

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, November 18, 2010 in the Lehi City Council Chambers.

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

Members Absent: Kerry Schwartz - excused

Others: Kim Struthers, Noreen Edwards, Brad Kenison

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 SHAWN CONLIN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A FIREARMS BUSINESS FROM HIS HOME LOCATED AT 5165 NORTH EAGLES VIEW DRIVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers presented the request and stated that this particular applicant had a minor Home Occupation but he wants to expand that so he can have customers come to his home. We have contacted that Police Department and he needs to meet requirements from the ATF – he has passed his safety inspection.

Ed James said that the last applicant requesting this same thing had some requirements.

Kordel Braley read through the minutes from the last gun sales Home Occupation application.

Shawn Conlin was present for the request and stated that he has a locked closet in a locked room which is down the hall from a guest bedroom. There will not be any ammunition sales. It will be new boxed firearms. He said he may have one customer a week and most sales will be parts online through a web site. They will order custom guns that will be shipped to him for the customer to pick up. He said there is an alarm system on the home.

Kordel Braley said his concern is that usually there is some kind of back ground check that needs to be done.

Shawn Conlin said that it is done before they even show up to the house – it was recommended by ATF to do that. He said when he does gun-smithing he usually picks the guns up and takes them to his house. The majority of what will be done is at gun shows. There will be no loaded weapons and no ammunition sales.

Discussed that we need to be consistent – this business is very well regulated with the ATF.

Derek Byrne moved to grant final approval of Shawn Conlin's request for a Major Home Occupation permit to operate a firearms business from his home located at 5165 North Eagles View Drive in an existing Planned Community zone and that the applicant will continue to maintain his dual locking system with no ammunition sales. Second by Carolyn Player. Motion carried unanimous.

3.2 RICHMOND AMERICAN HOMES – REQUESTS REVIEW AND RECOMMENDATION ON A REVISION TO THE PREVIOUSLY APPROVED THANKSGIVING MEADOWS PLANNED UNIT DEVELOPMENT, TO ALLOW TWO-STORY SINGLE FAMILY DETACHED HOMES WITH A SMALLER MAIN FLOOR AREA THAN THE TYPICAL STANDARD, BUT WHICH STILL MEET OR EXCEED THE OVERALL FINISHED FLOOR AREA.

Kim Struthers said that this was added at the last minute but we had a time restraint and needed to get this done. This is only for the homes that Richmond American Homes own. They are smaller homes but because of the nature of the lots, as staff we didn't feel that this was a problem and we have granted exceptions like this when they couldn't meet the 850 sq ft foot print because of the lot size. This would only apply to D1 and D2 phases. He said there does need to be a lower cap so it's not just left open. They will still need to maintain the overall sq footage so they may have some living space over the garage. This reduction would only affect two story single family homes.

David Petech, division president of Richmond American Homes, was present for the request and stated that the sq footage starts at 763 sq ft on the main floor; there is an 87 sq foot difference in what was approved for McArthur's. The total finished sq footage starts at a minimum of 1662 sq ft.

Ed James asked about the original approval being for 750 sq ft on the main floor.

Kim Struthers said there were no minimums mentioned we just assumed that they were meeting the requirements – it was never an issue.

Ed James asked if they would be part of the HOA.

David Petech said that they would be part of the HOA.

Ed James moved to recommend approval of Richmond American Homes' request on a revision to the previously approved Thanksgiving Meadows Planned Unit Development, to allow two-story single family detached homes with a smaller main floor area than the typical standard, but which still meet or exceed the overall finished floor area with the condition that the minimum main floor be 750 sq ft and that they received approval from the master HOA and include DRC comments except for the 700 sq ft mentioned. Second by Kordel Braley. Motion carried unanimous.

PUBLIC HEARINGS

4.1 LESLIE YOUNG – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE TOUCHSTONE SURFACES, A LIGHT MANUFACTURING BUSINESS LOCATED AT 98 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this particular use is in Morray Yates' commercial complex and only affects the east end of the building. He said that our suggestion was that somewhere near their front door to add a planter box or potted plant. Our current thought is that if it's an existing building and there are no site changes that we didn't feel like you could impose substantial improvements.

Ed James moved to table Leslie Young's request for Site Plan and Conditional Use approval to operate Touchstone Surfaces, a light manufacturing business located at 98 North 1200 East in an existing Commercial zone until the next regular meeting and some kind of notice be given to the property owner and applicant to be here to answer questions. Second by Derek Byrne. Motion carried unanimous.

