

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, July 7, 2011 in the Lehi City Planning Department Conference room.

Members Present: Kerry Schwartz, Carolyn Player, Ed James, Carolyn Nelson, Marilyn Schiess, Janys Hutchings

Members Absent: Kordel Braley – excused, Derek Byrne – excused

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

Meeting began at 5:40 p.m.

1. Discussion of Mountain Home Development’s Concept Plan for Traverse Mountain Planned Community, an approximately 2,700 acre master planned development located at approximately 3940 North Traverse Mountain Blvd. in an existing PC (Planned Community) Zone.

Jack Hepworth went through the changes. He said they’ve been through 3 DRC meetings. He said that the density was bumped up 205 units and they added them in 2 pieces. Adobe’s piece will come off the Traverse Mountain Area Plan. He said the first two notes on the map deals with future elementary schools. They met with Rob Smith with Alpine School District on June 26th. The school district wants 3 elementary school sites with a placeholder for a 4th. They are planning the Junior High site in the Micron Area Plan. The 3rd note deals with planning areas A, B & D which are planned to be mass graded. Area E will be fashioned after Vialetto with minimum grading. It will take about 13 months to do the one grading operation. There will be about 36 million exported and the rest stays here – is ‘balanced’. He said that the 5th note talks about the one park.

Kerry Schwartz said he would like a visualization of how and what it might look like with the grading done – is there some way to present that?

Ed James said the engineer should have a 3-D version of the grading.

Kim Struthers said that the grading was approved for West Canyon in 2008. There will be no changes to that one.

Ted Heap said that they’ve gone from 900 units to 500 units up Central Canyon.

Ed James asked where they got the figure in the legend of 7025 units, he added them up and got 7325 units. The amount actually shown on the map doesn’t match the amount in the legend. He also asked about having a couple of convenience centers up there. There are a few ravines that were not on the trails plan. They need to be shown as open space. He said it looks like there will be traffic from about 1600 homes coming down past that elementary school. He would like to see a circulation pattern for when all is built out.

Janys Hutchings asked if the CC&R’s talk about who would have access to the open spaces – like 4-wheelers or motorcycles.

Kerry Schwartz asked about the meaning of note #4.

Jack Hepworth said there are ridgelines that will be graded but no grading will be done for the pads. There will only be grading for the streets – the rest will be left in natural contours.

Ted Heap said that it will be low density up high and higher density down lower where the pads will be graded.

Janys Hutchings asked about emergency access to the east.

Jack Hepworth said there are two access points.

Discussed the east-west connection for the east side.

Ed James said Traverse Mountain did a great job getting the word out about the neighborhood meetings.

Janys Hutchings asked about the width on both roads going up.

Jack Hepworth said they will be the size of Triumph Blvd with 66’ of asphalt. He went through the trails map. He said the access points will be at curb elevation. He tried to talk to Jim Price about the Bonneville Shoreline Trail and where it would go through there.

Kim Struthers said that he talked to Jim Price and Jim said that it’s just a statewide effort and each city does what they want for that as long as there are connection pointes for other cities to join into the trail.

Jack Hepworth said that if any of the trails or open space is deeded to the City there will be parking at the access points. If it’s private it will be looked at differently.

2. City Business

Kim Struthers talked about the booth at the Rodeo Days BBQ. He said we are up to working on the ‘Land Map’ now. He said he would send it out to everyone electronically. He also said that the Planning Commissioners tablets were being ordered.

Brad Kenison updated everyone on the Main Street project. He said they met with the steering committee. Between Center Street and 200 West they will be adding a center median.

3. Adjourn

Carolyn Player moved to adjourn. Second by Janys Hutchings. Motion carried unanimous.

Meeting ended at 7:00 p.m.

Date Approved_____

Chairman_____

Secretary_____