

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 24, 2011 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:02 p.m.

CONSENT AGENDA

3.1 APPROVAL OF MINUTES FROM THE FEBRUARY 24, 2011 REGULAR MEETING.

Marilyn Schiess said on page 4.6 change 'it' to 'if'.

Ed James moved to approve the Consent Agenda items with the change by Marilyn Schiess. Second by Carolyn Player. Motion carried unanimous.

3.2 APPROVAL OF MINUTES FROM THE MARCH 3, 2011 WORK SESSION.

Ed James moved to approve the Consent Agenda items with the change by Marilyn Schiess. Second by Carolyn Player. Motion carried unanimous.

REGULAR AGENDA

4.1 MICRON TECHNOLOGY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE PREVIOUSLY APPROVED MICRON CONCEPT PLAN, INCREASING THE TOTAL NUMBER OF RESIDENTIAL UNITS FROM 524 TO 780.

Kordel Braley said he needs to recuse himself because his firm has been hired to do the traffic study.

Christie Hutchings presented the request and stated that the Concept had been previously approved for 524 residential units. At the time it was approved they had not taken into account the areas and the density in each of those; they are now asking for 780 units. The Concept Plan showed residential above the Mixed Use and it didn't take into account those units either. DRC recommended that if this change is made that density can't be moved between pods without the approval of City Council and Planning Commission.

Brian Gabler with LEI was present and said that they calculate everything on the gross acreage.

Ed James moved to recommend approval of Micron Technology's request for an amendment to the previously approved Micron Concept Plan, increasing the total number of residential units from 524 to 780 and include the DRC general comments and the finding of fact that it is consistent with the General Plan, the proposed amendment is not detrimental to the public health, safety, and welfare of Lehi City and the proposed amendment meets the requirements of the Lehi City Development Code in regards to area plan approval. Second by Marilyn Schiess. Motion carried unanimous.

4.2 ADOBE SYSTEMS, INC – REQUESTS FINAL SITE PLAN APPROVAL FOR ADOBE PROFESSIONAL OFFICE CAMPUS LOCATED AT APPROXIMATELY 3500 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings said that the preliminary Site Plan was already approved. Nothing has really changed. City Council did approve the code amendment which would allow the setback reduction allowing the building to span the road. The building elevations need to be mentioned because they do vary somewhat from the Design Standards.

Ed James asked if City Council clarified what was the front, side or rear elevation.

Kim Struthers said that it wasn't clarified but that it included 'unless otherwise addressed by the Planning Commission'.

Ed James said that the setbacks just need to be approved as shown on the Site Plan.

John Bankhead was present for the request.

Kordel Braley asked about the road closures on Cabela's Blvd.

John Bankhead said that there will be lane restrictions but it will never be reduced more than two lanes. It may be closed for 1-2 days at night to do the spanning over the road but once that's done there will be traffic going both directions. The road closure will be in July or August after the detour on SR-92 is lifted.

Ed James asked about the traffic study.

Kordel Braley said that there was a traffic study done that included the existing conditions and future conditions for that road.

Derek Byrne moved to grant final approval of Adobe System Inc's request for final Site Plan for the Adobe Professional Office Campus located at approximately 3500 North East Frontage Road in an existing Commercial zone with the DRC comments and finding that the plan didn't substantially change; include the setbacks as shown on the Site Plan and we recognize the variance to the setbacks as shown on the site plan and with the exception to the Design Standards. Second by Ed James. Motion carried unanimous.

4.3 JACK HEPWORTH – REQUESTS SITE PLAN APPROVAL FOR THE OUTLETS AT TRAVERSE MOUNTAIN, A RETAIL DEVELOPMENT LOCATED AT APPROXIMATELY 2300 WEST GRAND TERRACE PARKWAY IN AN EXISTING PLANNED COMMUNITY ZONE.

Christie Hutchings presented the request and stated that this is for the first phase only; this is permitted by their Area Plan. They are requesting a variance to our standard dumpster because of the size of the project. The parking exceeds the requirement, the landscaping is over 20% and the elevations need to be reviewed for compliance to the Design Standards. DRC was comfortable that that was met.

Ed James asked Brad about the access in the middle right off the curb.

Brad Kenison said that they were asked to update the traffic analysis for that reason.

