



Minutes of the **Regular Session** of the **Planning Commission** held Thursday, **January 28, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Kelly Ash, Commissioner
Scott Dean, Commissioner
Mark Hampton, Commissioner
Matt Hemmert, Commissioner
Janys Hutchings, Commissioner
Jared Peterson, Commissioner
Steve Roll, Commission Chair

Others Present: Kim Struthers, Planning Director, Tippe Morlan, City Planner, Ross Dinsdale, Engineer, Morgan Cummings, Assistant City Attorney; Teisha Wilson, Deputy Recorder; and approximately 25 citizens.

1. **CALL TO ORDER**

Commission Chair Steve Roll welcomed everyone and noted that all members were present.

2. **OPENING OF PUBLIC HEARING ITEMS**

Items opened for public hearing at approximately 7:04 p.m.

3. **CONSENT AGENDA**

3.1 Approval of minutes from the January 7, 2016 meeting.

3.2 Approval of minutes from the January 14, 2016 meeting.

Motion: Commissioner Dean moved to approve the consent agenda. The motion was seconded by Commissioner Hutchings.

The Motion passed unanimously.

4. **REGULAR AGENDA**

4.1 Edge Land 16 – Requests review and recommendation of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential). (Tabled from the December 10, 2015 meeting)

37 Tippe Morlan, City Planner, informed the Commission about the details of the property. She said
38 that this is a General Plan amendment for 8.9 acres. She said that Doug Meldrum, the City's
39 Economic Development Director, conducted a market analysis on this property and that the
40 results showed that the corner was viable for retail commercial, but not on the entire 9 acres, so
41 they are proposing this change in accordance with that study. She said that the other portion
42 would be high density residential. Tippe showed the Commission the elevations of the residential
43 townhomes.

44

45 Commissioner Dean inquired about this item being tabled at the previous meeting due to the
46 concerns with sewer capacity. Ross Dinsdale, City Engineer, replied that the sewer concerns
47 have been resolved with staff and he is sure that the needs will be met for this project. Mr.
48 Dinsdale said that they have plans for upgrades in the far future if needed.

49

50 The applicant, Steve Maddox with Edge Land, was present and available for questions. He said
51 that the concerns with sewer capacity were resolved with staff and they now feel comfortable
52 moving forward. He said that they are also working on a development agreement with the city.

53

54 Commission Peterson inquired about the acreage amount of the commercial zone. Mr. Maddox
55 replied that it is 1.6 acres.

56

57 Commissioner Hampton inquired about the elevations to the proposed residential area. Mr.
58 Maddox showed a rendering with the buildings moved to the front and will include a wider than
59 normal sidewalk, planter strip and lighting fixtures. He said that the elevations of the residential
60 units and commercial building will be tied together, and that they have procured an easement
61 from Alpine School District for pedestrian access to the school property through this property.
62 He said that all of the residential units will access their driveways from inside the project and not
63 from Main Street.

64

65 Commissioner Dean inquired about the Development Agreement. Kim Struthers, Planning
66 Director, stated that they are working on an agreement with the developer and would continue
67 fine tuning the agreement.

68

69 Chair Roll stated that he does not want to give up commercial, but the study does show that it is
70 not viable in that area. He also said that General Plan amendments need to be seriously
71 considered. Commissioner Hutchings agreed with Chair Roll.

72

73 Commissioner Hampton expressed his concerns with the narrowness of the property in regards to
74 commercial development.

75

76 Commissioner Dean is supportive of the change and believes that a residential zone next to a
77 school is a better fit than commercial, and was also complimentary of their design plan.

78

79 Commissioner Hutchings doesn't think that commercial should be next to a Jr. High, so she is in
80 support of this change.

