



Minutes from the Lehi City Planning Commission meeting held on Thursday, February 11, 2016 in the Lehi City Council Chambers.

Members Present: Scott Dean  
Jared Peterson  
Matthew Hemmert  
Janys Hutchings  
Steve Roll  
Kelly Ash

Members Excused: Mark Hampton

Others Present: Kim Struthers, Tippe Morlan, Brad Kenison, Noreen Edwards, Morgan Cummings, Mike West

**1. CALL TO ORDER**

Steve Roll called the meeting to order at 7:00 p.m.

Steve Roll thanked Donna Barnes for her service on the commission and Kim Struthers presented her with a Thank You gift from the Planning Staff.

**2. OPENING OF PUBLIC HEARING ITEMS**

Public Hearing items opened at 7:05 p.m.

**3. CONSENT AGENDA**

3.1 Approval of minutes from the January 28, 2016 meeting.

*Janys Hutchings moved to accept the minutes from the Jan 28<sup>th</sup> meeting. Second by Jared Peterson. Motion carried unanimous.*

**4. REGULAR AGENDA**

**4.1 STEVE SORENSON – REQUESTS CONCEPT PLAN APPROVAL FOR AN EXPANSION OF BLENDER BOTTLE, A 10.1 ACRE COMMERCIAL DEVELOPMENT LOCATED AT 350 SOUTH 850 EAST IN AN EXISTING COMMERCIAL ZONE.**

Tippe Morlan presented the request and stated that the applicant is requesting an expansion to the Blender Bottle building. There will be two additional buildings that will go to the east of the existing one. The design will match the existing building. She stated that the one row of parking will require an exception to allow parking between the building and the street. The loading docks

46 and truck parking that they need will make it so they have to have parking in the front which will  
47 require a Conditional Use permit. There are several critical issues mentioned by DRC.

48

49 Brad Kenison addressed some of the critical issues regarding the water for the fire flows but he  
50 couldn't address the power issues.

51

52 Kelly Ash asked about the internal circulation on the site and if there is an advantage to  
53 connecting the site on the west side. He wondered if they had looked at the turning radius for  
54 trucks on the back of those buildings.

55

56 Brad Kenison said that may be a little difficult because we have wetland areas there.

57

58 Andrew Bollschweller with Arubia Architects was present for the request and stated that they  
59 had looked at the layout both ways; there is plenty of room for semi's to turn around.

60

61 **Motion:** *Janys Hutchings moved to approve Steve Sorenson's request for Concept Plan for*  
62 *an expansion of Blender Bottle, a 10.1 acre commercial development located*  
63 *at 350 South 850 East in an existing Commercial zone including all DRC comments*  
64 *noting that it falls within the general concept plan of Lehi City and also conforms to the*  
65 *goals and policies of the City and is not detrimental to the health, safety or*  
66 *welfare of the City. Second by Kelly Ash. Motion carried unanimous.*

67

68 Shawn Cochran lives on the property on the other side of this and is concerned with the drainage.

69

70 **4.2 PAUL WILLIE – REQUESTS SITE PLAN APPROVAL FOR SEASONS TOWNS,**  
71 **A 14.52 ACRE DEVELOPMENT LOCATED AT MORNING VISTA DRIVE AND**  
72 **MORNING VIEW WAY IN AN EXISTING PLANNED COMMUNITY ZONE.**

73

74 Tippe Morlan presented the request and stated that this was reviewed as a concept plan and was  
75 approved. They have 7 less units than at the concept stage. The grading is tied to the rest of East  
76 Canyon. This has been submitted with Traverse Estates which is the single family lots.

77

78 Matt Hemmert asked about the critical issue about the water source deficiency and if we have a  
79 time frame of when that will be resolved.

80

81 Brad Kenison said that we drilled two wells last year and they should be up and going soon. We  
82 have also done some improvements up in Traverse Mountain so we will have more source come  
83 April; the reservoir and tank that were up there were sized for this.