Ed James asked about TRAX – he sees nothing in the Site Plan for interaction for where a stop might go.

Brad Kenison said that we didn't discuss the future line too much.

Ed James said that this needs to be really well thought out for that - this will be a destination stop. It would be poor planning if we don't put conceptual thought into how we will connect these over the next few years.

Kim Struthers said that there is intent to put TRAX in there someday but there are no definitive stops. He thinks it is all speculative and we need to look at this plan on its own merits at this point. He discussed the funding on the parking structure and stated that even if the parking structure didn't get built and they just had surface parking they would still be over on their parking requirements.

Jack Hepworth was present for the request and is acting as the agent on the Outlets. He said that he has not spoken to UTA since Adobe acquired their property so the latest information is that they have funding for construction up to 12300 South but they don't have any funding for Utah County even in their 20-30 year plan. He said we don't want the stop at Traverse Mountain to be a stop and ride situation. We have talked to UTA about a stop being across from that parking structure.

Ed James asked about the architectural pallet but said the parking structure didn't seem to match. He asked if they had given any consideration of going underground.

Jack Hepworth said that they have not had any discussion of going under. DRC did say that rock on the parking structure would help it match better. He said the parking is critical and the height of the structure concerns Steve Craig as well. Because of the topography there will be a major cut and fill job. Craig likes to have flat parking lots.

Ed James asked about the line of site for the entrance at the bottom.

Kordel Braley said that whoever is doing the civil engineering needs to take that into account – he feels the other entrance will be used more. He thinks that east access needs to be planned to anticipate a lot of traffic.

Jack Hepworth went through a power point presentation of a layout of the shops. Phase 1 will have about 260,000 sq ft of retail and phase 2 would have about 10,000.

Kordel Braley asked about discussion with Cabela's about sharing their parking.

Jack Hepworth said that they have had discussion. Cabela's does have their times when it's packed. There has been no agreement on that.

Kordel Braley said he's not seeing the right turn pocket – we need to mention that in the motion.

Brad Kenison said that the commission may want the developer to verify that the site distance is met.

Kim Struthers said that they will need to come back for signage – they will have a sign package.

Kordel Braley asked how the City handles the offsite traffic improvements.

Brad Kenison said that the developer will have to deal with it.

Ed James moved to grant approval of Jack Hepworth's request for Site Plan for the Outlets at Traverse Mountain, a retail development located at approximately 2300 West Grand Terrace Parkway in an existing Planned Community zone and as part of the approval: 1) include DRC comments, 2) the approval has within it a request to verify through the traffic study the need for traffic safety features such as right hand traffic pockets on the egress ingress points and line of site calculations be verified by the City staff for all of the access points especially the one in the center, 3) if and when the parking structure is built that it have the same architectural pallet in terms of color and materials as the main part of the center in phase 1 or phase 2, 4) approval contingent on the City Council approving the subdivision plat with the finding of fact that it's in

conformance with our General Plan and our Design Standards as presented. Second by Kordel Braley. Motion carried unanimous.

PUBLIC HEARINGS

5.1 JACK HEPWORTH – REQUESTS REVIEW AND RECOMMENDATION FOR THE OUTLETS AT TRAVERSE MOUNTAIN PLAT A, A 1-LOT COMMERCIAL SUBDIVISION INCLUDING A VACATION OF LOTS I-12B-2, I-12C AND I-12D OF TRAVERSE MOUNTAIN COMMERCIAL PLAT A, LOCATED AT APPROXIMATELY 2300 WEST GRAND TERRACE PARKWAY IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that this combines several parcels into one and it has all the utility easements.

Jack Hepworth was present for the request and said there were 3 parcels.

Public Hearing closed at 7:57 p.m.

Kordel Braley moved to recommend approval of Jack Hepworth’s request for the Outlets at Traverse Mountain Plat A, a 1-lot Commercial subdivision including a vacation of lots I-12B-2, I-12C and I-12D of Traverse Mountain Commercial Plat A, located at approximately 2300 West Grand Terrace Parkway in an existing Planned Community zone and include DRC comments and the finding of fact being that the proposed subdivision does meet the requirements of the Lehi City Development Code as far as subdivisions. Second by Marilyn Schiess. Motion carried unanimous.