81

82 **Motion:** Commissioner Hutchings moved to approve with a positive
83 recommendation the General Plan Amendment of 7.3 acres of property

84 located at 2300 West Main Street changing the land use designation from
85 C (Commercial) to HDR (High Density Residential); including that it does
86 fit in with the General Plan in that area; and that it would be an
87 improvement in the area; noting that the city and developer are working on
88 a development agreement; including all DRC comments; with the finding
89 that it is not detrimental to the health, welfare and safety of Lehi City.
90 Commissioner Dean seconded the motion.
91

92 Commissioner Hampton inquired if the development agreement stays with the property even if
93 the owners change. Mr. Struthers replied that it does.
94

95 The Motion Passed Unanimously.
96

4.2 Edge Land 16 – Requests Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street. (Tabled from the December 10, 2015 meeting)

97 Ms. Morlan stated that this will include the commercial development and the residential
98 development. She said that this includes the design of the street which have similar design
99 features to Lehi’s Historic Downtown Main Street.
100

101 Commissioner Hutchings inquired about the entrance to the residential area and the proximity to
102 the intersection. Mr. Dinsdale said that a traffic report will be done and it will be looked at in the
103 site plan stage.
104

105 There was discussion regarding the design standards and where those apply.
106

107 The applicant, Mr. Maddox, was present. He said that they are donating about ½ of an acre along
108 Main Street in order to secure what they are proposing. He said that he will work with staff to
109 determine the colors. He would also like a theme that may be put into an ordinance that would be
110 continued on east of the development. He said that the footprint for the commercial building
111 would be similar to what is currently being developed on 2300 west and Pioneer Crossing. He
112 said that they will continue to work with the city on the development agreement.
113

114 Commissioner Hutchings suggested using design features on the commercial building that would
115 blend into the town homes. Mr. Maddox replied that he would like the design features to be
116 similar.
117

118 There was discussion regarding the excessive amount of parking stalls in the commercial
119 development. Mr. Maddox stated that that will be further reviewed on the site plan, but that they
120 do see this as a cross user community, meaning that the commercial will shut down at 6 or 7 p.m.
121 and then that parking can be used for visitor parking from the residential development. He said
122 that he will have further discussion with staff on this issue.
123

124 Commissioner Peterson inquired about the cattle feedlot next to the development. Mr. Maddox
125 stated that they will disclose that to potential buyers. He said that there will be a 6 foot fence.
126

127 Commissioner Hutchings expressed concerns for the density next to the feedlot.

128

129 **Motion:** Commissioner Peterson moved to approve with a positive
130 recommendation the Concept Plan review and recommendation for
131 Willow Creek, a 113-unit residential development located at
132 approximately 2300 West Main Street; including all DRC comments;
133 finding that based on the previous General Plan amendment that this
134 conforms to the general plan, noting that there are a few minor things that
135 need to be worked out with staff including the coloring and commercial
136 building; Commissioner Ash seconded the motion.

137

138 Commissioner Hutchings inquired if this should be contingent upon the approval of the general
139 plan amendment.

140

141 **Amended Motion:** Commissioner Peterson amended his motion to include that the
142 approval of this item is contingent upon the Council's approval of
143 the previous general plan amendment; and to include that staff is
144 working on a development agreement. Commissioner Ash seconded
145 the amended motion.

146

147 Mr. Struthers suggested included in the motion that staff will finalize the development agreement
148 with Edge Land.

149

150 **Amended Motion:** Commissioner Peterson added to his original motion that they
151 recognize that the development agreement is a work in progress and
152 that it will be finalized with staff before final. Commissioner Ash
153 seconded the amended motion.

154

155 The motion passed unanimously.

156

157

4.3 **Mark Johnson – Requests Concept Plan review and recommendation of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.**

158 Ms. Morlan stated that is a standard subdivision off of 300 East. She said that it is already an
159 existing cul-ta-sac, but is not finished. She said that this would finish it with curb, gutter and
160 sidewalk and subdivide some other lots. She said there are issues with proposed lots 2 and 3 as
161 they do not meet the 80ft. frontage requirements. She also said that lot 3 is below the 8,000
162 square foot requirement. She said that the DRC commented that one of the two lots needs to be
163 eliminated in order to meet the R-1-8 requirements; however, a density in lieu of payment option
164 can be worked out with the city since there is potential to allow the reduced lot size and frontages
165 in lieu of payment for street improvements.

