



153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission** held Thursday, **February 25, 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
Jared Peterson, Commissioner
Steve Roll, Commission Chair

Excused: Janys Hutchings, Commissioner

Others Present: Kim Struthers, Planning Director, Mike West, City Planner, Ross Dinsdale, Engineer, Teisha Wilson, Deputy Recorder; and approximately 15 citizens.

1. **CALL TO ORDER**

Commission Chair Steve Roll welcomed everyone and noted that all members were present except for Commissioner Hutchings, who is excused.

2. **OPENING OF PUBLIC HEARING ITEMS**

Items opened for public hearing at approximately 7:02 p.m.

3. **CONSENT AGENDA**

3.1 Approval of minutes from the February 4, 2016 meeting.

3.2 Approval of minutes from the February 11, 2016 meeting.

Motion: Commissioner Peterson moved to approve the consent agenda. The motion was seconded by Commissioner Hemmert.

The Motion passed unanimously.

4. **REGULAR AGENDA**

4.1 [*Ivory Development – Requests Concept Plan review and recommendation for Willow Cove Phase 2, a 20-lot residential development located at 900 West 300 South in a proposed R-1-Flex zone.](#)

Mike West, City Planner, stated that this is a standard subdivision with access from 300 south which connects to 1100 west. He said that the proposed density is 2.8 units per acre and that the lot sizes range between 8,000- 15,000 square feet. He said that a zone change would be required

to do this and that a right to farm analysis will be recorded at the time of preliminary. The DRC commented that the irrigation ditch would have to be addressed at preliminary plat.

Commissioner Peterson stated that the zone would have to be changed and asked if we are getting ahead of ourselves with the concept plan. Mr. West stated that anyone can submit a concept plan at any time to receive feedback.

Brian Prince, with Ivory Development, was in attendance and representing the applicant. He said that the average lot size is 11,000 square feet, and believes it complements the surrounding neighborhood. He said that a right to farm Ag fence would be installed along the road.

Motion: Commissioner Dean moved to approve with a positive recommendation the Concept Plan for Willow Cove Phase 2, a 20-lot residential development located at 900 West 300 South in a proposed R-1-Flex zone; with the findings that it conforms to the goals of the General Plan; and finding that it is not detrimental to the health, welfare and safety of Lehi City; including all DRC comments. Commissioner Peterson seconded the motion.

The Motion Passed Unanimously.

5. PUBLIC HEARINGS

5.1 *Paul Willie – Requests review and recommendation of a Grading Permit for Seasons Towns/Traverse Estates on 108.6 acres of property located at 1400 West Morning Vista Road.

Mr. West stated that this request is over 10 acres so it needs to be taken to the Planning Commission and City Council for final approval. He said that this is for areas in the east canyon of Traverse Mountain. He said that there was discussion in the DRC about working with the applicant on the grading of the park area to ensure that it will work in conjunction with what the city has planned for a park.

Commissioner Peterson inquired if there was an expiration on the grading permit. Mr. West said that the area plan states that it has to be completed essentially within 1 year, and that an extension could be granted. Commissioner Peterson expressed concern with an open ended timeframe. Kim Struthers, Planning Director, stated that all the material will remain on site, it will not be exported, so there will not be any truck traffic.

Paul Willie, the applicant, and Travis Benson were available to answer questions. Mr. Willie stated that they intend to complete the grading project within a year as long as the weather permits.

Commissioner Dean inquired about reseeding. Mr. Willie replied that they are planning to reseed and do erosion control as soon as possible after the grading is complete. Mr. Struthers stated that the area plan has some specifications that would need to be followed and that this project is bonded for.

Commissioner Peterson inquired about the city park. Mr. Willie stated that he is happy to work with the city to grade the property accordingly as long as the city can provide a rough plan for the park.

Chair Roll asked for Public Input.

There was no public comment on this item.

Chair Roll closed the Public Hearing at 7:19 p.m.

Commissioner Hampton inquired if there was a requirement for soil testing. Mr. West stated that soil testing is required when the subdivision is being built. Mr. Struthers stated that the city has a grading inspector that monitors the grading project. Mr. Struthers believes that reports are provided to the inspector to assist with the monitoring. Mr. Willie stated that they plan to do testing and are happy to share the testing logs with the city.

Motion: Commissioner Ash moved to recommend approval to the City Council for the Grading Permit for Seasons Towns/Traverse Estates on 108.6 acres of property located at 1400 West Morning Vista Road; finding that it does not pose a threat and is not detrimental to the health, safety, and general welfare of the city; also finding that there are no sensitive land areas and that all subdivision plats and site plans have been granted preliminary approval to date; including all DRC comments; include the condition that the applicant will work with the city on the grading of the park area. Commissioner Hemmert seconded the motion.