84

85 Janys Hutchings asked about the grading plan and if we need to make this contingent on that  
86 getting approved.

87

88 Kim Struthers said that you would have to make it contingent on that.

89

90 Kelly Ash asked about garbage collection and pick up and if that is an issue that the City is  
91 concerned about.

92

93 Kim Struthers said that they have a trash compactor.

94  
95 Thomas Romney with Focus was present for the request and stated that nothing has changed  
96 from the general layout of the concept other than a few less units. We are under the number of  
97 units allowed for this area and we are aware of the mass grading that will be coming through  
98 after this approval. There is 10 acres of open space. We will have to coordinate the garbage pick-  
99 up with a provider. He said that their concern with doing dumpsters is that people have to travel  
100 to get to them so we are looking at individual pick up. The open space would all be maintained  
101 by the HOA for the Seasons.

102  
103 Scott Overman, partner with Paul Willie, discussed the clubhouse layout and the amenities. He  
104 said there will be a splash pad and a spa on the exterior. We're looking to see if a theater will  
105 work with this.

106  
107 Kim Struthers said that the elevations need to meet the Design Standards but that is addressed in  
108 the DRC comments.

109  
110 **Motion:** *Jared Peterson moved to grant final approval of Paul Willie's request for Site*  
111 *Plan for Seasons Towns, a 14.52 acre development located on Morning Vista Drive*  
112 *and Morning View Way in an existing Planned Community zone including DRC*  
113 *comments with a special note that the elevations seen tonight need to be reviewed*  
114 *by staff; that all architectural requirements are met; also that the approval is*  
115 *conditional on the approval of the grading permit which is in process; finding*  
116 *that it meets the requirements of the Lehi City Development Code as well as the*  
117 *Traverse Mountain Area Plan and is not detrimental to the health, safety or*  
118 *welfare of the City. Second by Matt Hemmert. Motion carried unanimous.*

119  
120 **5. PUBLIC HEARINGS**  
121 **5.1 THE BOYER COMPANY – REQUESTS REVIEW AND RECOMMENDATION**  
122 **OF A GENERAL PLAN AMENDMENT ON 8.2 ACRES OF PROPERTY**  
123 **LOCATED AT APPROXIMATELY 2500 WEST MAIN STREET CHANGING**  
124 **THE LAND USE DESIGNATION FROM VLDRA TO LDR.**

125  
126 Tippe Morlan presented the request and stated that this is currently the Evans Family Farm. This  
127 would be a good transition from the surrounding areas.

128  
129 Jared Peterson asked about the subdivisions next to this.

130  
131 Tippe Morlan said that there is an R-2 and an R-1-22 with a PRD overlay.

132  
133 Spencer Moffatt was present for the request and said that they are under the acreage for a PRD so  
134 we are seeking this amendment.

135  
136 Jared Peterson asked about the little piece to the east.

137  
138 Tippe Morlan said it's about 3 acres.

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140 Kim Struthers said it's a hydroponics farm.

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Spencer Moffat said that we may look at the R-1-Flex zoning.

Public Hearing closed at 7:40 p.m.

Janys Hutchings said that she is fundamentally opposed to going to smaller lots along there. She asked if they would get density bonuses with the road on Main Street.

Brad Kenison said that they will have to grant right of way but we can choose to not grant an extra lot; we can just pay them for that right of way.

Janys Hutchings would feel more comfortable with VLDR because with LDR they could come in with an R-1-8 request for zoning.

Kim Struthers said that R-1-Flex is the only option on this piece of property.

Spencer Moffat said that their intent is to have the R-1-Flex. We can look at payment for the right of way instead of density.

Sue Spencer is the owner of the property and stated that she feels that her property should match what's around this.

Janys Hutchings said that she does feel that this would be a good mix to this piece but she hates taking anything out of the VLDR.

Scott Dean said that the only ones that really fight this are the neighbors who don't want to see the smaller lots but want the larger lots with animal rights.

