

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, July 27, 2006 in the Lehi City Council Chambers.

Members Present: Ron Smith, Marilyn Schiess, Vaughn Pickell, Steve Roll, Kerry Schwartz, Carolyn Player, Derek Byrne

Members Absent: Janys Hutchings – excused

Others: Christie Hutchings, Lorin Powell, Noreen Edwards, Council member Mark Johnson, Kim Struthers

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 LACY LEWIS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 1212 WEST 400 NORTH IN AN EXISTING R-1-22 ZONE.**

Christie Hutchings stated that the approval will need to be contingent on her passing her home inspection which has not taken place yet because the house is still under construction.

Lacy Lewis was present for the request. She said they would be putting in a fence and there is an out door stairway to the upstairs.

*Carolyn Player moved to grant final approval of Lacy Lewis's request for a Major Home Occupation permit to operate a preschool from her home located at 1212 West 400 North in an existing R-1-22 zone subject to her passing her final home and safety inspection. Second by Marilyn Schiess. Motion carried unanimously.*

#### **3.2 ALPINE PEDIATRICS – REQUESTS SITE PLAN AND PERMITTED USE APPROVAL FOR ALPINE PEDIATRICS TO BE LOCATED AT APPROXIMATELY 1120 EAST 3200 NORTH IN AN EXISTING BUSINESS PARK ZONE.**

Christie Hutchings presented the request and stated that this is a permitted use but requires Planning Commission review because it is over \$500,000.00. They are requesting a reduction in the set backs on the north property line, the set back on the west side against residential will stay the same.

Kurt Mather representing Alpine Pediatrics was present for the request.

Derek Byrne asked if there was anything said about the charter school being able to use the parking.

Kurt Mather stated that he was not aware of any agreements with that. He said there will be about 8 physicians with potential for an addition later on.

Discussed the reduction to the buffering on the north.

*Marilyn Schiess moved to grant final approval. Second by Carolyn Player. Motion carried unanimously.*

**3.3 KEEPSAKE HOLDING – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE LEFTWICH PROPERTY, A 22-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 650 NORTH 1100 WEST IN A PROPOSED R-1-22 ZONE.**

Christie Hutchings presented the request and stated that all the lots conform to the table of bulk and intensity. The DRC did make a comment that the one lot on there that doesn't meet the code needs to meet it. DRC also asked them to move the road as far south as possible to help with the offset of 650 North and Woods Drive.

Dan VanWoerkham was present and stated that they do not have any problem with any of the DRC comments.

*Derek Byrne moved to recommend approval of Keepsake Holding's request for Concept Plan review of the Leftwich property, a 22-lot residential subdivision located at approximately 650 North 1100 West in a proposed R-1-22 zone based on it conforming with City ordinances and to include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**3.4 DALACO INC – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE DESPAIN PROPERTY, A 34-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 600 EAST 2000 NORTH IN A PROPOSED R-1-15 ZONE.**

Christie presented the request and stated that

Steve Coppieters with DALACO was present and stated that the slopes would be brought to the standards and make sure there is buildable area for a house.

Steve Roll stated that any time there is a slope that's dramatic there needs to be a retaining wall or something put in.

Vaughn Pickell asked what the code says about 30% slopes.

Lorin Powell stated that they would actually have to make a pad.

Discussed the meaning of the code and that this is not the natural terrain.

Steve Coppieters stated that they had talked with the property owner where the road would go in. He also said they put a path in between lots 21 & 22 since there is potential of that Peck property becoming a park. It made sense to have that path there.

Lorin Powell stated that the sewage and drainage requires them to work with the City – the motion needs to be predicated on that occurring – with out that there is no drainage out of this facility.

*Vaughn Pickell moved to recommend approval of DALACO, Inc's request for Concept Plan review of the Despain property, a 34-lot residential subdivision located at approximately 600 East 2000 North in a proposed R-1-15 zone subject to the applicant working with the City to obtain the sewage and drainage required and that the sliver of land that will connect the street with the Peck property be dedicated as a right of way to the City and to include DRC comments specifically the comment regarding geotechnical reports before work is to be done. Second by Marilyn Schiess. Motion carried unanimously.*

### **3.5 JACK WADLEY – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR JACK & JILL BOWLING, A PROPOSED BOWLING CENTER TO BE LOCATED AT 111 SOUTH 600 EAST IN AN EXISTING COMMERCIAL ZONE.**

Christie Hutchings presented the request and stated that in the DRC comments it states that they would need to address the 10% landscaping and the code says that they need to have a 25 ft. buffer along 600 East.

Jack Wadley was present for the request.

Derek Byrne asked about if the architecture of the building would blend in with the Albertsons.

Jack Wadley stated that is in the works with the architect and the fencing along the back by the nursing home will be addressed as well. We don't know for sure what we want to do there yet but we are considering putting in a block wall.