166

167 Commissioner Hutchings inquired if the cul-ta-sac was a standard size. Mr. Dinsdale stated that
168 it is not and informed the Council that there is some history regarding this development. He said
169 there is currently a gravel road and a home in the back. He said that there was a subdivision plat
170 done in 1979 and for whatever reason it wasn't recorded with the city. He said that the Planning

171 and Engineering Departments feel comfortable allowing this even though it doesn't meet the
172 standard, because it's a compromise for the city to get improvements.

173
174 Commissioner Hampton inquired as to how the density in lieu of payment works. Mr. Dinsdale
175 stated that if the developer pays for the city improvements then the city will allow extra density.

176
177 Commissioner Hutchings inquired about the properties on the south. Mr. Dinsdale stated that the
178 property owners to the south do not want to be a part of the project, and some of those details
179 will still need to be worked out at a later stage.

180
181 Commissioner Dean inquired if there was to be curb and gutter on the south. Mr. Dinsdale stated
182 that there is no curb and gutter here, but that it may be an agreement worked out for density in
183 lieu of payment for the improvements to add curb gutter and a small section of asphalt.

184
185 There was discussion regarding the turn-around for a fire apparatus. Mr. Dinsdale stated that they
186 are okay with the size as long as the Fire Department is okay with it.

187
188 Mark Johnson, representing the applicant, stated that these are plated lots and still contain the
189 corner stakes from 1979. He said that Dennis Schoonover is the property owner of the proposed
190 lots 1, 2 and 3; and his son lives in the existing home on lot 1. He said that 2 other property
191 owners felt it's time for the road to be finished. He said that 300 East has to be constructed to the
192 west now because the east side is finished, so the property owner would have to give up an
193 additional 6 feet more than the standard to meet the 75 feet right of way. He says they are willing
194 to do that to try to get the extra lot and that Mr. Schoonover also owns the property to the south
195 and is willing to dedicate property for future improvements. He said that the proposal was to
196 build curb, gutter and sidewalk on the north side, build curb around the cul-ta-sac, and terminate
197 it back to the existing home. Mr. Johnson said they looked at building curb, gutter and sidewalk
198 on the south side, but they had some issues with that.

199
200 Mr. Johnson feels that with the 6 additional feet being constructed on 300 East, and the
201 construction of curb, gutter and sidewalk on 300 East, and also the donation of the additional
202 property south at the proposed edge of asphalt for future construction, is good consideration for
203 the extra lot.

204
205 Commissioner Hutchings inquired about the fire hydrants. Mr. Johnson stated that the hydrant on
206 300 East would need to be relocated and there would be another hydrant by the cul-ta-sac. Mr.
207 Johnson stated that he would like the Commission to address some of the DRC comments in
208 their motion. He said the first is item number 3 in regards to the density bonus and the other is
209 item 5. He said that he thought this was resolved in DRC. He said that the DRC is asking for
210 curb gutter and sidewalk around the cul-ta-sac on lots 4 and 5, but if they do that it's unclear to
211 him if it should be constructed inside or outside of the right away. He also said that the sidewalk
212 in the cul-ta-sac doesn't serve a purpose and is only benefiting the two homes. Mr. Johnson is
213 proposing no sidewalk, just curb and gutter back there.

214
215 Commissioner Hutchings stated that she does not see the need for a sidewalk in the back of the
216 cul-ta-sac.

217 Mr. Dinsdale stated that the DRC would be okay with no sidewalk in the cul-ta-sac. He also said
218 that the decision doesn't have to be made now unless the Planning Commission sees the need.
219 Mr. Dinsdale said that when they consider allowing density bonuses they look at the cost of the
220 improvements to be at least \$50,000. He said that improvements made for this project would be
221 about half of that.

222
223 **Motion:** Commissioner Hutchings moved to approve with a positive
224 recommendation the Concept Plan of the Larsen-Schoonover-Scott
225 subdivision, a 5-lot residential subdivision located at 1150 North 300 East
226 in an existing R-1-8 zone; taking into mind that the DRC comment #5 be
227 eliminated as it was taken care of in the DRC meeting that the sidewalk be
228 eliminated in the cul-ta-sac, but curb and gutter are still required; also
229 include curb, gutter and sidewalk on the properties north and along 300
230 East; on lots 2 and 3 that do not meet the requirements, we recommend
231 approval of in lieu of payment for improvements; include all other DRC
232 comments; with the finding that this will not be injurious to the health
233 safety or welfare of Lehi; and include that this is clearing up a problem
234 that was established back in the 1970's. Commissioner Peterson seconded
235 the motion.

