

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 12, 2011 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:00 p.m.

CONSENT AGENDA

3.1 APPROVAL OF MINUTES FROM THE APRIL 28, 2011 REGULAR MEETING.

Ed James moved to approve all items in the Consent Agenda and attach staff recommendations and requirements for each application. Second by Marilyn Schiess. Motion carried unanimous.

3.2 CYNDEE OLSEN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE GIGGLES N’ GRINS PRESCHOOL FROM HER HOME LOCATED AT 250 SOUTH 300 EAST IN AN EXISTING R-1-8 ZONE.

Ed James moved to approve all items in the Consent Agenda and attach staff recommendations and requirements for each application. Second by Marilyn Schiess. Motion carried unanimous.

3.3 MICAELA STEVENS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DOG GROOMING BUSINESS FROM HER HOME LOCATED AT 3289 NORTH 700 WEST IN AN EXISTING R-1-10 ZONE.

Ed James moved to approve all items in the Consent Agenda and attach staff recommendations and requirements for each application. Second by Marilyn Schiess. Motion carried unanimous.

REGULAR AGENDA

4.1 IVORY DEVELOPMENT – REQUESTS A REDUCTION TO THE MINIMUM GROUND FLOOR AREA REQUIRED FOR HOMES IN THE KENSINGTON PLACE PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 300 NORTH 2150 WEST IN AN EXISTING R-1-22 PRD ZONE.

Christie Hutchings presented the request and stated that this request is still larger than the minimum would be for the R-1-12 and the R-1-15 zones. They want to go down to 1300 sq ft on the rambler and 900 sq ft with a total of 1600 sq ft on the two-story.

Discussed the DRC comments.

Kordel Braley asked about the lot sizes.

Christie Hutchings said the smallest lot goes down to about 10,000 to 12,000 sq ft.

Ed James asked about the incentives for letting them go down smaller – there are things they can do to keep the quality.

Brad Mackay was present for the request and stated that they like to build the same homes they've been building. He said they've come up with 2 new home plans and under the new ordinance they don't meet the minimum square footage. He said the plans would have option for a basement and a hearth room (study or family room on main level). He said as far as the masonry requirements; we plan on putting brick and rock on the front anyways.

Ed James asked about the discussion on that triangle piece.

Brad Kenison said that City Council didn't want to do anything with that right now.

Kordel Braley asked about the agreement on the stone or brick in the standards.

Kim Struthers said that in theory they could build a solid siding home – if they choose that then they would have to choose other architectural items.

Ed James asked if we have made these exceptions before and what kind of legality do we have to vary.

Kim Struthers said that yes we have done this before; we did it for McArthur. He said we did check with Ken Rushton and they determined that this does meet that.

Brad Mackay said that these are the same homes submitted with the application.

Ed James moved to recommend approval of Ivory Development's request for a reduction to the minimum ground floor area required for homes in the Kensington Place Planned Residential Development located at approximately 300 North 2150 West in an existing R-1-22 PRD zone and the reasoning is that it does not significantly impact the Development Code or the final look of the project and further that the applicant be required to utilize all 12 architectural features. Second by Carolyn Player. Motion carried unanimous.

Derek Byrne said he voted yes only because they have basements in their plans.

4.2 MAX GERBER/ ATLAS ENGINEERING – REQUEST SITE PLAN APPROVAL FOR MILL SITE LOT #1 OF THE MILL POND SUBDIVISION LOCATED AT 931 EAST MILL SITE ROAD IN AN EXISTING LIGHT INDUSTRIAL ZONE.

Christie Hutchings presented the request and stated that this was approved under the current standards and the applicant is proposing the same upgrades as the other building he has done. They are requesting a slight reduction in the buffering along the frontage because of the odd shape of the parcel. There is not required parking for this use but as each business comes in it will need to be reviewed to make sure there is enough parking.

Ed James asked about having only one access and asked about connecting the 2 phases together.

Max Gerber was present for the request and said that the shape and size of the parcel would create a lot of wasted space that would to be used if the pieces were connected. But he said there would not be interaction between the two pieces – they are separate lots and can be sold separately.

Brad Kenison said that Mill Pond Road is a limited access road and that's why there is only one access.

Max Gerber explained what the other businesses were and how much parking they need.

Ed James asked about the landscape plan with the reduction. He said the plan shows two kinds of materials and asked if there was something that the applicant can do to compensate along Mill Pond for the reduction.

Max Gerber said we can put some shrubs along the building fronts.

Kim Struthers said he does meet the requirement for trees although Steve Marchbanks did ask to have the trees moved from the planter strip to behind the sidewalk. He said we do encourage plants along both sides of the entrance.

Ed James said he would like them to double the number of trees.

Max Gerber said that they could put some by the dumpster as well.

Kerry Schwartz asked about signage.

Max Gerber said that if they had a sign they would have to meet Lehi Standards for it.