4.2 MATT GNEITING – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE CHAPTER 5, ADDING ASSISTED LIVING AS A CONDITIONAL USE IN THE R-2.5 AND R-3 ZONES, AND ADDING PARKING REQUIREMENTS FOR ASSISTED LIVING FACILITIES.

Public Hearing opened at 7:00 p.m.

Kim Struthers said that one of the issues that came up was the parking requirements; our Development Code doesn't address Assisted Living and the applicant is purposing to add this in the Table of Uses. The applicant would like to match the requirement for nursing homes on the parking and he does have a study to justify the parking.

Brad Kenison said that their studies showed what was needed so our recommendation was to just have it based on the number of beds.

Matt Gneiting was present for the request and stated that the change by DRC is acceptable for their plan.

Public Hearing closed at 7:47 p.m.

Ed James moved to recommend approval of Matt Gneiting's request for an amendment to the Lehi City Development Code Chapter 5, adding Assisted Living as a Conditional Use in the R-2.5 and R-3 zones, and adding parking requirements for Assisted Living Facilities with the finding of fact being based upon the market study and verification of that study by the DRC and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.3 L & T CONSTRUCTION – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 24 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 350 SOUTH 600 EAST FROM COMMERCIAL TO AN R-2.5 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we have looked at this on the General Plan and a Concept.

Ed James asked about whether they added more parking.

Kim Struthers said that yes they did.

Paul Washburn was present for the request and stated that they could go up to 9 units per acre but our current proposal will have 75 units.

Richard Adams said that apparently this discussion has been going on for a while. He asked about new homes on that side of the street and asked about the condition of the sewer. He is also concerned about that road on 600 West. He said that Peck's use that road for their trucks. He wanted to know if these things have been addressed.

Brad Kenison said that there is a sewer line down 600 East. This development has a tough time getting to that so they are running a line over to the 850 East sewer line. They are doing some sewer improvements to get it off 600 East and over to 850 East. There are master plans for the line on 850 East to be increased but we're ok capacity wise right now.

Richard Adams asked how they would get over to 850 East.

Kim Struthers said that it's the same landowner that owns all that.

Public Hearing closed at 7:57 p.m.

Derek Byrne said there has been a smell issue with the sewer on 600 East – what is being done or is anything being done on that – is this a city issue?

Paul Washburn said that the smell is something that has been brought up. Lorin said that that line doesn't carry enough water to flush it down. He also said that they have had a traffic study done and the impact was very minimal.

Kordel Braley said that he feels that we need to connect through. He is concerned with having cul-de-sacs' in the city and said that we need to be better at making more connections in the city.

Derek Byrne asked if we need to have something on the residential plats noting that there is big truck traffic or something warning future residents of commercial business in the area.

Ed James moved to recommend approval of L & T Construction's request for a Zone District and Zone District Map Amendment on approximately 24 acres of property located at approximately 350 South 600 East from Commercial to an R-2.5 zone and as part of the motion to include DRC comments and that the finding of fact be found in DRC comments where it talks about the consistency of the elements of the General Plan. Second by Derek Byrne. Motion carried unanimous.

4.4 L & T CONSTRUCTION – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR BROADMOOR PARK PUD, A 75-LOT RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 350 SOUTH 600 EAST IN A PROPOSED R-2.5 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that it does meet the open space requirement and it is below the max density that is allowed there.

Brad Kenison said that parking will be restricted to one side of the street because of the road width.

Kordel Braley asked if the streets in PUD's are always private streets.

Kim Struthers said that they have requested private streets.

Paul Washburn was present for the request.

Ed James asked about the connectivity that was talked about in his motion on the Concept.

Paul Washburn said that there is a major entrance and a secondary entrance – we have created a trail that would connect through to any future commercial.

Ed James asked about guest parking – he said counted 15 off road stalls.

Paul Washburn said that every unit will have full size 2 car garages with a large driveway – he is calculating that you could fit an additional 44 cars on the street.

Kordel Braley asked why there is not sidewalk on both sides of the street. He asked if they would consider a 5 foot sidewalk.

Paul Washburn said that they want it separate from the driveway.

Kordel Braley said that he appreciates the connectivity to the east but he wonders about a road that goes through.

Paul Washburn said that in terms of phasing the project the east part of the subdivision would be last. A lot of times the commercial development is compatible and the connectivity would be ok – but if the commercial use is more industrial it may be a problem.