5.2 ADOBE SYSTEMS, INC – REQUESTS REVIEW AND RECOMMENDATION OF ADOBE SUBDIVISION PLAT A, A 2-LOT SUBDIVISION INCLUDING AN AMENDMENT TO LOT 1 OF TRAVERSE MOUNTAIN COMMERCIAL PLAT C, LOCATED AT APPROXIMATELY 3500 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that these two items were looked at before and this is just cleaning it up. Plat A is for future development with the two lots.

John Bankhead was present for the request.

Public Hearing closed at 8:00 p.m.

Ed James moved to recommend approval of Adobe Systems Inc’s request for Adobe Subdivision Plat A, a 2-lot subdivision including an amendment to Lot 1 of Traverse Mountain Commercial Plat C, located at approximately 3500 North East Frontage Road in an existing Commercial zone and as part of motion to include the DRC comments and the finding of fact is that the request is consistent with the Development Code of the City. Second by Carolyn Player. Motion carried unanimous.

5.3 ADOBE SYSTEMS INC – REQUESTS REVIEW AND RECOMMENDATION OF ADOBE SUBDIVISION PLAT B, A 1-LOT SUBDIVISION LOCATED AT APPROXIMATELY 3500 NORTH EAST FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:02 p.m.

Discussion held under item 5.2.

Public Hearing closed at 8:00 p.m.

Ed James moved to recommend approval of Adobe Systems Inc's request for Adobe Subdivision Plat B, a 1-lot subdivision located at approximately 3500 North East Frontage Road in an existing Commercial zone and as part of the motion to include DRC comments and the finding of fact is that the request is consistent with the Development Code of the City. Second by Kordel Braley. Motion carried unanimous.

5.4 BRYAN FOX – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 2 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 459 NORTH 500 WEST FROM AN A-1 TO A LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings said that City Council approved the General Plan Amendment. But where this is in split zoning the more restrictive zoning would apply. The applicant wants to come in for a Conditional Use if this is approved.

Bryan Fox was present for the request.

Public Hearing closed at 8:05 p.m.

Ed James said he will vote no on the matter. He feels it's inconsistent. He said he wishes we had a timed zone in the city.

Kordel Braley said he was against the General Plan Amendment but where it's been changed and approved by City Council he thinks it's fine because it follows the general land use now.

Kordel Braley moved to recommend approval of Bryan Fox's request for a Zone District and Zone District Map Amendment on approximately 2 acres of property located at approximately 459 North 500 West from an A-1 to a Light Industrial zone and the finding of fact is that the proposed zone meets that current General Land use designation and include any DRC comments. Second by Marilyn Schiess. Motion carried 6-1 with Ed James opposed.

5.5 ED COLLINS – REQUESTS CONDITIONAL USE APPROVAL FOR A FLAG LOT LOCATED AT 201 EAST 300 SOUTH IN AN EXISTING R-2 ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented items 5.5 and 5.6 together. She said this was approved about 6 months ago for a two lot subdivision and now they are back in to do the flag lot. Both lots do conform. There is one little issue; the front of the lot faces to the side. DRC thought it looked funny but there is no code that prohibits them from doing that; it works better with the setbacks for the building envelope.

Ed James asked about a fire hydrant.

Christie Hutchings said that they will need to put one in.

Ed Collins was present for the request and stated that the hydrant is on the subdivision plat not the flag lot.

Erin Cloward was present and said that the address of the existing home is 201 not 209 as shown on the plat. He said there are two wells on the property that are not shown and also he does have a residential lease on the house. He said his lease may need to be modified because of this change.

Public Hearing closed at 8:14 p.m.

Ed Collins said that the Greenwoods have water rights; the lease is for the occupancy of the home. He said Scott and Becky want to build homes for their children there.

Christie Hutchings said they cannot build duplexes there even though it's in an R-2 zone.

Brad Kenison said that they probably ought to show the wells on the plat.

Discussed a PUE and that one of the DRC comments address that.

Carolyn Player moved to approve Ed Collins' request for Conditional Use for a flag lot located at 201 East 300 South in an existing R-2 zone and include the findings that the proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare of convenience; that it will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code; that the property on which the use, building or other structure is proposed to be established is of adequate size and dimension to permit construction of the facilities and the conduct if the use in such manner that it will not be detrimental to adjoining properties and the area and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

5.6 ED COLLINS – REQUESTS APPROVAL FOR SCOBEC PLAT A, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 201 EAST 300 SOUTH IN AN EXISTING R-2 ZONE.