**Motion:** *Kelly Ash moved to recommend approval of The Boyer Company's request for a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDR to LDR finding that it is consistent with the surrounding land uses and is not detrimental to the health, safety or welfare of the community; also noting that the developer has expressed agreement to the R-1-Flex and include DRC comments. Second by Scott Dean. Motion carried 4-2 with Janys Hutchings and Jared Peterson opposed.*

Brad Kenison asked about the statement on the dedication of the right of way.

Spencer Moffat said he is not offering the right of way – he would work with the City for payment.

**5.2 ANDRADE CHRISTENSEN – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE CHANGE ON APPROXIMATELY 12.518 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1500 NORTH 2950 WEST FROM A TH-5 TO AN R-1-22 ZONE.**

Tippe Morlan presented the request.

189 Tony Trane was present for the request.

190

191 Public Hearing closed at 7:58 p.m.

192

193 **Motion:** *Janys Hutchings moved to recommend approval of Andrade Christensen’s request*  
194 *for a Zone Change on approximately 12.518 acres of property located at*  
195 *approximately 1500 North 2950 West from a TH-5 to an R-1-22 zone seeing it*  
196 *meets with the General Plan and the Concept does not affect the health, safety, welfare*  
197 *or morals of the City. Second by Jared Peterson. Motion carried unanimous.*  
198

199

200 **5.2a ANDRADE CHRISTENSEN – REQUESTS CONCEPT PLAN REVIEW AND**  
201 **RECOMMENDATION FOR RIVER PARK, A 20-LOT RESIDENTIAL**  
202 **DEVELOPMENT LOCATED AT APPROXIMATELY 1500 NORTH 2950 WEST**  
203 **IN A PROPOSED R-1-22 ZONE.**

204

204 Tippe presented the request and stated that as per the Jordan River Overlay which is in the  
205 works, there should be no houses on the side of the trails.

206

207 Tone Trane was present for the request and stated that staff has given good suggestions to shift  
208 the road. He mentioned that there would also be animal rights on these lots.

209

210 Public Hearing closed at 8:02 p.m.

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212 **Motion:** *Janys Hutchings moved to recommend approval of Andrade Christensen’s request*  
213 *for a Concept Plan for River Park, a 20-lot residential development located at*  
214 *approximately 1500 North 2950 West in a proposed R-1-22 zone and that this is*  
215 *contingent on City Council’s approval of item 5.2, including all DRC comments;*  
216 *including the DRC comment especially about the moving of the road towards the*  
217 *Jordan River Trail; noting that this does not adversely affect the health, safety*  
218 *welfare of the City and it fits in with the General Plan. Second by Scott Dean.*  
219 *Motion carried unanimous.*  
220

221

222 **5.3 PAUL WILLIE – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND**  
223 **RECOMMENDATION FOR TRAVERSE ESTATES, A 167-LOT RESIDENTIAL**  
224 **DEVELOPMENT LOCATED OFF SEASONS VIEW DRIVE IN AN EXISTING**  
225 **PLANNED COMMUNITY ZONE.**

226

226 Tippe Morlan presented the request and stated that this is within what is allowed for density.  
227 This is also tied to the mass Grading for the East Canyon. There will be 17.9 acres of open space  
228 and there will be a City rec center that will go there in the future. There will be an 8 foot trail that  
229 ties into Morning Vista Road.

230

231 Discussed the lot boundaries and the footprint of the Area Plan.

232

233 Jared Peterson asked about the long large lots and the buildable area.

234

235 Mike West said that there are 30% slopes there so they would not be able to build a structure on  
236 those areas of the lots.

237  
238 Thomas Romney was present and stated that they brought this through as a concept so it wasn't a  
239 surprise when it came through for subdivision. Every lot will be limited by topography. The  
240 mass grading permit is coming through. There will be a building pad for the lots but there will be  
241 an easement that will restrict any other building on the other areas of the lot. We've reduced our  
242 lot count and we will be grading the 13 acre park. There will be an 8% road from the Seasons to  
243 Violetto.

244  
245 Discussed whether they would be able to put in a fence on the easement areas and that there will  
246 be a note on the final plat to say they could not build in certain areas.