236
237 Mr. Dinsdale asked for clarification on the improvements if they included the south side or not.
238 Commissioner Hutchings inquired how they can improve the property if they don't own it. There
239 was discussion regarding the sidewalk and asphalt on the south side. Mr. Struthers stated that
240 staff would like to see improvements made to the south.

241
242 **Amended Motion:** Commissioner Hutchings amended the motion to include that the
243 applicant work with staff to resolve the south side road improvement
244 issues. The amendment to the motion was seconded by
245 Commissioner Peterson.

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247 Motion passed unanimously.

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250 5. PUBLIC HEARINGS

251 **5.1 BLJ Construction – Requests Preliminary Subdivision review and
252 recommendation of Rockwell Estates Plat B, a 20-lot residential subdivision
253 located at approximately Grey Hawk Drive and Chestnut in an existing Planned
254 Community zone.**

255 Ms. Morlan stated that the applicant has redone the property and is changing it to a single family
256 subdivision. She said the property is designated as high density residential, so it still meets the
257 requirements. She said that to the north there is a powerline easement and a trail easement. She
258 said the property included 4.7 acres of open space. She said this is a steep area, and it needs to be
clarified as to whom will maintain the open space area.

259 Commissioner Hutchings inquired if the cul-ta-sac meets the standard requirements. Mr.
260 Dinsdale replied that it does.

259 The applicant, Brandon Jones with BLJ Construction, was present. He said that the open space
260 will be maintained by the Traverse Mountain HOA. He also said the trail easement is to allow
261 city access to construct the trail when it's time for the trail is to be built.
262

263 Commissioner Hutchings inquired about the building envelopes for each lot due to the steep
264 slopes. Mr. Jones replied that the retaining walls will start around 30 feet and gradually decrease
265 to about 7 feet. He said that he was able to identify the building envelope on each lot. He said
266 that they may add one more lot next to lot 13 because there is a power easement that would allow
267 for an additional lot.
268

269 Chair Roll asked for Public Comment.
270

271 Kevin Taylor, a resident, expressed concern for the undeveloped cul-ta-sac and would like to see
272 bumper guards there to protect the homes. There is no curb, gutter or sidewalk and he would like
273 to see the rail guards there to prevent any slide offs of cars into the back of their homes. He is not
274 sure if BLJ Construction is responsible or if it's Traverse Mountain, but he would like someone
275 to look into it.
276

277 *Chair Roll closed the Public Hearing at 8:16 p.m.*
278

279 Commissioner Hutchings inquired about the cul-ta-sac that Mr. Taylor referred to. Ms. Morlan
280 stated that it is used as a temporary turnaround. Mr. Dinsdale stated that there may be a portion
281 of that that needs to be dedicated to Lehi for a city street. He also said that they can work with
282 them to put up some barricades.
283

284 Commissioner Peterson inquired about the retaining wall requirements. Mr. Dinsdale stated that
285 retaining walls over 4 feet need to be engineered and reviewed by the building department.
286
287

288 **Motion:** Commissioner Peterson moved to recommend approval to the Council the
289 Preliminary Subdivision of Rockwell Estates Plat B, a 20-lot residential
290 subdivision located at approximately Grey Hawk Drive and Chestnut in an
291 existing Planned Community zone; including all DRC comments; finding
292 that the proposed does meet the requirements of the development code and
293 conforms with the area plan; and is not detrimental to the health safety and
294 general welfare of Lehi City. Commissioner Dean seconded the motion.
295

296 Motion passed unanimously.
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5.2 **Ben Hunter – Requests Site Plan and Conditional Use approval for Fox Brothers Office/Warehouse to be located at 459 North 500 West in an existing Light Industrial zone.**

299 Ms. Morlan informed the Commission about the Conditional Use request. She said the property
300 is 3.67 acres, but only 1.04 acres is proposed to be developed at this time. She said the remainder
301 would be undisturbed, but may be used for storage and that would require proper buffering and
302 screening requirements. She said that the DRC made a comment about providing adequate

