

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 08, 2010 in the Lehi City Council Chambers.

Voting Members Present: Kerry Schwartz, Carolyn Player, Carolyn Nelson, Ed James, Kordel Braley, Marilyn Schiess

Members Absent: Chris Bleak – excused, Derek Byrne – excused

Others: Kim Struthers, Christie Hutchings, Noreen Edwards, Brad Kenison, Council member Mark Johnson

Meeting began at 7:00 p.m.

Kerry Schwartz announced that the Micron items were pulled off the agenda.

REGULAR AGENDA

3.1 ADRIANNE HUNSAKER – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 281 SOUTH WILLOW LANE IN AN EXISTING RA-1 PRD ZONE.

Christie Hutchings presented the request and stated that the applicant will have classes 3 days with 2 sessions per day and the class size would be limited to 12 students. The home is fenced and she has passed her safety inspection.

Adrienne Hunsaker was present for the request and stated that she does hold activities in the study. The back yard will be used as well.

Kordel Braley moved to approve Adrienne Hunsaker's request for a Major Home Occupation permit to operate a preschool from her home located at 281 South Willow Lane in an existing RA-1 PRD zone. Second by Carolyn Player. Motion carried unanimous

3.2 JILL JENSEN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 756 WEST 2350 NORTH IN AN EXISTING R-1-8 ZONE.

Christie Hutchings presented the request and stated that the applicant will have classes 3 days with 2 sessions per day and the class size would be limited to 12 students. She has indicated that she will have one other person helping her.

Jill Jensen was present for the request.

Kordel Braley mentioned that she shows the driveway as additional parking and drop off. He doesn't think that there should be drop off in the driveway.

Carolyn Player moved to approve Jill Jensen's request for a Major Home Occupation permit to operate a preschool from her home located at 756 West 2350 North in an existing R-1-8 zone. Second by Marilyn Schiess. Motion carried unanimous.

3.3 ASHLEY KALLAS – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALON FROM HER HOME LOCATED AT 1814 WEST 100 SOUTH IN AN EXISTING R-1-8 ZONE.

Christie Hutchings presented the request and stated that the applicant has obtained a Building Permit for her basement. We will need to follow up with the inspection.

Ashley Kallas was present and stated that she passed both inspections. She will only be doing hair care and by appointment only. The hours of operation would likely be between 9 am to 8 pm. There is a sidewalk on the east with a basement entrance.

Marilyn Schiess moved to approve Ashley Kallas's request for a Major Home Occupation permit to operate a salon from her home located at 1814 West 100 South in an existing R-1-8 zone with the condition that she provide the inspection form to the City. Second by Carolyn Player. Motion carried unanimous.

PUBLIC HEARINGS

4.1 JARED PETERSON – REQUESTS CONDITIONAL USE APPROVAL FOR A DRIVE-THRU MENU BOARD FOR TACO TIME AND SCADDY'S LOCATED IN THE LARSON C-STORE AT 1750 WEST MAIN STREET IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated at the time the Site Plan was approved the sign location was approved as well, but since they didn't know who was going in there they had to come back. When DRC looked at it they said they had to come back because of the size of the sign but staff has since reviewed it and felt that it met the intent of the ordinance. They are within the measurements. With two restaurants in there they need a little more room for both menus.

Discussed the other possible monument sign on 1700 West and the close proximity to the menu board.

Jared Peterson was present for the request and said that this is on a 3½ acre site. The menu board and the other monument sign are about 75' apart.

Ed James expressed concern about the size of the sign with the top portion added on.

Kordel Braley said that he went out and looked at the site today and they already had 4 cars backed up at the menu board – he thinks the sign needs to be moved up to accommodate more cars.

Public Hearing closed at 7:21 p.m.

Carolyn Nelson moved to grant final approval for Jared Peterson's request for Conditional Use for a drive-thru menu board for Taco Time and Scaddy's located in the Larson C-store at 1750 West Main Street in an existing Commercial zone and include DRC comments. Second by Marilyn Schiess. Motion carried 5-1 with Ed James opposed.

4.2 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY 855 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 EAST, AMENDING THE LAND USE

DESIGNATION FROM TECHNICAL MANUFACTURING TO A PLANNED COMMUNITY DESIGNATION.

Public Hearing opened at 7:00 p.m.

Kordel Braley asked to recuse himself stating that his firm has worked a little bit with the City on some issues up there and that they're trying to get involved with this site.

Christie Hutchings briefly went through the Micron request for those that were interested.

Ed James asked if this has been discussed as a City; as far as assessment fees, etc. We're dealing with 3 jurisdictions.

Christie Hutchings said that Micron's plan is for it to all be in Lehi.