Kerry Schwartz asked if they were required to have a second entrance off 600 East.

Lorin Powell stated that was not a requirement.

Kerry Schwartz stated that without that second access it may lessen the impact to the neighborhood.

Vaughn Pickell asked about the lots – there are currently 3 lots – we would recommend that those be vacated to make one lot.

Lorin Powell stated that we may be able to combine subdivision with the sight plan to take care of that.

*Kerry Schwartz moved to recommend approval of Jack Wadley's request for Concept Plan review for Jack & Jill Bowling, a proposed bowling center to be located at 111 South 600 East in an existing Commercial zone with the following recommendations; 1) that they consider eliminating the second access on the southwest corner of the property, 2) amend the plan to add additional landscaping and buffering, 3) include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**3.6 BOWLER PROPERTIES – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE LARSON FARMS ANNEXATION, APPROXIMATELY 31.17 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH TO PROPOSED R-2, R-1-22 AND TH-5 ZONES (Tabled from the July 13, 2006 meeting).**

Christie Hutchings presented the request and stated that we did not have this information back in time to make a staff report.

Randy Bowler was present and stated that they have had dialogue with all neighboring property owners. On the east by the Beckstead's, we will be doing double fencing; no climb as well as a vinyl privacy fence. We would continue the vinyl fencing along the back corner against Caldwell's and then pick up with the double fencing again. Then the vinyl fence would continue the rest of the way. Along Mr. Fenns' property, he was agreeable to the no climb fence. The Taylor's may want an upgrade to the no climb fence in which they would share in a portion of the cost for the upgrade.

Public Hearing re-opened at 7:52 p.m.

Randy Bowler said the ditch would be piped. He said they are requesting that lots 68, 69 & 4 be included in the R-2 zoning.

Kim Beckstead owns of the mink farm to the east and stated that he was under the assumption that the fence would be a 6 foot fence. He said for irrigation purposes they could raise that property up a little bit and put the fence on top of that which would give more protection from the lights. When he irrigates the field he said those lots would probably get the water in them, so if that was raised up it would be taken care of. He said with that fencing the horses might kick and push out a panel on the vinyl fence and he doesn't want to be responsible for that. He doesn't want light to come over the fence either so he said they need to restrict the lighting in the back yards. He asked if anything could be done with the placement of the street lights so they didn't shine back into the mink either.

Lorin Powell stated that something can be done about the placement of street lights.

Kim Beckstead is concerned with more lights going in at the ball park. Those lights are getting brighter also. The City needs to restrict what lighting they put in.

(Horrible) Harold Fenn stated that he has a little problem with the no climb fencing. He said that kids can still get over it. He wanted to make sure if he is annexed in under TH-5 that things will remain the same. He asked about another lane by his property.

Lorin Powell stated that would be a UDOT deal. He said Howard Ault wanted it made known that the irrigation pipe be left in place.

Douglas Taylor said he does want a double fence around his property. He asked if his property would be TH-5.

Randy Bowler said yes it would stay TH-5.

Douglas Taylor said that Mr. Caldwell wants the double fence along the west as well. He asked about his well house and if anything had been done.

Lorin Powell said that we haven't looked at that yet but we could look at taking out the planter strip.

Derek Byrne said that the plans say the well house is to be preserved. He asked about fencing in that new piece.

Douglas Taylor said that we can work that out with Mr. Bowler.

Public Hearing closed at 8:08 p.m.

Derek Byrne said that last time we wanted lot 68 and 69 combined into one and lot 4 be combined with lot 3.

Lorin Powell said we would have to change the zone because the more restrictive zone would apply.

Mark Johnson said you can't just move the line.

Vaughn Pickell stated that it makes sense to combine lot 4 into lot 3 and have that line there.

Lorin Powell stated that lots 68 & 69 could be compensation for additional road width in an R-1-22 zone.

Mark Johnson hates to see jogging around lot lines.

Discussed what way to go with the zone lines.

Vaughn Pickell stated that lots 68 & 69 should be in the R-1-22 zoning so the lots need to be adjusted.

Kerry Schwartz also stated that we don't want any duplexes on the R-2 sites.

Randy Bowler stated that they understand that there is some flexibility – but there is not enough property there to create another ½ acre lot.

Steve Roll stated that we are trying to send City Council something a little more clean with straight lines – we are probably going to recommend that lot 4 go away and the others be left.

*Kerry Schwartz moved to recommend approval of Bowler Properties request for R-2, R-1-22 and TH-5 zoning on the Larson Farms Annexation, 31.17 acres of property located at approximately 1700 West 200 North with the following recommendations that lots 68 & 69 be combined and made to conform to the R-1-22 zone and that lot 4 be combined with lot 3 and made to conform to the R-1-22 zoning based on the consistency with the General Plan. Second by Carolyn Player. Motion carried unanimously.*

**3.6a LYNN & RANDY BOWLER – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR LARSON FARMS LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH IN PROPOSED R-1-22 AND R-2 ZONES (Tabled from the July 13, 2006 meeting).**

Discussion included under item 3.6.

