of the children would be dropped off and the parents don't stay so she doesn't feel the parking will be an issue.

Shawn Jones was present for the request as well as the owner, Dean Wallace.

Dean Wallace said that there is no traffic through that area. He said when this went in, the City was very concerned about the parking and they made sure that there was enough parking per sq footage. He said because it is a PUD, there is no assigned parking, it is all shared. There is very little used parking stalls around our place because of the types of businesses that are there. Parking just hasn't been an issue.

Shawn Jones said that they had no intention of holding preschool in the basement.

Public Hearing closed at 9:50 p.m.

Derek Byrne moved to grant final approval of Shawn Jones' request for Site Plan and Conditional Use approval to operate Avondale of Dry Creek, an athletic instruction business from an existing building at

300 North Running Creek Way in an existing Commercial zone including DRC comments. Second by Chris Bleak. Motion carried unanimous.

4.5 IVORY HOMES – REQUESTS REVIEW AND RECOMMENDATION ON AMENDMENTS TO THE IVORY RIDGE AREA PLAN LOCATED AT APPROXIMATELY 3200 NORTH CENTER STREET IN A PLANNED COMMUNITY ZONE, AMENDING MIXED USE LIVE/WORK UNITS TO CONDOMINIUMS AND OFFICE, AND AN AREA FROM LOW DENSITY SINGLE FAMILY TO MEDIUM DENSITY SINGLE FAMILY USE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that there are two areas being changed tonight: they want to change LDR to MDR similar to their Parkside Estates, geared towards senior housing and the second change is for the west side of Center Street. There was some live work product proposed for Center Street. So now on the north there will be 2 office buildings and on the south would be 45 condo stacked flats. The original Area Plan was 835 units. When they did their last amendment it reduced it a little bit; this just takes it back to what it was. The open space doesn't affect the amenities.

Discussed the parking on Center Street.

Brad Kenison said he discussed the density with Lorin Powell and they didn't feel there were any major changes from what the plan was originally. He said we went from 114 to 45 units on Center Street.

Discussed that we looked at the numbers for traffic with the Area Plan.

Brad Mackay was present for the request and stated that about a year ago Ivory was chosen as an exclusive builder out at Daybreak for empty-nester housing. He said they have a big need to create that kind of community here with the tennis club. He said the live/work has just not worked out but we've had requests for our type of an office building and this is the perfect spot for it. We've tried to blend the whole community together.

Derek Byrne said he's glad they put the amenities in first.

Kordel Braley asked about connectivity between the two active communities.

Brad Mackay said there will be a trail on the Murdock Canal that can connect them.

Public Hearing closed at 10:10 p.m.

Kordel Braley moved to recommend approval of Ivory Homes' request for amendments to the Ivory Ridge Area Plan located at approximately 3200 North Center Street in a Planned Community zone, amending mixed use live/work units to condominiums and office, and an area from low density single family to medium density single family use including DRC comments, noting that we would like to continue to see good pedestrian connections. Second by Ed James. Motion carried unanimous.

CITY BUSINESS

Kim Struthers asked if they would be interested in a joint work session with City Council on 'Roberts Rules of Order'. He also reminded the commission of the July tour and said he would try to arrange for the bus.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE MAY 27, 2010 REGULAR MEETING.

Ed James moved to approve the minutes from the May 27, 2010 regular meeting. Second by Derek Byrne. Motion carried unanimous.

ADJOURN

Ed James moved to adjourn. Second by Chris Bleak. Motion carried unanimous.

Meeting ended at 10:17 p.m.

Date Approved _____

Chairman _____

Secretary _____