Kim Struthers said that there are 2 maps; one is an overall and the other is just what's in Lehi City. They wanted to show how that entire piece has developed. DRC requested that it would be in the best interest of the City to get all that open space in the Cities name. A lot of it is natural drainage ways.

Brad Kenison said that a lot of those details will need to be worked out at the Area Plan stage.

Ross Welch said that this plan would be a good plan but is concerned regarding the light manufacturing area which is shrinking. He said we originally thought that this facility would continue to grow and he is concerned that by doing this we will be restricting any growth in the future. But he feels it would be a good addition to Lehi City Corp.

Carolyn Player moved to continue items 4.2, 4.3 & 4.3A, Micron Technology Inc's requests to May 13, 2010 at the applicant's request. Second by Marilyn Schiess. Motion carried unanimous.

4.3 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF ZONING FOR THE MICRON ANNEXATION, APPROXIMATELY 158.53 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 EAST TO A TH-5 ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.2.

Carolyn Player moved to continue items 4.2, 4.3 & 4.3A, Micron Technology Inc's requests to May 13, 2010 at the applicant's request. Second by Marilyn Schiess. Motion carried unanimous.

4.3 A MICRON TECHNOLOGY, INC – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PLANNED COMMUNITY ON APPROXIMATELY 747 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 EAST IN A PROPOSED PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.2.

Carolyn Player moved to continue items 4.2, 4.3 & 4.3A, Micron Technology Inc's requests to May 13, 2010 at the applicant's request. Second by Marilyn Schiess. Motion carried unanimous.

- 4.4 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION FOR THE PROPOSED DEVELOPMENT CODE AMENDMENTS:**
- A. CHAPTER 11 – AMENDING THE NUMBER OF COPIES REQUIRED FOR DEVELOPMENT.**
 - B. CHAPTER 36 – AMENDING THE DEFINITION OF FAMILY AND ADDING A DEFINITION FOR ACCESSORY APARTMENTS.**
 - C. CHAPTER 12 - AMENDING BUFFERING AND SCREENING**
 - D. CHAPTER 5 – AMENDING PARKING LOT LANDSCAPING**
 - E. TABLE 05-030 A – ADDING ACCESSORY APARTMENTS TO THE TABLE OF USES.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the items separately. She explained that on 4.4 A – as DRC has grown we have required more copies. It's just a housekeeping item. She said that the amendment for Chapter 36 was initiated by our zoning officer in the Police Department. They have a task force looking at all the illegal apartments in town. This adds a definition for accessory apartments. The other change is for the definition on Family and this goes with the legislative change. She said that Chapter 12 is the biggest change. We talked about this a few months ago at a work session and this solidifies the buffering. She said that Chapter 5 talks about the buffering as well. This reduces the buffer.

Ed James said to add that if there's two similar land uses next to each other then the buffer can be eliminated or reduced.

Christie Hutchings said there was also an issue about building materials. We took out glass as a primary building material.

Christie Hutchings said that Table 05.030 A is consistent with Accessory Apartments and would be allowed in the same zones that allow duplexes now.

Kerry Schwartz asked about mother-in-law apartments.

Christie Hutchings said that if you take a home and convert it so there's a separate kitchen, bathroom and entrance – that is considered two separate units. You can't create a separate space for someone to live in.

Public Hearing closed at 7:51 p.m.

*Ed James moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code, **Chapter 11**, amending the number of copies required for development. Second by Carolyn Player. Motion carried unanimous.*

*Carolyn Nelson moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code, **Chapter 36**, amending the definition of Family and adding a definition for Accessory Apartments. Second by Kordel Braley. Motion carried 5-1 with Carolyn Player opposed.*

*Ed James moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code, **Chapter 12**, amending buffering and screening. Second by Carolyn Nelson. Motion carried unanimous.*

*Ed James moved to recommend approval of Lehi City’s request for an amendment to the Lehi City Development Code, **Chapter 5**, amending parking lot landscaping. Second by Marilyn Schiess. Motion carried unanimous.*

*Kordel Braley moved to recommend approval of Lehi City’s request for an amendment to the Lehi City Development Code, **Table 05-030 A**, adding Accessory Apartments to the Table of Uses. Second by Ed James. Motion carried unanimous.*

CITY BUSINESS

Kordel Braley asked if we were still considering having consent items on the agendas.

The Planning Commission directed staff to see if we’ll be in conformance with the by-laws if we do that.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE MARCH 25, 2010 REGULAR MEETING.

Kordel Braley wants it noted that he arrived after item 5.1 so the voting before that did not include him.

Ed James moved to approve the minutes from the March 25, 2010 regular meeting with the change. Second by Carolyn Nelson. Motion carried unanimous.

ADJOURN

Kordel Braley moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.

Meeting ended at 8:04 p.m.

Date Approved_____

Chairman_____

Secretary_____