Public Hearing opened at 7:02 p.m.

Discussion included under item 5.5.

Public Hearing closed at 8:14 p.m.

Carolyn Player moved to approve Ed Collins' request for Scobec Plat A, a 2-lot subdivision with an existing home located at 201 East 300 South in an existing R-2 zone including DRC comments and the findings that the proposed subdivision is not detrimental to the public health, safety and welfare of Lehi City and it meets the requirements of the Lehi City Development Code in regards to subdivision approvals; add that the wells will need to be shown on the plat and what the intention is, whether they are to be capped or used. Second by Marilyn Schiess. Motion carried unanimous.

5.7 STEVE CLOWARD – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR GREASE MONKEY LUBE AND CAR WASH, AN AUTOMOTIVE SERVICE BUSINESS AND MONUMENT SIGN WITH LED, LOCATED AT APPROXIMATELY 1362 WEST 3500 NORTH IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings said there are two parts of the approval; the use and then the sign. This is located up by Smith's on the west corner by Kneaders. The Led sign is a monument sign. The monument sign is permitted but the LED is Conditional. The sign will be located out on the SR-92 frontage. They have to agree in writing that if it needs to be moved they will need to do that. They have also submitted proposed building colors and elevations. The parking for this use is not specifically identified in the Development Code but they have shown that there will be plenty of parking for their needs. There is also 30% landscaping which is in excess of what is required.

Ed James asked if this was part of the area plan.

Christie Hutchings said that it is part of the Commercial subdivision but it stands alone.

Ed James asked if we had any requirements for SR-92 frontage.

Carolyn Player said she drove past two of these in the past couple days and they are very well kept and very nice businesses.

Ed James asked about building over a PUE.

Kim Struthers said that it is over a PUE and that's why we would need the letter.

Christie Hutchings said that there are several signs out there already.

Kordel Braley said that the electrical plan looks a little different than the Site Plan.

Steve Cloward was present for the request and stated that the electrical one is not the right one.

Ed James asked about landscaping on the SR-92 side.

Steve Cloward said that it's not going to be an issue; SR-92 will be 200' to the north. He said they almost pulled out because they thought they were getting better exposure to SR-92 than they are. He said they didn't know they were going to be further away.

Public Hearing closed at 8:30 p.m.

Kordel Braley said that there is a DRC comments about 6' sidewalks.

Steve Cloward said that if they are required to do that then they will do it. But if they're just something that's recommended then we would like to see what we can do with those.

Brad Kenison said that we can recommend things because they are different than what we would require but since this is on private property we can only do a recommendation.

Ed James moved to grant final approval of Steve Cloward's request for Site Plan and Conditional Use for Grease Monkey Lube and Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing Commercial zone with the following added conditions: include all DRC redline and general comments; conditional upon a letter from the owner of the property to be submitted to staff agreeing to the sign and moving it if necessary; finding that it conforms to the General Plan of the city and that it meets architectural design standards. Second by Marilyn Schiess.

Ed James moved to amend his motion to add that because the monument sign is not shown but that it is on the electrical site plan, that it not be in the PUE for the water and also clarify that we are requiring what the DRC recommends.

Marilyn Schiess thinks that we should let them work that out with staff on what is recommended.

Ed James said that he thinks we should require the recommendations.

Marilyn Schiess said she will not second that amendment.

Kordel Braley said he will second that and wants it clarified that if they show that the recommendations are not feasible then he's ok with how it is. He wants them to look into them so they need to have the burden of proof.

Ed James said that we should rely on staff's expertise and their discretion as to whether it's best or not.

Kordel Braley wants them to either add it in or show that it's not feasible.

Christie Hutchings explained how things are checked off. She said that the general comments do not need to be checked off.

Ed James withdrew his motion.

Ed James moved to grant final approval of Steve Cloward's request for Site Plan and Conditional Use for Grease Monkey Lube and Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing Commercial zone and include the conditions that all DRC redline comments be part of the motion and in regard to the DRC general comments; if those comments seem appropriately applicable to the plan by staff that they be required and the findings of fact the same as previous motion. Second by Kordel Braley.

