

ISSUE

The Boyer Company – Requests approval of a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDR (very low density residential agriculture) to LDR (low density residential).

A. Ordinance Approving

BACKGROUND

Applicant:	Spencer Moffat with The Boyer Company			
Requested Action/Purpose:	Review and recommendation for an amendment to the General Plan			
Location:	Approximately 2300 West Main Street			
Acreage:	8.2 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	VLDR			
Proposed Land Use Designation:	LDR			
Existing Land Use:	Residential/agricultural			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	R-1-22	VLDR	Future single family
	<i>South</i>	A-5	VLDR	Agricultural
	<i>East</i>	A-5	MDR	Agricultural/Commercial greenhouse
	<i>West</i>	A-5	VLDR	Residential/agricultural
Date of Last DRC Review:	January 20, 2016			

HISTORY

February 10, 1999 – This property was annexed to the City as a TH-5 Zone as a part of the Lehi West Crossroads Annexation

ANALYSIS

The applicant is requesting review and recommendation of an amendment to the General Plan land use designation of this property from VLDR to LDR. The current property is owned and operated as the Evans Family Farm, which has seasonal farm-type uses such as a pumpkin patch in the autumn and a Christmas tree lot during the holiday season. The subject parcel is located on the north side of Main Street with higher density developments on the north and east sides. Upon DRC review, staff noted that the proposed amendment may provide a better transition from the Commercial and MDR uses to the east and lower densities to the north and west. Also, with Main Street bordering on the south of this property, LDR may be a more appropriate designation than the existing VLDR.

RECOMMENDATION

Planning Division Staff Recommendation:

Planning staff recommends **APPROVAL** of the proposed General Plan Amendment from VLDRA to LDR finding that the request is consistent with surrounding land uses and the density increase along Main Street is a compatible land use, including all DRC comments. If approved as requested, the suggestion motion would authorize the Mayor to sign the ordinance changing the General Plan Land Use designation from VLDRA to LDR.

Planning Commission Recommendation:

Planning commission reviewed this proposed amendment on February 11, 2016 at a public hearing. The minutes and motion are as follows:

5.1 THE BOYER COMPANY – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN AMENDMENT ON 8.2 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2500 WEST MAIN STREET CHANGING THE LAND USE DESIGNATION FROM VLDRA TO LDR.

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

Jared Peterson asked about the subdivisions next to this.

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

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

Jared Peterson asked about the little piece to the east.

Tippe Morlan said it's about 3 acres.

Kim Struthers said it's a hydroponics farm.

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

Public Hearing closed at 7:40 p.m.

Jany's 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.

**The Boyer Company General Plan Amendment
DRC Report**

The Boyer Company – Requests review of a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDRA to LDR.

DRC members present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Steve Marchbanks

Representatives for the applicant: Spencer Moffatt

Date of plans reviewed: 1/12/16

Time Start: 1:05 PM

Time End: 1:15 PM

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

GENERAL DRC COMMENTS

1. Circuits for the power in that area may need to be upgraded above and beyond what would be required in this area to accommodate increased loads.
2. Developer would need to widen Main Street at the time of development.
3. Main Street is a 102' Major Arterial.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

4. Storm Drain – There may be a ditch crossing under Main Street on the south east side of the property that could potentially be used as an outfall. Developer will need to verify.
5. Will need detention to 0.2 cfs/acre.
6. Culinary water and pressure irrigation are available in main street and stubbed out from the property to the north. The two will need to be connected with the development.
7. Sewer is not available in Main Street. There is sewer in the new development to the north, but is probably too high in elevation to connect to. Sewer will likely need to be extended to 2300 West.
8. Water dedication would be required as part of the zone change process if the General Plan amendment is approved.
9. The proposed amendment may provide a better transition from the Commercial and Medium Density Residential uses to the east and to lower densities to the north and west. Also, with Main Street bordering the south property line, LDR may be a more appropriate designation.
10. At the time the property develops, Staff recommends that the owner/developer work with the City on additional density in lieu of providing a more substantial landscaped buffer along Main Street.
11. The map provided by the applicant needs to be corrected, the current General Plan land use designation is VLDR, not VLDR.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 11, 2016.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

General Plan Amendment Application

Subject Property Location: Main Street and 2500 West (8.2 acres)

Current General Plan Designation: VLDRA

Proposed General Plan Designation: LDR

Reason and Justification for Proposed Amendment

The subject property is adjacent to Main Street which serves as a major collector road for the City. Additionally, existing lots to the north and east of the subject property are much smaller than the ½ acre lots permitted under the VLDRA designation. VLDRA and ½ acre lots may not be the best designation for the subject property because large lots with animal rights will be surrounded on the north and east by small lots, and a heavily trafficked road to the south. The VLDRA designation could create future conflicts between new owners of ½ acre lots with animal rights, and existing lot owners on smaller lots without animal rights. The intent of the amendment would be to provide a transition from MDR (property to the east), to LDR (subject property), to VLDRA (property west of subject property), providing a gradual transition from small lots to large lots.

Consistency of Proposed Amendment with Goals and Policies of General Plan

Amending the General Plan as proposed would provide a density transition which is in harmony with the goal of the General plan to facilitate an "overall pattern of planned and orderly development."

Compatibility of the Proposed Land Use with Existing Land Uses of Nearby Property

The property directly east of the subject property is shown on the general plan as Medium Density Residential (MDR). Developed subdivisions to the north and east of the subject property already have lots that average about ¼ of an acre. Willow Park to the north features 63 single family lots that average .23 acres. Willow Springs to the east features 20 lots that average .21 acres. The proposed amendment would allow the subject property to more closely match the existing lots in surrounding subdivisions.

Effect of the Proposed Amendment on the Character of Surrounding Area

The development of the property in accordance with the proposed general plan amendment will create a neighborhood that will more closely match existing lot sizes of surrounding neighborhoods. Development of the property will also be beneficial to the surrounding area because it would connect a stub road north of the subject property back to Main Street, increasing the connectivity of the roads in the area.

Gain to Public Health, Safety, and Overall Community Benefit from Existing Classification to Proposed Amendment

As mentioned above, development of the property will increase road connectivity in the area enhancing safety and traffic flows.

RECEIVED
JAN 12 2016
LEHI CITY



LEHI CITY

ORDINANCE NO. 16-2016

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR THE BOYER COMPANY. (2500 West Main Street)

WHEREAS, on March 8, 2016, following all necessary public hearings, the Lehi City Council adopted a comprehensive amendment to the Lehi City General Plan which included the 2016 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on February 11, 2016 to review and make a recommendation on the General Plan Amendment located at 2500 West Main Street from VLDR (Very Low Density Residential/Agriculture) to LDR (Low Density Residential) as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on March 8, 2016 pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map and desires to amend the plan from VLDR to LDR;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION 1: The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the land use designation from VLDR to LDR on 8.2 acres of property located at 2500 West Main Street and more specifically shown on Exhibit "A" attached hereto.

SECTION II: This ordinance shall take effect immediately upon its passage by the City Council and publication, as required by law.

PASSED AND ADOPTED by the Lehi City Council this 8th day of March 2016.

ATTEST:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder