

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **December 12, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Brent Everett, Commission Vice Chair
Emily Lockhart, Commissioner
Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Beau Jones, Commission Alternate

Members Absent: Gregory Jackson, Commission Chair
Ken Roberts, Commission Alternate

Others Present: Kim Struthers, City Planning Director; Katie Bussell, Planner; Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Acting Commission Chair Everett welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the November 7, 2024 meeting.

2.2) Approval of minutes from the November 14, 2024 meeting.

Motion: Commissioner Eyre moved to approve both sets of minutes.
Commissioner Jones seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Public Hearing and consideration of Boulder Landscaping's request for approval of a conditional use for Boulder Landscaping, a vehicle and equipment storage area located at 4651 North Digital Drive in a Light Industrial zone.

Katie Bussell presented on this item. She explained that the area will be used to store vehicles and equipment overnight, mainly for truck and trailer parking. The applicant was present, but didn't have anything to add.

Commissioner Everett opened and closed public comment.

Motion: Commissioner Kunze moved to approve the request finding that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan, and that the property on which the use building or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities, and the conduct of the use in such a manner that it will not be detrimental to adjoining properties in the area. She included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

3.2) Public Hearing and consideration of Gardner Group's request for approval of the Hardman Crossing Plat Amendment on 2.82 acres located at approximately Redwood Road and Hardman Way, splitting lot 2 to add an additional lot.

Katie Bussell presented the item. She explained that this will facilitate a vet clinic, and other commercial buildings in the area. She stated that subdivisions are allowed under the Gardener Plum Development Plan. The applicant wasn't present.

Commissioner Everett opened and closed public comment.

Motion: Commissioner Eyre moved to approve the proposed plat amendment with the findings that the proposed subdivision meets the requirements of the development code. He included all DRC comments. Commissioner Jones seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

3.3) Public Hearing and recommendation of Kevin and Sarah Gordon's request for review of the Gordon Zone Change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) and Neighborhood Commercial.

Katie Bussell presented on this item. A previous zone change was approved on the condition that only the proposed daycare would be placed within the zone. The necessary forms were provided

by the applicant, but not until after the packet was created. The zone change is within the normal range. The DRC stated that the lot currently is storing trailers against code, and that those must be taken care of first.

Commissioner Everett asked if the trailer enforcement concern had been taken care of. Katie stated that it has not, but it is in progress. Commissioner Everett also asked about the status of the daycare. Kim Struthers stated that it was still the only plan in place. Commissioner Eyre asked if any other uses for the land were available. Struthers stated that it was only approved for the planned daycare.

Commissioner Kunze asked if this is the same proposal that came before the Commission in 2022. Kim Struthers affirmed that it is. Commissioner Everett asked if there is a time frame on the resolution of the code violation. Struthers stated that there is not a solid time frame yet, but the applicants are working on it. The DRC comments recommend not rezoning until all the trailers are moved.

Commissioner Eyre asked about the drive aisle, and if the driveway for the house and the business are going to be shared access. Gary Ellis stated that it would be. Kevin and Sarah Gordon, the applicants, were present. They believe that this is a better use of the land than solely putting the daycare in place. The front of the lot will be dedicated to parking for the daycare, so they don't think the house's driveway will be disturbed. Commissioner Eyre expressed concern over drop-off and pick-up times. The Gordons explain that they intend on living in the house on the property.

Commissioner Everett opened and closed public comment.

Commissioner Jones asked city staff if the trailers would still need to be moved before the zone change happens if they provided a positive recommendation to the City Council. Kim Struthers stated that if it is a requirement for the zone change, it will set a time frame, and that city staff is comfortable with that. Commissioner Eyre asked staff if the property would require a right-in right-out. Gary Ellis stated that Luke Seegmiller has been considering it, but there has not been a decision yet. That is something that will be decided when a site plan is presented.

Commissioner Everett asked if there were any other properties with a shared driveway for a home and a residential consumer business. Commissioner Kunze mentioned Hamilton Motors on Main Street. Kim Struthers explained that the applicant would prefer to have two separate driveways, but that Luke Seegmiller recommended one driveway to limit the number of tension points on the street. The property is in a difficult position to connect, as it's landlocked on three sides.

Motion: Commissioner Jones moved to give a positive recommendation to the City Council for the zone change, as the effect of the proposed amendment on the character of the surrounding area falls in line with the general plan, it will be consistent with the goals and policies of the general plan, as well as compatible with the proposed zones and land uses of nearby and adjoining properties, the suitability of the property for the uses of this land, and the overall community benefit of the proposed amendment. Kunze seconded. Commissioner Everett asked that the motion be amended to include all DRC comments, especially that it

must come into code compliance before it can be affected. Commissioner Jones agreed. Kunze seconded the amended motion.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

3.4) Public Hearing and consideration of Kevin and Sarah Gordon's request for approval of a conditional use for a flag lot located at 860 North 2300 West.

Katie Bussell presented the item. The lot meets all size requirements for a flag lot. There are no new driveways allowed on 2300 West at this time.

Commissioner Everett asked if the zoning is the only thing allowing this change to be made. Gary Ellis said that it was, but if it wasn't allowed due to zoning, there would be a way for the applicants to request an exception.

Commissioner Eyre asked if it would be possible to move the recommended entrance to the north. Kevin and Sarah Gordon, the applicants, were present. They provided an updated plan to the Commission that had already moved the entrance from the south to the north.

Commissioner Everett opened and closed public comment.

Commissioner Everett suggested requiring the house to face away from the school. He suggested requiring it to face to the west. Commissioners Eyre, Jones, and Lockhart all agreed that it made the most sense with the orientation of the lot but felt uncomfortable about placing it as a requirement to the applicant. They felt it was unnecessary.

Motion: Commissioner Jones moved to approve with no conditions the proposed flag lot, as it meets the requirements for the R-1-22 zone and flag lot requirements, that the flag lot does not need conditions to mitigate against potential negative impacts, the proposed use will be located and conducted in a manner in compliance with the goals and policies of Lehi City General Plan and the purposes of the code. He included all DRC comments. Commissioner Eyre asked to stipulate that it is the updated plan with the northern entrance that is being approved. Commissioner Jones agreed. Commissioner Kunze asked to clarify that this is all dependent on item 3.3 passing. Commissioner Jones agreed. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

3.5) Public Hearing and recommendation of Lehi City's request for review of the Public Facility Rezone 2024 located at various locations.

Katie Bussell presented the item. The rezone is an effort to change all public property to the Public Facility zoning designation. It was brought to the attention of the planners when they noticed zoning irregularities in Family Park.

Commissioner Everett asked if the rezoning would require a General Plan Amendment. Katie Bussell stated that it wouldn't, as these are properties that just need to be redone. City staff had no additional comments.

Commissioner Everett opened public comment.

Wayne Pearson came forward with questions about the rezoning. He lives close to the areas being rezoned and wanted to know why the zone change was happening. Katie Bussell explained that Family Park and the city cemetery are being rezoned to add a layer of protection and prevent additional development from coming in. Kim Struthers added that the purpose is to recognize the areas as public facilities. Pearson brought up a piece of property in front of his house that he's been trying to buy from the city for about 20 years. He's been taking care of it, but it has never been signed for. He wants to know if the zone change will affect that. Struthers pulled up the map and determined that the area wouldn't be affected by the zone change, and that the purchase should still be possible. Pearson thanked the Commission and city staff for answering his questions.

Bill Anderson asked if the zone change applied to private property. Commissioner Everett explained that it will only affect properties already owned by the city. Anderson brought up a note he got from the police department about a potential rezone. Kim Struthers explained that his property will not be affected, he was just within the 300 foot radius of an adjacent property that is being rezoned as a public facility. Katie Bussell clarified that no private property was being rezoned at the meeting.

Commissioner Everett closed public comment.

Motion: Commissioner Kunze moved to make a positive recommendation, finding that the effect of the proposed amendment on the character of the surrounding area is positive, that it is consistent with the goals and policies of the general plan, that it is consistent and compatible with the general plan land uses of nearby and adjoining properties, and that the suitability of the property of the land use is requested, and the suitability for the existing uses defined by the general plan are also positive. She included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Jones, yes.

Motion passed unanimously.

4. City Business

Kim Struthers presented city business. The first work session of the new year will take place on January 2, 2025 at 5:30 pm. As the Commission will be reorganized, he requested a full quorum.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Lockhart moved to adjourn the meeting. Commissioner Kunze seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:55 p.m.

Approved: January 9, 2025

Attest:

Gregory Jackson, Commission Chair

Kate Morgan, Deputy City Recorder