Ed James said that they may want to look at having two trees in the front of each unit.

Paul Washburn said that they tried to do some things to minimize the front garages and we're looking at modifying roof lines. He said there will be an 8 ft garage door with a glass panel and we're trying to do things with the openings. There will be a multiple colors on the doors so there are not straight white garage doors. He said now we have modified the homes so that the front door is brought out closer to the front.

Richard Adams said that he hopes they build something really nice – he wonders who is going to live here – he doesn't like the narrow streets and little lots.

Public Hearing closed at 8:27 p.m.

Kordel Braley likes the narrow streets – they do slow traffic down. He is concerned with the east-west connectivity. He thinks it will be a good transition over to the commercial.

Kim Struthers said that as part of the approval the setbacks are 20' with 15' rear and 5' minimum on each side.

Ed James moved to recommend approval of L & T Construction's request for Preliminary Subdivision review and recommendation for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a proposed R-2.5 zone and as part of motion to include DRC comments and also that when the final landscape plan be brought back that a foot print for each lot show a minimum of 2 trees and 5 shrubs. Motion died for lack of second.

Kordel Braley moved to recommend approval of L & T Construction's request for Preliminary Subdivision review and recommendation for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a proposed R-2.5 zone with the condition that a street connection be shown to the east and either 5' sidewalks be constructed or that sidewalks are placed on both sides of the street. Motion died for lack of second.

Kordel Braley asked if they would go with a 5 foot sidewalk.

Ed James moved to recommend approval of L & T Construction's request for Preliminary Subdivision review and recommendation for Broadmoor Park PUD, a 75-lot residential development located at approximately 350 South 600 East in a proposed R-2.5 zone with DRC comments. Second by Marilyn Schiess. Motion carried 5-1 with Kordel Braley opposed.

Derek Byrne said he votes for this because it allows flexibility.

4.5 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY 855 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 EAST, AMENDING THE LAND USE DESIGNATION FROM TECHNICAL MANUFACTURING TO PLANNED COMMUNITY.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that part of Micron's property is in Lehi and part is in Draper so we will be seeing some annexations in December. This qualifies as far as acreage for a Planned Community.

Kordel Braley disclosed just for information purposes that about a year ago his company did some work for the city and people from his firm have expressed interest in working for this project – there are no contracts.

Ed James asked about the impact on the city as far as jobs and what the General Plan was striving for – has the city looked into this.

Kim Struthers said that Doug Meldrum has been involved with this for over a year – they are supportive. This will introduce some new uses – if anything it may support more jobs.

Derek Byrne asked about the general comments second bullet.

Kim Struthers said that has been taken care of – there are areas for townhomes and condos.

Discussed the housing mix.

Dennis Rainey was present for the request and stated that this property is ideally located between two major cities. We think corporate headquarters will be here for software companies, research laboratories etc. There will be areas for 2 schools, 2 park areas and potential civic and church facilities. The Micron property is in 3 different cities. There are 1733 contiguous acres and we're trying to annex another 150 acres into Lehi. We would envision a bus system that will eventually go in on this site. The area in Lehi is perfect for technical manufacturing or Business Park and as you go further north it's not suitable for that type of use. Dennis went through the information in the packet they submitted dated October 27, 2010. He said that the roads are only conceptual at this point. He said they do realize that they will need to bring water rights to the area. He feels that this is a 20 year project.

Ed James said that he's always been concerned about the patch work – will this back part be in Lehi or what?

Dennis Rainey said that there are issues with that being in Draper, pumping water over the hill, bringing power over and pumping sewer up – there may be a deal that Draper can work out with Lehi – but who knows. Another issue is the civic services – police, fire, etc.

Ed James asked about the green areas as being dedicated to the city and the green hatched area not being designation.

Dennis Rainey said that the green areas would be open space – we don't want people walking through that hatched area with all the utilities and the privacy behind IMFT.

Ed James would just like to see connectivity between the open space on the east and the west.

Dennis Rainey said that the Bonneville trail will connect both parts.

Kordel Braley asked about road connectivity when some of it is in Draper. What if Draper doesn't want that to go in?

Dennis Rainey said that it will have to connect eventually.

Marian Ludlow said that she would hope that the City is requiring the developer to communicate with the school district.

Public Hearing closed at 9:39 p.m.

Kim Struthers said that there was a letter put on the podiums from the Alpine School District so there has been some discussion. If the commission wants more time then we can continue it but if you're comfortable then you can take action on it tonight.