Commissioner Hampton inquired about adding to the motion that the applicant provide the city with the testing reports and logs related to the grading for review.

Amended Motion: Commissioner Ash amended his motion to include that the applicant provide the city with any reports that are requested by staff for their review regarding soil. Commissioner Hemmert seconded the amendment.

Motion passed unanimously.

5.2 [*Lehi City – Requests review and recommendations of an amendment to the Lehi City Development Code, Chapter 36-B, Jordan River Protection Overlay Zone.](#)

Mr. West gave a brief overview of the purpose of the Jordan River Protection Overlay Zone. He said that the overall goal is to preserve and protect the Jordan River. He said that one of the notable items to the draft is that the determination of ownership of the buffer area when property is developed is determined on a case by case basis.

Commissioner Hemmert inquired about noticing to the property owners within the overlay zone. Mr. West stated that he did notify the property owners of the meeting tonight and that he was able to meet separately with several of the owners.

Commissioner Dean inquired about the logic of the overlay zone with some parts being much wider than others. Mr. West stated that mostly the geography and flood plain determined the overlay zone. He said that the Jordan River Commission's goal is to have a 200 foot buffer, which is the case in most areas, but some areas do fall under the 200 feet. He also said that some areas are planned for parks and open space. He said the widest area is 800 feet and is master planned for parks/open space.

Chair Roll asked for public comment.

Lisa Hardman thanked the Planning Commission and staff for being willing to work with the property owners. She inquired about roads fronting the river. Mr. West stated that roads are covered in the design standards and everything on the west side will be determined on a case by case basis. Ms. Hardman also inquired about how to obtain a more detailed map of the overlay. Mr. West stated that the Planning Office can provide that.

Craig Johnson, a resident at 1500 North 3333 West, stated that he has about 800 feet of frontage with a view of the iron bridge. He also thanked the Planning staff for their work on this and being responsive to their comments. He asked about the city's long term goal of the bridge. Mr. West stated that it could be a crossing for the trail. Mr. Johnson expressed concerns with the policing of the bridge as people jump from the bridge. He says it's difficult to enforce and suggested that rather than policing the bridge, the city should provide a lifeguard there. He also expressed concern for the lack of maintenance on the bridge and was concerned that someone may get hurt on the structure. He also expressed concern with the new address assignments not being updated to Google Earth and the postal office. Mr. West stated that the planning staff promptly reports the new addresses to the county.

Joe Nielsen thanked the Planning Commission for their work. He still has concerns with the overlay zone, but appreciates the thought that was put into creating the zone.

Michelle Holbrook, representing the Holbrook family and Brian Richards, with Sahara Construction, representing the Holbrook family on the Curtis Center commented on the overlay zone. Mrs. Holbrook appreciated the process to establish the overlay zone and appreciated the open dialog with the city. She said that she understands why some of the property cannot be developed anyway because of wetland designations. She also appreciates that as development occurs on the property that it will be looked at on a case by case basis. She also stated that she likes the table of permitted uses within the zone.

Chair Roll closed the Public Hearing on this item at 7:52 p.m.

Motion: Commissioner Hemmert moved to recommend approval to the City Council for the amendment to the Lehi City Development Code, Chapter 36-B, Jordan River Protection Overlay Zone; including the DRC comments; with the findings that the staff has met and worked with many of the property owners near the Jordan River to create the ordinance that addresses the property owners concerns and still achieves the goals of preserving the open space along the river; the proposed Jordan River

Overlay Zone is essential to implementation of goal 6 of the General Plan and would enhance and preserve the areas adjacent to the Jordan River for future generations of Lehi residents; third finding of fact that the proposed amendment to the development code is not detrimental to the public health, safety and general welfare of the city; also a note to the Council to look at the old iron bridge and see what can be done to preserve and maintain the bridge, and look at turning the jumping and other recreational uses from an illegal activity to a legal and supervised activity. Commissioner Dean seconded the motion.

Chair Roll thanked the residents for their input and the staff for working with the residents.

Motion passed unanimously.

6. CITY BUSINESS

Mr. Struthers reported on city business items. There was discussion regarding the hotel item with Glacier Investments. Mr. Struthers stated that the final outcome resulted in a settlement agreement with the City that the hotel will be built according to our code requirements. Mr. Struthers suggested that the Commission consider reevaluating the buffering requirements where residential is next to commercial zones. The Commission reached consensus that they would like to address this in the code.

7. ADJOURN

With no further business to come before the Commission at this time, Commissioner Dean moved to adjourn the meeting. Commissioner Peterson seconded the motion. The motion passed unanimously.

The meeting adjourned at approximately 8:04 p.m.

Commission Chair, Steve Roll

Deputy Recorder, Teisha Wilson

Minutes were approved on March 10, 2016