Ed James would like to see twice the amount of trees and the shrubs.

Ed James moved to approve Max Gerber's request for Site Plan for Mill Site Lot #1 of the Mill Pond Subdivision located at 931 East Mill Site Road in an existing Light Industrial zone with the following conditions: 1) that DRC comments be included, specifically item #4; 2) that the motion include the exception for a 14 foot landscape buffer; 3) also that the entry way be shown in the landscape plans and before approval by staff that they show the plans with shrubs and more additional trees located on the site where appropriate out of the line of site. Second by Carolyn Nelson. Motion carried unanimous.

4.3 ANDREW BYBEE – REQUESTS APPROVAL OF THE ARCHITECTURAL ELEVATIONS FOR THANKSGIVING PARK COMMERCIAL SITE #1 LOCATED AT APPROXIMATELY 3400 NORTH ASHTON BLVD IN AN EXISTING RESORT COMMUNITY ZONE.

Christie Hutchings said that the Site Plan application has been approved but they are requesting a reduction for building materials. The justification is that he's trying to match the materials in the existing building.

Ed James said there are improvements to the west side of SR-92 – will they have access.

Brad Kenison said they will have a right-in right-out onto Clubhouse which is SR-92 after the DDI is completed.

Kim Struthers said on these sites we get a letter from Thanksgiving Point.

Andrew Bybee was present for the request and said there is also stone and brick on the columns.

Ed James moved to approve Andrew Bybee's request for the architectural elevations for Thanksgiving Park Commercial Site #1 located at approximately 3400 North Ashton Blvd in an existing Resort Community zone conditional on staff receiving a letter from the Thanksgiving Point Architectural Control Committee. Second by Carolyn Nelson.

Christie Hutchings asked if they could add some findings.

Ed James moved to amend his motion to add approval of the reduction in surface material to 30% stone and brick, finding that it's compatible with the existing buildings that have already been previously approved and it's all the same developer. Second by Carolyn Nelson stands. Motion carried unanimous.

PUBLIC HEARINGS

5.1 BEN MCGREGOR – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR CROSSFIT TIMPANOGOS, A FITNESS AND EXERCISE FACILITY LOCATED IN AN EXISTING BUILDING AT 120 SOUTH 1350 EAST, UNITS 3 & 4 IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this use is already in Lehi but they are looking to relocate. They will be going into the north units. There will not be any children's classes - only adult classed from 5 am to 8 pm.

Bill Squires was present for the request and stated that the new building is vacant. It has a shell final and a mezzanine in the two south parts and the one unit for this tenant. He said his class has about 15 people in it and the usage is mostly before and after work hours.

Public Hearing closed at 7:59 p.m.

Kordel Braley moved to grant final approval of Ben McGregor's request for Site Plan and Conditional Use for Crossfit Timpanogos, a fitness & exercise facility located in an existing building at 120 South 1350 East, Units 3 & 4 in an existing Commercial zone which allows for dance, gymnastics and martial arts instruction. Second by Marilyn Schiess. Motion carried unanimous.

5.2 DJ INVESTMENT GROUP – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4200 NORTH 600 WEST FROM AN R-1-12 TO AN R-1-8 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that it is currently an R-1-12 zone and they're requesting R-1-8. She said that Traverse Mountain's proposed land use by there is high density. The Micron Area Plan has Concept approval for medium density. One of the DRC comments states that the area to be included in the Zone Change would only be the R-1-12; the TH-5 would not be included because no water has been dedicated for that. The area below was never approved to be part of the Traverse Mountain Area Plan so it's not included in anything. The Peck property is to the north but they did not file a concept application so the layout is only for information.

Ed James said that we would be increasing the density by 25% going to an R-1-8.

Bob Christiansen was present for the request and gave a history of the property. He said that this property is surrounded by other zones and stuff that's not compatible with residential. The economy does not support the big lots any more. He said they have been working with Micron on a sewage plan to install a 21" sewer line – so the sewer issue has been taken care of.

Kerry Schwartz said that economics is not justification to make the change. We have to look at a diverse community and our General Plan has planned for a variety of uses. This request for the change needs to be justified.

Public Hearing closed at 8:18 p.m.

Kim Struthers said that he does have minutes from previous meetings and this commission recommended denial. He said at the time of annexation the water shares were based on a flat rate and were only required on the 78 acres not on the TH-5 area so that's why the Zone Change is only on the 78 acres.

Ed James said that he remembers the discussion and said that the access is extremely limited and if we increase the density it will affect the traffic pattern.

Bob Christiansen said that they would continue to work with Micron on the access through their property. He said there are two difference accesses that are shown. He said that the 16 acres in the TH-5 zone would be dedicated to the City for water tanks; he has been working with Lorin Powell on it. He said he talked with Kim on a PUD or PRD and it would take a lot of money to even bring that up.