Ed James moved to recommend approval of Micron Technology, Inc's request for a General Plan Land Use Map Amendment on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East, amending the land use designation from Technical Manufacturing to Planned Community and as part of the motion to include DRC comments finding that the change in the General Plan designation improves the character and quality of city, promotes jobs and doesn't impact the city negatively. Second by Carolyn Player. Motion carried unanimous.

Kim Struthers stated that they would have to come through with an Area Plan and a Zone Change and that's where we look at it in more detail.

Ed James said that everything rides on the Area Plan which would be looked at down the road – he feels we need to give the applicant some information on what we want for the Concept Plan.

4.5A. MICRON TECHNOLOGY, INC – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PLANNED COMMUNITY ON APPROXIMATELY 855 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 EAST.

Discussion included under item 4.5.

Ed James moved to recommend approval of Micron Technology, Inc's request for Concept Plan review for a Planned Community on approximately 855 acres of property located approximately on the north side of SR-92 between 500 West and 1700 East and as part of the motion to include the DRC comments and that we suggest concern over the circulation pattern from the east side to the west side and to coordinate resolutions from the various jurisdictions and that the Area Plan have parking minimized as much as possible especially in the center area. Second by Kordel Braley.

Kordel Braley feels that they do need to continue discussions with Alpine School District.

Derek Byrne said we need to have a clearer plan on the utility issues – water tanks, etc.

Kordel Braley feels we need to look more into the connectivity from east to west.

Derek Byrne said he appreciates what they're looking at with the green space and the walk-able community – granted there are some issues connecting the west and the east.

Kordel Braley said that one of the draws to buying a house up there is that you can live and work together.

Ed James moved to amend his motion to include that the Concept in general is of high quality and serves the purposes of the city and is a good plan. Second stands by Kordel Braley. Motion carried unanimous.

Ed James moved to take a 5 minutes break at 9:55 p.m. Second by Kordel Braley. Motion carried unanimous.

Meeting reconvened at 10:02 p.m.

4.6 BECK & BECK CONSTRUCTION – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE A TEMPORARY SCREEN/ CRUSHER AT APPROXIMATELY 5500 NORTH 2300 WEST (EAGLE SUMMIT GRADING AREA) IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that there has been a mass grading permit allowed in this area. The grading is almost complete so the applicant wants to use a crusher on site to crush the large rocks and things left there. We did look at this at DRC and there is quite an extensive list. The goal here is to try and finish the grading as quickly as possible with a minimum amount of trucks passing by the school. Up until now the mode of operation is as the market will bear the material but now the applicant will stock pile it down by the Harper plant by SR-92. We would like everything to be done by the end of April 30, 2011– he wouldn't need the crusher until March 1, 2011.

Ed James feels that this is an added commercial and manufacturing activity – it's not just for the grading – they're selling it – don't they need a license to do that.

Discussed blasting in the area.

Kim Struthers said that they may be blasting some of what's left and they would need a permit to do that. He said that as long as they don't have an employee sitting in a booth and manning the scales then it's not considered a business.

Dana Beck was present for the request and stated that they are coming to the very end of this and in looking at it today they might not even need the crusher. There is quite a bit of over sized material over 12" that we would like to run through the machine but we don't have to. The reason there's a scale is that Aims Construction required the scale so they would know what the tonnage is to keep track of the material they've moved out. He doesn't think there will be over a couple weeks with the crusher.

Brad Kenison said that when he first heard of the crusher he thought it might be really noisy so he talked to Wade in the Streets Department and he said it's quieter than most of the equipment that's run up there.

Carolyn Player said one of the DRC comments is about the fuel tanks up there that they want to be removed.

Dana Beck said he's not sure why they need to be removed – they're not being used, it was just a place to put them – they're empty.

Ed James said that he appreciates the sensitivity that the truck drivers have shown.

Marian Ludlow lives in Traverse Mountain and said that one of the DRC comments #7 is that the crusher cannot come on site until March and that there is a completion date and another is that #10 – she thinks it needs to be prohibited during the times of school unless it's an emergency. She is concerned that this will become a gravel pit. She is concerned with the blasting – it can impact erosion, landslides, etc. She doesn't feel that there is enough information on this site plan for a blasting permit.

Public Hearing closed at 10:26 p.m.

Dana Beck said that the crusher has no impact on the traffic that goes in and out of there – he just wants a permit to put a crusher in there. He said that if they need to hold up to the April deadline to get a crusher permit then they'll just pull the application.