Steve Cloward said that we want to work with the City and is concerned with this and asked if this was included normally.

Discussed putting this back on staff to see which ones need to be negotiated.

Christie Hutchings said that if staff thought it was important enough then they would be included with the redline comments.

Kim Struthers said that the general comments are more just informational.

Ed James moved to re-do his motion to say that we grant final approval of Steve Cloward's request for Site Plan and Conditional Use for Grease Monkey Lube and Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing Commercial zone including DRC redline comments with the findings of fact that it conforms to the General Plan of the city and it meets the Architectural Design Standards and require a letter of approval from the owner for the monument sign in case it needs to be moved. Second by Kordel Braley. Motion carried unanimously.

5.8 TYLER VANDERHURST – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR TRAILER SOURCE, A TRAILER SALES BUSINESS LOCATED AT APPROXIMATELY 10950 NORTH FRONTAGE ROAD IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that this is where Point of the Mountain Motors was located. The applicant wants to operate from the northern portion. They will put up a fence to delineate that. They did talk about the issue of improvements and DRC determined that full site improvements will be reviewed when the Frontage Road is realigned.

Discussed DRC general comment #3 – assuming that the credit union would be the next tenant since they own it.

Tyler Vanderhurst was present and stated that he has this same type of business in southern Utah. They deal with new closed utility trailers and some travel trailers with the largest cargo trailer being about 24'x8'. This would not be a permanent location.

Tyler Howland said he represent a company that owns 82 acres called 'Lehi Point' and they've been in discussion for some time with Lehi to develop on their property. The consensus with the Economic Development agent and the Mayor is that we are almost finished with that Frontage Road realignment since UDOT doesn't have the funding for it. He said their concern is that we are in negotiations with national corporations and our broker said that trailer sales there would be a problem for our clients. We don't think it's good for the area. We're not against the Conditional Use for the Credit Union promoting their rights but if something happens to the Conditional Use and the Credit Union decides not to build and this use stays there it will detour the bigger businesses from moving in to this location. He said it doesn't flow with what's going on in that area of Lehi.

Kirk Rogers works for the Credit Union and he gave background on the acquisition of this property and explained that they have full intentions to build a Credit Union there eventually. He said they don't know the exact timing but the intent is to offset the holding costs at this time by leasing the property. The proposed tenant would be on a short term lease. When we do decide to build the plan is to take down the north building and keep the south building. In the mean time we would like to be able to lease to other tenants without them having to do all those improvements. We need to know how much you're going to require improvement wise. He asked if it is better to have someone there or to have it vacant.

Josh Martin, the broker that helped UCCU purchase this site, was present and said that on the west there is Lone Peak Trailer which didn't seem to keep nice businesses from moving in there. If large users know this is temporary they will over look a small temporary use. This will not be a determining factor.

Tyler Howland said that they have talked to the tenants and it will be a problem. This one is much more prominent to our development than the ones across the street.

Public Hearing closed at 9:08 p.m.

Carolyn Nelson asked Brad about where the Frontage Road is supposed to go.

Brad Kenison said that it is still up in the air; our intent was to have it run up the east side of this project.

Ed James asked if we can put time limits on a Conditional Use.

Kim Struthers said the Planning Commission may impose time limits, so it's to your discretion as to when this will end or come up for review at a certain time.

Ed James asked who owns the property to the north and if there has been any discussion with them.

Tyler Vanderhurst said their lease is for 2 years.

Kordel Braley said that we can't deny a Conditional Use permit unless we find some measures to deny it. He's not seeing anything that needs to be mitigated here because the use now is dirt.

Carolyn Nelson said that Brad's comment is pretty clear on the problem of not knowing where the Frontage Road is going.

Ed James said that unless the use has been significantly changed - we would have a hard time proving our case that their different uses.

Kordel Braley said that we can allow it and use mitigation measures.

Kim Struthers said that this is on a different part of the property than the auto sales was.

Kirk Rogers said that he has no time line. He said they've just done preliminary sketches. That one building will not be torn down until UCCU is ready to build.

Kordel Braley would entertain if one of the public members has any ideas on mitigation issues he'd like to hear them.

Discussed that two years is plenty of time for this use.