247  
248 Kelly Ash asked about an easement between lots 133 and 134.

249  
250 Thomas Romney said that is an access to the trail and there would be others depending on the  
251 topography. These will provide access to biking and hiking trails.

252  
253 Brad Kenison asked that the motion include a comment about the water source and storage at the  
254 final plat stage – it needs to be evaluated at time of final plat.

255  
256 Rob Ludlow lives in Traverse Mountain and said that this will increase the density by 17%. He  
257 said we need to encourage mass grading responsibly and we need to do it in a narrow period of  
258 time. He said that the impact fees tie into west canyon and we need to figure out an interim plan  
259 that allows for that park to be built.

260  
261 Brandon Floyd lives in Traverse Mountain and agreed with Rob's comments.

262  
263 Public Hearing closed at 8:30 p.m.

264  
265 Scott Dean mentioned Mr. Ludlow's comments and asked about the scarring from grading in the  
266 past.

267  
268 Kim Struthers said that with the new Area Plan there is a standard that talks about revegetation;  
269 they can't drag the grading out, they have to do it in two seasons.

270  
271 Scott Dean said that the other point was the City Park there and wonders what condition that  
272 property will be in when we get ready to put in the park.

273  
274 Kim Struthers said that it will have to be graded. There will be a conceptual plan laid out for the  
275 park and it will have to be revegetated until we actually build it.

276  
277 **Motion:** *Scott Dean moved to recommend approval of Paul Willie's request for*  
278 *Preliminary Subdivision for Traverse Estates, a 167-lot residential development*  
279 *located off Seasons View Drive in an existing Planned Community zone subject to DRC*  
280 *comments; subject to the representations of the developer and subject also to a*  
281 *special note from staff relative to water sources and storage that it be thoroughly*  
282 *vetted at the time of each individual plat coming forward and the access trails*  
283 *that the developer alluded to may be added to the plat to make it more inclusive to the*  
284 *connectivity and that there be a clear designation on the plat for no-build areas*

285        *on        the lots which would include no building of fences finding that it is a health*  
286        *benefit     to the management of the City and is contingent on the grading permit being*  
287        *approved. Second by Matt Hemmert. Motion carried unanimous.*  
288

289        **5.4     ROB CLAUSON/THE 3N'S – REQUESTS PRELIMINARY SUBDIVISION**  
290        **REVIEW AND RECOMMENDATION OF MOUNTAIN POINT VILLAGE, A 37-**  
291        **LOT RESIDENTIAL DEVELOPMENT LOCATED AT 4800 NORTH**  
292        **TRAVERSE MOUNTAIN BLVD IN AN EXISTING PLANNED COMMUNITY**  
293        **ZONE.**  
294

295        Tippe Morlan presented the request and stated that this also came through as a concept. The  
296        Area Plan designated this area as HDR-B which allows for townhome units and they are within  
297        the density allowed. This meets the parking standards and the elevations exceed the  
298        requirements. They also meet the amenity requirements.  
299

300        Rob Clauson was present for the request and stated that there is a trail that will be deeded back to  
301        the HOA. The play area will be fenced and there is a topography difference.  
302

303        Jill Smith urged the commission to look at this space stating that this is an interesting corner to  
304        put a playground. She doesn't feel that this is planned well. There will be a huge amount of  
305        people on that road. You can't create this environment and give it an ok without thinking about  
306        the children. There is a school right next to this and a church on the other side. Think about what  
307        is best for the children at that school and the ones that walk to the school. She doesn't feel that  
308        this is the best plan for this land.  
309

310        Brandon Floyd went over the surrounding developments and traffic in the area. He is concerned  
311        with the density and the volume of people that go through that 4-way stop.  
312

313        Rob Ludlow stated that there will be a back flow of traffic and East Canyon channels back in and  
314        exits through Fox Canyon. He said to put a park at that intersection is not the best planning. He  
315        would suggest relooking at this – also look again at the grading for this.  
316

317        Laurie Todd mentioned the traffic flow and she wonders about a north exit. She is concerned  
318        with fire safety.  
319