303 buffering and screening along the entire property if they are going to use it for parking vehicles
304 and storing vehicles or equipment. She said the buffering and screening would require a 6 foot
305 fence, a 12 foot buffer area, and trees planted every 30 feet. She said that the applicant is
306 requesting an exception to the 51% hard surface requirement in the design standards of the
307 development code. She said the DRC did not support that exception.
308

309 Commissioner Dean inquired about the elevations. Ms. Morlan stated that the commission would
310 like to see more wall variations and appropriate materials.
311

312 Ben Hunter, with Blackridge Engineering, was present. He stated that there will be two tenants
313 for this building. He said they included the buffer along the residential areas, and that there are
314 existing trees along the fence line and the applicant will plant trees as necessary to meet the
315 standards. He said that they are planning to construct a 6 foot fence along the residential area. He
316 stated that along the south west property line that parallels the rail tracks, they would like to
317 maintain the current wire fence.
318

319 Commissioner Hutchings inquired about any agricultural uses to the north of the property. Mr.
320 Hunter replied that they would install a no climb fence if needed.
321

322 There was discussion regarding the proposed building materials.
323

324 Ms. Morlan also noted that the applicant would need to show which areas would be used as
325 storage and that they wouldn't be parking or storing any materials within the buffered area.
326

327 Mr. Hunter stated that they will provide access for the irrigation company.
328

329 Commissioner Dean inquired about what may happen if the irrigation company chose to install
330 pipe. Mr. Hunter stated that the applicant may pipe the ditch on the north side for easier
331 maintenance and allow the irrigation company to have access if the pipe needs to be cleaned.
332

333 Chair Roll asked for public comment. There were no comments from the public.
334

335 *Chair Roll closed the Public Hearing on this item at 8:31 p.m.*
336

337 There was further discussion regarding the proposed metal panels. Mr. Struthers stated that staff
338 proposed some ideas that included more brick that would meet the standards.
339

340 Brian Fox, the applicant, looked at the suggestions from staff. He said he likes the proposal on
341 the front of the building, but he expressed concern with the additional brick on the back of the
342 building, towards the residents. He said that with the trees and the fence, the building on that
343 back side would not be seen. He also said that he would like to add awnings around the corner
344 and tie them together.
345

346 **Motion:** Commissioner Hutchings moved to approve the Site Plan and Conditional
347 Use for Fox Brothers Office/Warehouse to be located at 459 North 500
348 West in an existing Light Industrial zone; with the conditions that they
349 need to note on their plat what areas will be used for parking equipment,

350 and maintain the 12 foot buffer; and have the 6 foot no climb fence and
351 trees as indicated on the plat; also with the conditions that the building has
352 the architectural design features added with the 51% hard surface as city
353 code requires on the front and sides only; noting the DRC comments
354 unless we made changes; including the wall variations as proposed by
355 staff with vertical height differences on the building and wrap around
356 awning. Commissioner Peterson seconded the motion.
357

358 Commissioner Peterson stated that this means that the building may not look exactly like
359 the renderings from staff. Mr. Fox replied that it will look even better.
360

361 **Amended Motion:** Commissioner Hutchings amended her motion to state that the rock
362 on the north east corner will wrap around the corner. Commissioner
363 Peterson seconded the amendment.
364

365 Mr. Morlan asked for clarification on the exception as far as what they need to do on the
366 design of the back of the building.
367

368 **Amended Motion:** Commission Hutchings amended her motion to include that the back
369 of the building match the renderings as presented by the applicant.
370 Commissioner Peterson seconded the amendment.
371

372 The Motion passed unanimously.
373
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375

6. CITY BUSINESS

376 There was discussion regarding the upcoming meetings and possible work session topics.
377

7. ADJOURN

378 With no further business to come before the Commission at this time, Commissioner Dean
379 moved to adjourn the meeting. Commissioner Peterson seconded the motion. The motion passed
380 unanimously.
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382 The meeting adjourned at approximately 8:47 p.m.
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391 Commission Chair, Steve Roll
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Deputy Recorder, Teisha Wilson

395 Minutes were approved on February 11, 2016
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