Ed James moved to grant approval of Tyler Vanderhurst's request for Site Plan and Conditional Use for Trailer Source, a trailer sales business located at an existing building at approximately 10950 North Frontage Road in an existing Commercial zone and as part of that motion that the Conditional Use be approved for a term of 2 years and that DRC comments be included. Second by Carolyn Nelson.

Kerry Schwartz has concerns with a 2 year time limit.

Discussed time limits and reasons.

Tyler Vanderhurst asked if it was from the time of the lease or from today.

Kirk Rogers said that if that road goes in the vested interest is that the Credit Union will participate in that. We are going to perform to the highest and best use of the property.

Carolyn Player said that we can give them the 2 years and then he can come back and discuss it.

Ed James said he figured it would be affective when the minutes are approved.

Discussed that you could put any date on it.

Ed James moved to amend his motion to include that it will be approved until May 1, 2013. Second stands by Carolyn Nelson. Motion carried 4-3 with Kordel Braley, Derek Byrne and Kerry Schwartz opposed.

Kordel Braley said time limit is bad idea.

5.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE, SECTIONS 11.210 AND 11.310, GUARANTEES AND BONDS.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that it clarifies our bonding requirements.

Public Hearing closed at 9:33 p.m.

Carolyn Player moved to recommend approval of Lehi City's request for amendment to the Lehi City Development Code, Sections 11.210 and 11.310, Guarantees and Bonds. Second by Marilyn Schiess. Motion carried unanimous.

CITY BUSINESS

6.1 TROY FERRAN – REQUESTS REVISIONS TO THE PREVIOUSLY APPROVED BUILDING ELEVATIONS FOR THE CRESTHAVEN VILLAGE TOWNHOMES PROJECT LOCATED AT 2190 WEST TRAVERSE MOUNTAIN BOULEVARD.

Christie Hutchings said that Cresthaven Village Townhomes were originally approved with a different builder. The new builder needs to get his elevations approved. The elevations and floor plans have changed.

Troy Ferran was present for the request and said that there will be two building types: one with a one car garage which will have just under 1,400 sq ft and one with a two car garage with about 1,500 sq ft. Both units have 3 bedrooms and 2 baths. We will still be building in the allotted footprint so the percentages haven't changed.

The consensus of the Commission is that it looks good.

Kim Struthers said this is out of courtesy for the commission as an informational item. They will bring in an amended plat just because of how some of the units lay out.

Dave Bram with First Utah Bank said that they would like to walk out tonight with an approval.

Ed James moved to approve the requested revisions on the previously approved elevations for the Cresthaven Village Townhomes project located at 2190 West Traverse Mountain Blvd. based on the facts presented and that the basic footprint of the units has not changed, the ratios of open space to building areas has not changed and there are improvement in the architectural elevations and square footage. Second by Marilyn Schiess. Motion carried unanimous.

6.2 BRIAN MORROW – REQUESTS DISCUSSION OF RHINO ROCK PRECAST FENCING.

Christie Hutchings said that this is a discussion item with a determination of whether this is durable or not.

Kim Struthers said that Brian Morrow approached the DRC and wants to use this type of fencing for Boyer Companies' Lehi Ranches. He said we require wrought iron, masonry, stone or other durable material as determined by the Planning Commission on an arterial road so we need you to say whether this is a durable material or not. This is a new type of product with a foam center – it's patented and they are the only ones that make it.

Brain Morrow presented his product.

Ed James is concerned with listing a manufacturer instead of a type of product.

Brain Morrow said it is a masonry product.

Kim Struthers said that if the Planning Commission is ok with this as a durable material then it would be approved for the whole City to be able to use Rhino rock as a masonry or durable type product on an arterial road.

Brad Kenison said that Parks Department would like a test section for parks maintenance to see if it would hold up. He said maybe we could make a recommendation to put it in a subdivision and watch it for a year or two.

Kim Struthers said it is durable but would like it used site specific for this site and reevaluate it in a year for use in other areas.

Kordel Braley moved to find that the Planning Commission determines for this area of Pioneer Crossing that Rhino Rock be considered a durable surface and that we do not to imply that we will grant this in the future –this is a test case only. Second by Derek Byrne. Motion carried 5-2 with Ed James and Carolyn Nelson opposed.

ADJOURN

Carolyn Player moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.

Meeting ended at 10:10 p.m.

Date Approved _____

Chairman _____

Secretary _____