320        Public Hearing closed at 8:59 p.m.  
321

322        Janys Hutchings asked about the northern access.

323        Brad Kenison said that we're working through the budgeting right now so it should go on the  
324        budget in the next year and a half. There is a fire station going in up there and they are hoping it  
325        will open in 2018.  
326

327        Scott Dean asked about the process with the new residents up there now and putting a hold on  
328        the building up there at this point.  
329

330        Kim Struthers said as long as they are operating within the confines of the Traverse Mountain  
331        Area Plan you can't just shut it off and they are operating within those limits, in fact they are  
332        requesting lower density that what is approved up there.

333

334 Scott Dean asked about a traffic study to address the concerns.

335

336 Kim Struthers said that when Hidden Canyon came in they did do a study showing when  
337 improvements needed to go in.

338

339 Brad Kenison said that the Area Plan does address traffic signals, etc. He doesn't know if there  
340 has been warranted a study to be done on this intersection yet or not.

341

342 Kim Struthers said that the parks and connections are in the Area Plan.

343

344 Discussed if a light went in at the intersection by the school. There are different things that are  
345 required at different stages of the Area Plan.

346

347 Kim Struthers said that with Hidden Canyon they have to have a second access out of that if they  
348 exceed 50 units.

349

350 Scott Dean asked if this development triggers a traffic study and do the issues raised by the  
351 citizens go to the City Council.

352

353 Jared Peterson said that there is plenty of room to have the playground to not be on that corner.

354

355 Rob Clauson said it can be moved by unit 9: if you're concerned that the park is too close then  
356 we can move it.

357

358 Dave Scoville lives in Eagle Summit and asked to be part of this project. This area is approved  
359 for 66 units and this has been brought down to 37. This road will be 20 feet wider.

360

361 Rob Ludlow said that he didn't realize that this will be walled off. He likes it where it is if there  
362 is no outside access from the street.

363

364 Kim Struthers said that staff would suggest a 4 foot fence instead of a 6 foot fence since we want  
365 that to look like the front of the buildings along there.

366

367 **Motion:** *Scott Dean moved to recommend approval of Rob Clauson/The 3 N's request for*  
368 *Preliminary Subdivision for Mountain Point Village, a 37-lot residential*  
369 *development located at 4800 North Traverse Mountain Blvd in an existing*  
370 *Planned Community zone with some concerns of addressing the concerns*  
371 *expressed tonight by the neighbors for traffic impacts not only caused by this*  
372 *development but by existing developments and others recently approved and ask the*  
373 *City Council to give some thought to the necessity of traffic studies before*  
374 *approving this development if they choose to do so and also with a*  
375 *recommendation that the City Council consider the meeting to be open to the*  
376 *public for comments so that the neighbors could be heard; also considering the*  
377 *statements by the developers that if it is the concern of the neighbors that they will*  
378 *relocate the park if needed; that the DRC comments be included and that otherwise it is*  
379 *in keeping with the overall master plan that has previously been approved and in*  
380 *general keeping with the health, safety and welfare of the citizens of Lehi; and that*

381            *the developer has indicated that there are no entrances into the park except*  
382            *internally, that its elevated, and that through the discussion, we feel much better with*  
383            *where it is than what we originally did. Second by Matt Hemmert. Motion carried*  
384            *5-1 with Janys Hutchings opposed.*  
385

**6. CITY BUSINESS**

386  
387 Kim Struthers said that staff will start making recommendation on the staff reports.  
388

389 Mike West said that the Jordan River Overlay zone will be coming to the next meeting.  
390

391 Kim Struthers mentioned as an update that the hotel was denied by City Council. The billboard  
392 ordinance passed with a few changes.  
393

394 Morgan Cummings thanked the commission for understanding vested rights – it saves the City a  
395 lot of time and resources.  
396

**7. ADJOURN**

397  
398 *Jared Peterson moved to adjourn. Second by Scott Dean. Motion carried unanimous.*  
399

400 Meeting ended at 9:30 p.m.