Kordel Braley asked if there was a connection between these conditions and the permit they applied for.

Ed James moved to extend the meeting at 10:30 p.m. until 11:00 p.m. Second by Marilyn Schiess. Motion carried unanimous.

Ed James moved to deny Beck and Beck Constructions' request for Site Plan and Conditional Use approval to operate a temporary screen/ crusher at approximately 5500 North 2300 East (Eagle Summit grading area) in an existing Planned Community zone for the following reason: that the applicant suggested that he would not be in compliance with the time frames with the DRC comments and would withdraw the application. Second by Carolyn Player.

Discussed the time frame and letting things expand – if it was just to grade for lots it would be different.

Motion died 3-3 with Marilyn Schiess, Derek Byrne and Kordel Braley opposed.

Kordel Braley said he is ok with the time limit on just having the crusher up there.

Kordel Braley moved to grant approval for Beck and Beck Constructions' request for Site Plan and Conditional Use approval to operate a temporary screen/ crusher at approximately 5500 North 2300 East (Eagle Summit grading area) in an existing Planned Community zone as far as the DRC comments go he thinks we can include most but clarified comment #9, the ending date would only apply to the physical crusher not grading the project; we can request that they do #10 but not a condition of this just strongly encourage; in case it wasn't in the permit this crusher is not to be used for any material outside of their approved area. Second by Derek Byrne.

Ed James is opposed.

Dana Beck said it's hard to project a daily schedule and be able to stay with it.

Kordel Braley said that he was trying to focus on the crusher.

Kordel Braley moved to rescind his previous motion. Second by Derek Byrne. Motion carried unanimous.

Kordel Braley moved to grant approval of Beck and Beck Constructions' request for Site Plan and Conditional Use approval to operate a temporary screen/ crusher at approximately 5500 North 2300 East (Eagle Summit grading area) in an existing Planned Community zone and include the following DRC comments:

1. *Re-evaluate water use and update any permits required for such water usage and billing.*
2. *Beck and Beck will pre-screen all export material and haul the fines (-3") off of the site first; the fines may either be stockpiled at the Harper batch plant area or sold directly.*
3. *A crusher may be used to reduce the oversize to -3". These crushed fines may be handled in the same manner as the uncrushed fines. The crusher is to be located at the screens.*
5. *Beck & Beck will utilize "safe haul times". That is a time when there is a minimum of school children pedestrians near the haul routes.*
6. *Beck & Beck shall survey and stake the disturbed and extracted areas frequently (daily or weekly). The staking will show both horizontal extent and vertical depth of the grading operation. A Lehi City inspector will be assigned the site(s) 100% of the workday as the operation is beginning. This may be reduced to less time during later stages of the project.*
7. *The crusher can only be used for material coming from Eagle Summit Phase 6 grading permit – the crusher cannot come on site until March 1, 2010. **(with the corrected date of 2011)***
8. *As described in the applicant's narrative, the monthly safety meetings and daily truck inspections should be included as conditions of approval.*
9. *Recommend as a condition of approval that the Planning Commission set a completion date of April 30, 2011, by which time all grading must be completed. **(include but only applicable to the screener)***
10. *Based on information provided by residents in the area for peak times when elementary students are walking to and from school, recommend that the Planning Commission include as a condition of approval that truck traffic be limited to the greatest extent possible (or prohibited) during the following weekday hours: **(include as a recommendation only)***

Mornings:

7:40 - 8:05 (8:00 start time for AM Track)

8:55 - 9:20 (9:15 start time for PM Track)

Afternoons:

Mondays (early out):

1:25 - 1:45 (1:25 end time for AM Track on Monday)

2:40 - 3:00 (2:40 end time for PM Track on Monday)

Tuesdays - Fridays

2:15 - 2:35 (2:15 end time for AM Track Tuesday through Friday)

3:30 - 3:50 (3:30 end time for PM Track Tuesday through Friday)

Kindergarten

12:00 - 12:30 -- kindergarteners are leaving/coming

(AM -- leaves at 12:00 -- PM begins at 12:30)

11. *Contact Lehi City Fire Department for any blasting permits.*

and include all three DRC critical issues:

1. *Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Dept, Planning Commission approval and a business license.*
2. *As a general comment, the owner of the property should be in attendance at the Planning Commission meeting to answer any questions about the general site that may arise.*
3. *If any business activities (ie. Revenue generating) are being conducted on this site, a business license will be required.*

Second by Derek Byrne. Motion carried 5-1 with Ed James opposed.

