

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, December 09, 2010 in the Lehi City Council Chambers.

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

Members Absent: Kerry Schwartz – excused

Others: Noreen Edwards, Christie Hutchings, Brad Kenison, Council member Mark Johnson

Meeting began at 7:03 p.m.

### PUBLIC HEARINGS

**3.1 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.  
(Tabled from the November 18, 2010 meeting)**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that it is an existing building on 1200 East. The applicant makes cabinet tops and he has passed all his inspections. He is not proposing any improvements.

Leslie Young was present for the request.

Ed James asked if the owner has discussed any improvements to the site.

Leslie Young said that they will be repainting the parking lines in the spring but there is nothing else that we will be doing.

Kordel Braley asked about storage outside.

Leslie Young said there will be some outside storage – granite slabs lined up. He said that everything will be contained in a wet process.

Walter Adams said that they have slabs outside but they take them in and cut them. Once they're cut they are stored inside the system. He said they use a water recycle system. There may be a half a dozen slabs stored at a time.

Leslie Young said they are only delivered on demand so we don't store them very long. We will paint the lines when the weather gets nicer.

Walter Adams said that everything has been cleaned up from what was there before.

Public Hearing closed at 7:11 p.m.

*Ed James moved to approve 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 and that as part of the motion to include DRC comments and a clearly marked painted designation be made where the outside materials will be stored and that the striping be completed when possible but no later than May 1, 2011. Second by Marilyn Schiess. Motion carried unanimous.*

**3.2 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE MICRON II ADDITION ANNEXATION, APPROXIMATELY 50.58 ACRES OF PROPERTY LOCATED NORTH OF SR-92 AND WEST OF HIGHLAND DRIVE TO A PROPOSED TH-5 ZONING DESIGNATION.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented items 3.2 & 3.3 together. She stated that the reason they are splitting the parcels is because the one is already shown on the General Plan and the other piece shows in Highland City's boundary line agreement so they need to deal with Highland City and they don't want to hold all of it up for that one piece.

Michael Raney was present and stated that this is a little over 50 acres and it's where all the utilities for IMFT are. It won't be developed at this time but we would like it in the City. The other site is over 100 acres and there is a utility easement through it. It will be developed for large lot single family developments and on the north side we are purposing an 8 acre school site.

Ed James asked about the road from the Concept Plan.

Public Hearing closed at 7:25 p.m.

*Ed James moved to recommend approval of Micron Technology, Inc's request for TH-5 zoning on the Micron II Addition Annexation, approximately 50.58 acres of property located north of SR-92 and west of Highland Blvd. and as part of motion to include the DRC comments and with the findings of fact that it conforms to the intent of the General Plan and the development of the Microns properties. Second by Carolyn Player. Motion carried unanimous.*

**3.3 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE MICRON III ADDITION ANNEXATION, APPROXIMATELY 107.95 ACRES OF PROPERTY LOCATED NORTH OF SR-92 AND WEST OF HIGHLAND BLVD. TO A PROPOSED TH-5 ZONING DESIGNATION.**

Public Hearing opened at 7:03 p.m.

Discussion included under item 3.2.

Kordel Braley is a little worried about there not being a road that more directly connects the school to that residential.

Public Hearing closed at 7:29 p.m.

*Derek Byrne moved to recommend approval of Micron Technology, Inc's request for TH-5 zoning on the Micron III Addition Annexation, approximately 107.95 acres of property located north of SR-92 and west of Highland Blvd. including DRC comments and contingent upon the boundary line agreement negotiations being resolved with Highland City. Second by Carolyn Player. Motion carried unanimous.*

**3.4 MATT GNEITING – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 3 ACRES OF PROPERTY LOCATED AT 400 NORTH 1200 EAST FROM A TH-5 TO AN R-3 ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that the General Plan Amendment has been approved by City Council so this is to change the zone. She stated that there was a letter handed out tonight from some residents opposed to this. This is only the Zone Change - you will still see the Site Plan.

Ed James asked if the zoning complied with the General Plan.

Christie Hutchings said that it does.

Matt Gneiting was present for the request and stated that they now want to put in place the R-3 zoning in preparation to continue the process for an assisted living facility. He said that they haven't made any changes to the site plan yet but they are planning on making changes due to comments made by the Planning Commission.

Kordel Braley asked about the motion from the City Council on the General Plan.

Mark Johnson said that we had been advised not to make a General Plan Amendment or Zone Change subject to a development actually going in, but the City Attorney seems to think that we can do this now. We enter into an agreement with what the zoning is being changed to under the condition that this project actually takes place.

Christie Hutchings said that's actually mentioned in the DRC comments.

Public Hearing closed at 7:41 p.m.

*Kordel Braley moved to recommend approval of Matt Gneiting's request for a Zone District and Zone District Map Amendment on approximately 3 acres of property locate at 400 North 1200 East from a TH-5 to an R-3 zone and with that to include the DRC comments and also recognize that this Zone Change is an agreement going along with the General Land Use change assuming that this development does occur. Second by Ed James. Motion carried unanimous.*

### **CITY BUSINESS**

We need to review the schedule for next year and we will discuss it at the January work session.

Brad Kenison said just for way of information - the traffic counters have been on Main Street again. It does appear that the traffic counts are staying down on Main Street. This time we put them out by the Jordan River as well as by the Bakery and we've got almost the same amount of traffic that comes through the Jordan River area as Main Street; about 15,000 – 18,000 cars a day.

Kordel Braley would like some kind of feed back with what happens at the City Council level to see if what we recommend is being turned over or not.

**APPROVAL OF MINUTES**

Ed James said on page 9 change 'if' to 'is'.

*Carolyn Player moved to approve the minutes from the November 18, 2010 regular meeting. Second by Marilyn Schiess. Motion carried unanimous.*

**ADJOURN**

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

Meeting ended at 7:53 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_