Ed James said he hasn't seen any creative incentives to warrant a zone change at this time.

Bob Christiansen said that they have looked at other options and don't want to juggle the expense. He said that he wants this pulled from the agenda.

Kordel Braley said he only came up with 207 homes in the drawing.

Bob Christiansen said that the diagram does not take into account the lay of the land.

Kordel Braley asked if there are a number of units the applicant wants to fit in there. He asked if they were trying to get smaller lot sizes to cram more in or is it to meet some kind of financial expectation.

Bob Christiansen said it's a combination of both. He said they would need between 280 and 300 units to get to the break-even point to be able to develop.

Ed James just thinks that they can do some creative concepts.

Kim Struthers said that 78 acres in an R-1-12 is about 234 units; 273 units in an R-1-10; and 312 units for an R-1-8 zone.

Ed James thinks that we need more information.

Kordel Braley asked Brad about plans that show a major road east and west that connects the top of these things together.

Brad Kenison said he has not heard that; it would need to be researched. He said that Micron has some interconnecting roads. He clarified that one of those comments on DRC is regarding the utility design at 3 units per acre. This area is master planned for 3 units per acre. We have not modeled what the applicant has suggested that it would hold more. He said at this point in time the comment is a general one that the utilities are for 3 units per acre.

Kim Struthers said that we would have to go back to check the maps. This area has always been LDR and when it was annexed they would have decided what zone it goes into. The Pecks and Dave Mast came in for zoning at annexation at the same time.

Carolyn Nelson asked about the surrounding property and it's zoning and if it's new.

Kim Struthers said that Traverse Mountain has had the high density in their Area Plan since 2001. The south, owned by Perry Homes, at one point was Technical Manufacturing. They did some land swapping

with Micron and the high density was added in about 2004. Micron was just added around Christmas time. So there are different time frames.

Marilyn Schiess said that the lot sizes give it variety. Just because its high density around it doesn't mean it has to be the same. She thinks R-1-10 would be ok.

Kerry Schwartz explained the options. He said we could recommend denying without prejudice so the applicant could bring it back without time limitation. If we just deny it there is a time limitation. Either way it goes to City Council.

Kordel Braley said that there are creative things that can be done and maybe that's how it would layout anyway. If we just go R-1-8 we don't know what we will get, but he has no problem with it.

Ed James moved to continue DJ Investment Group's request for a Zone District and Zone District Map Amendment on approximately 78 acres of property located at approximately 4200 North 600 West from an R-1-12 to an R-1-8 zone with the suggestion that they bring back specifics on materials in terms of demonstrating to Planning Commission and City Council why the density should be increased and part of the analysis is the environmental aspects in terms of grading; water courses need to be addressed; the access needs to be clearly laid out and it would be worth the applicants' and our efforts to look at alternative ways to get the density that the applicant wants. **Motion dies for lack of second.**

Ed James said it's a waste of the Cities time to reset this matter up. He said if the applicant has creative incentives then he would look at it. We could just give him more time to convince us.

Kim Struthers said that to table it it would come back to next meeting. If you continue it you would need to state to what date to continue it to.

Kerry Schwartz said that this is not the first time we have heard or seen this proposal and this is the same as before when we heard it before and it's based on the same concerns as heard tonight. He doesn't feel any consideration has been given to Ed's suggestions.

Bob Christiansen said he would just as soon withdraw it – it won't survive with R-1-12. But if you continue it he could come back on the July 14 or July 28 meetings.

Ed James moved to reinstate his first motion on DJ Investment Group's request for a Zone District and Zone District Map Amendment on approximately 78 acres of property located at approximately 4200 North 600 West from an R-1-12 to an R-1-8 zone to continue it until July 14, 2011 with the suggestion that they bring back specifics on materials in terms of demonstrating to Planning Commission and City Council why the density should be increased and part of the analysis is the environmental aspects in terms of grading; water courses need to be addressed; the access needs to be clearly laid out and it would be worth the applicants' and our efforts to look at alternative ways to get the density that the applicant wants. Second by Marilyn Schiess. Motion carried 5-1 with Kerry Schwartz opposed.

CITY BUSINESS

6.1 DISCUSSION OF LAND USE ELEMENT DRAFT GOALS.

Kim Struthers said CRSA took what was talked about and they resubmitted that to us.

Discussed what came out of the work shop; the goals should be current situations and future situations; lets enhance what we have now and then create. Discussed sending comments to Kim and he will put them together for CRSA.

Kim Struthers said to review this and to set goals while we are reviewing the General Plan We need to set specific policies.

Carolyn Nelson said that there is an article about small scale communities for empty nesters or small families – so maybe we could try something like this in our housing plans – they’re called pocket neighborhoods.

ADJOURN

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

Meeting ended at 9:15 p.m.

Date Approved_____

Chairman_____

Secretary_____