*Kerry Schwartz moved to recommend approval of Lynn & Randy Bowler’s request for Concept Plan review for Larson Farms located at approximately 1700 West 200 North in proposed R-1-22 and R-2 zones with the following recommendations; 1) that the no climb be clarified to be 6 feet or have a letter provided to us from the property owner stating otherwise, 2) that the lighting on the east side conform to the standard stipulations in regards to the mink farm in the area, 3) that the street lights also conform and be placed strategically, minimizing the impact to the mink farm, 4) the right to farm note be put on the plat, 5) that the construction season be limited to outside the March 1 – June window for the standard mink breeding season, 6) that the property developer give consideration to building up the property on the east side to shore up tale water and to have the fencing higher to help shield the mink farm, 7) combine lots 3 & 4 and have them conform to the R-1-22 zoning and have lots 68 & 69 conform to the R-1-22 zoning as well or in lieu of the road way dedication leave lots 68 & 69 as they are. Second by Ron Smith. Motion carried 6-1 with Derek Byrne opposed.*

## **PUBLIC HEARINGS**

**4.1 IVORY DEVELOPMENT – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A MODEL HOME AT 125 EAST 3324 NORTH IN THE IVORY RIDGE, PLAT A, SUBDIVISION IN AN EXISTING PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request.

Brad Mackey was present for the request and said the traffic shouldn't be an issue because Ivory is only releasing about 50 homes at a time.

Public Hearing closed at 8:30 p.m.

*Kerry Schwartz moved to approve Ivory Development's request for Conditional Use approval to locate a model home at 125 East 3324 North in the Ivory Ridge, Plat A Subdivision in an existing Planned Community zone based on the consistency with the Area Plan. Second by Vaughn Pickell. Motion carried unanimously.*

**4.2 DOUBLE G DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 700 WEST 300 NORTH FROM AN A-1 TO AN R-1-10 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented items 4.2 and 4.2a at the same time. She said this property was granted a General Plan Amendment for an LDR. They are requesting and R-1-10 for frontage issues. All the lots are over 12,000 sq ft but they lack the frontage for R-1-12.

Derrick Sealy with Double G was present for the request.

Public Hearing closed at 8:33 p.m.

Kerry Schwartz asked about lot 209 and the buildable area.

*Vaughn Pickell moved to recommend approval of Double G Development's request for a Zone District and Zone District Map Amendment for property located at approximately 700 West 300 North from an A-1 to an R-1-10 zone finding that it conforms to the General Plans' density for that area. Second by Kerry Schwartz. Motion carried unanimously.*

**4.2a DOUBLE G DEVELOPMENT – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR LEHI PARK PLACE, A 9-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 WEST 300 NORTH IN A PROPOSED R-1-10 ZONE.**

Discussion included under item 4.2.

*Derek Byrne moved to recommend approval of Double G Development's request for Concept Plan review for Lehi Park Place, a 9-lot residential subdivision located at approximately 700 West 300 North in a proposed R-1-10 zone finding that it conforms with the current zoning and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.3 PAUL MENDENHALL – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF BELLON FARMS, A 21-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1600 SOUTH 500 WEST IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request.

Paul Mendenhall was present for the request.

Vaughn Pickell asked about lot 4 and if it conforms to the frontage requirements.

Lorin Powell said that there is a note about the right of way that gives exception to the frontage on that lot.

Public Hearing closed at 8:38 p.m.

*Ron Smith moved to recommend approval of Paul Mendenhall's request for Preliminary Subdivision review of Bellon Farms, a 21-lot residential subdivision located at approximately 1600 South 500 West in an existing R-1-22 zone finding that it is consistent with the General Plan and subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**CITY BUSINESS**

No city business.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE JUNE 29, 2006 REGULAR MEETING.**

*Derek Byrne moved to approve the minutes from the June 29, 2006 regular meeting. Second by Kerry Schwartz. Motion carried unanimously.*

**6.2 APPROVAL OF MINUTES FROM THE JULY 6, 2006 WORK SESSION.**

*Kerry Schwartz moved to approve the minutes from the July 6, 2006 Work Session. Second by Marilyn Schiess. Motion carried unanimously.*

**6.3 APPROVAL OF MINUTES FROM THE JULY 13, 2006 REGULAR MEETING.**

*Marilyn Schiess moved to approve the minutes from the July 13, 2006 regular meeting. Second by Carolyn Player. Motion carried unanimously.*



**ADJOURNMENT**

*Carolyn Player moved to adjourn. Second by Ron Smith. Motion carried unanimously.*

Meeting ended at 8:40 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_