4.7 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF PROPOSED CHANGES TO THE LEHI CITY DEVELOPMENT CODE, CHAPTER 23, SIGNS.

Public Hearing opened at 7:00 p.m.

Kim Struthers said this is what we went over at the work session.

Public Hearing closed at 10:53 p.m.

Kordel Braley moved to recommend approval of Lehi City's request for proposed changes to the Lehi City Development Code, Chapter 23, Signs with any DRC comments. Second by Ed James. Motion carried unanimous.

4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 10.02 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1630 SOUTH 300 EAST FROM A VLDR (Very Low Density Residential Agricultural) TO A PF (Public Facilities) LAND USE DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the City has a piece of property in the southeast part of town which is where the old sewer plant was. They want to create a pressurized irrigation pond on that property and we would like to utilize our Public Facilities zone but we need to amend the General Plan map first.

Dell Willis said that his father Dean owns the property to the west and due to circumstances he is unable to attend tonight. They are concerned about the intent long term as well as short term as to what is going to happen to this property. First how much water are we talking about and what's the nature of the intent.

Kim Struthers said it will not occupy the full ten acres.

Brad Kenison said that the intent of this property is to be more than just the pressurized irrigation reservoir. There is a power generating trailer on the west side; the east and central portion is to have a PI reservoir that will help with the pressure throughout the entire City. We can take the storage from that and pump through the entire system – it will be an open bank. He said the City's intent is to also have it as a detention area.

Derek Byrne moved to extend the meeting at 11:00 p.m. for another 15 minutes. Second by Ed James. Motion carried unanimous.

Brad Kenison said the source would be the well and possibly catching other water but the intent isn't to capture all the water. He said our PI system is live all year round – it runs our fire hydrants.

Dell Willis said they are losing water from the 300 East drain. He said they've been able to utilize the tail water and we also irrigate from Mini Creek and Spring Creek, etc. We do not want to lose what has been an ongoing use of that water. He asked if there would be problems with mosquitoes.

Brad Kenison said mosquitoes haven't been a problem because we try to keep the water moving.

Dell Willis asked that they request that they include the water rights as mentioned in the motion.

Brad Kenison suggested to the commission that we should be careful in stating that he maintains the water rights that he has – he’s not sure what filed water rights he has.

Mike Willis said that since they did re-pipe 300 East they cannot take their water turn – it’s not possible.

Ed James asked about the process of this to see if these people’s rights are addressed.

Ed James moved to extend the meeting at 11:15 to 11:30 p.m. Second by Marilyn Schiess. Motion carried unanimous.

Public Hearing closed at 11:16 p.m.

Ed James moved to recommend that we continue Lehi City’s request for an amendment to the Lehi City General Plan Land Use Map on approximately 10.02 acres of property located at approximately 1530 South 300 East from a VLDR (Very Low Density Residential Agricultural) to a PF (Public Facilities) land use designation until such time that the City Engineer can work out a solution to the irrigation water in that area and then it be brought back to us. Motion died for lack of second.

Ed James moved to recommend approval of Lehi City’s request for an amendment to the Lehi City General Plan Land Use Map on approximately 10.02 acres of property located at approximately 1530 South 300 East from a VLDR (Very Low Density Residential Agricultural) to a PF (Public Facilities) land use designation with the recommendation that the City Engineer meet with the surrounding landowners to address water rights, service and concerns and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF THE SPRING CREEK RESERVOIR ANNEXATION, APPROXIMATELY 10 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1630 SOUTH 300 EAST TO A PROPOSED PF (Public Facilities) ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.8.

Public Hearing closed at 11:16 p.m.

Ed James moved to recommend approval of Lehi City’s request for the Spring Creek Reservoir Annexation, approximately 10 acres of property located at approximately 1630 South 300 East to a proposed Public Facilities zone with the recommendation that the City Engineer meet with the surrounding landowners to address water rights, service and concerns and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

CITY BUSINESS

Discussed that we will have a work session on December 2nd and a regular meeting on December 9th. We will be having a dinner at the work session.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE OCTOBER 28, 2010 REGULAR MEETING.

Derek Byrne moved to approve the minutes from the October 28, 2010 regular meeting. Second by Kordel Braley. Motion carried unanimous.

ADJOURN

Ed James moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.

Meeting ended at 11:22 p.m.

Date Approved_____

Chairman_____

Secretary_____