

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 09, 2006 in the Lehi City Council Chambers.

Members present: Ron Smith, Marilyn Schiess, Marlin Peterson, Steve Roll, Kerry Schwartz, Janys Hutchings, Derek Byrnes, Carolyn Player, Vaughn Pickell

Members Absent: None

Others present: Dianna Webb, Kim Struthers, Noreen Edwards, Frankie Christofferson, Lorin Powell, Council member Mark Johnson

Meeting began at 7:00 p.m.

Dianna Webb stated that the applicant for item 4.4 will not be able to be here tonight and has asked that it be denied without prejudice.

Janys Hutchings moved to move item 4.4 to the top of the agenda. Motion failed for lack of a second.

### REGULAR AGENDA

#### **3.1 DISCUSSION OF REGULATIONS FOR HOTELS AND MOTELS ADJACENT TO SCHOOL SITES.**

Kim Struthers presented the request.

Steve Roll opened this to the public at 7:06 p.m.

Tina Ashcraft was present and stated that she had met with Ed Collins, Rob Smith, Gary Seastrom and Wayne Patterson about the property behind the school. She stated that they had come up with some ideas: one is to re work the north boundary of the school, to make that more of a square instead of an L-shape. Also to trade some of the property with the idea that we make a boys and girls club out of that and have it to the back. They are waiting for Wayne Patterson to get it arranged with the school people. She said the follow up information has not been provided to the neighbors because we had just met with them today.

Kalyn Osborne also lives up there and feels that this idea is well thought out. They would prefer to not have a hotel there but with how it was annexed in they don't feel they have a choice. We would like some type of stipulation in there that would require a business park to follow certain rules.

Steve Roll stated that this will be discussed at City Council this next Tuesday.

**3.2 ROGER WILKINS – REQUESTS A MAJOR HOME OCCUPATION TO OPERATE AN INTERNET RESALE BUSINESS FROM HIS HOME LOCATED AT 640 WOODS DRIVE IN AN EXISTING RA-1 ZONE.**

This item was held until an interpreter could be present.

Derek Byrne offered to interpret but Roger Wilkins declined stating that he wanted a professional.

*Janys Hutchings moved to continue Roger Wilkins' request until an interpreter could be present. Second by Marlin Peterson. Motion carried unanimously.*

**3.3 THE ESSENCE GROUP – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A CONVENIENCE STORE WITH GASOLINE SALES AND DRIVE UP WINDOW LOCATED AT 1200 WEST 2600 NORTH IN A COMMERCIAL ZONE (Continued from the January 26, 2006 meeting).**

Robert Fox stated that he provided all the information that was requested from the last meeting. He referred to the different letters that were provided. He stated that if we follow the recommendation of the Police Department we would plant trees along the railroad tracks side instead of a fence. He addressed each of the issues listed in the past motion. He stated that the generator will be sized to just what they need.

Janys Hutchings did mention that while she was in California she talked with her sister who lives next to a substation and a Maverick. She has no complaints.

*Janys Hutchings moved to grant final approval of The Essence Group's requests for Conditional Use and Site Plan approval for a convenience store with gasoline sales and drive up window located at 1200 West 2600 North in a Commercial zone with the conditions that along the property along the railroad easement on the east that trees of 2½"- 3" caliper be placed as a site shield and that they go the entire length of the property and that when they exercise the generator that it be done during day time hours. Second by Kerry Schwartz. Motion carried with Derek Byrne opposed.*

**3.4 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE SECTION 18.030 – MINIMUM MITIGATION REQUIREMENTS, CLARIFYING FENCING REQUIREMENTS FOR NEW DEVELOPMENT ADJACENT TO AGRICULTURAL PROPERTY (Tabled from the January 26, 2006 meeting).**

Kim Struthers presented the request and stated that this is a revisit of an amendment on the right to farm ordinance.

Janys Hutchings asked about item #2 – she asked about requiring a retaining wall if there is a big difference in the grade.

Kim Struthers will add a clause addressing that.

*Marlin Peterson moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Section 18.030 – Minimum Mitigation Requirements, clarifying fencing requirements for new development adjacent to agricultural property. Second by Ron Smith. Motion carried unanimously.*

## PUBLIC HEARINGS

### **4.1 THE ESSENCE GROUP – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A 30-FOOT HIGH POLE SIGN LOCATED AT 1200 WEST 2600 NORTH IN A COMMERCIAL ZONE (Continued from the January 26, 2006 meeting).**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that it was originally proposed to be a 30 foot high sign but with the distance from the freeway it cannot go higher than 25 feet. The applicant has made adjustments.

Robert Fox stated that they have changed the request to be 25 ft and 5x7 at the top. It is a standard sign and is lit by fluorescent lighting. A monument sign is hard to see. Any other signage will be on the canopy itself and one on the store.

Public Hearing closed at 7:39 p.m.

Carry Holocker is concerned because she was told by Liberty Homes that 1200 West would stay a small road. She is concerned with the traffic and with her house with a flimsy fence is so close to the road.

Steve Roll told her to talk to the Engineer after the meeting.

*Ron Smith moved to approve The Essence Group's request for Conditional Use and Site Plan approval for a 25 foot high pole located at 1200 West 2600 North in a Commercial zone with the DRC comments. Second by Marlin Peterson. Motion carried with Derek Byrne opposed.*

### **4.2 BRANDON FAUSETT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR FAUSETT ESTATES, A 2-LOT RESIDENTIAL SUBDIVISION LOCATED AT 300 SOUTH 200 EAST IN AN EXISTING R-2 ZONE.**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that DRC allowed them to go forward with both preliminary and final – this is part of the restrictive area for duplexes.

Brandon Fausett was present for the request and stated that his intent is not to put in duplexes.

Public Hearing closed at 7:45 pm.

*Janys Hutchings moved to recommend approval of Brandon Fausett's request for preliminary subdivision review for Fausett Estates, a 2-lot residential subdivision located at 300 South 200 East in an existing R-2 zone noting that they need to take care of all DRC redline and general comments. Second by Kerry Schwartz. Motion carried unanimously.*

**4.3 DOUG YATES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF TIMPVIEW MEADOWS PHASE 2, A 24-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1400 SOUTH 1100 WEST IN AN R-1-22 ZONE.**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they have received approval for phase 1 and this is the preliminary for phase 2 – this is in the half acre zone.

Reed Mellor was present for the request. He stated that they just did a development next to another mink ranch and we are familiar with the building issues around mink. He stated that if the commission wants they'll run a wall along that west property. They did have restricted back yard lighting in Prett's Place and they can do the same thing here.

Public Hearing closed at 7:53 p.m.

*Derek Byrne moved to recommend approval of Doug Yates' request for preliminary subdivision review of Timpview Meadows Phase 2, a 24-lot residential subdivision located at approximately 1400 South 1100 West in an R-1-22 zone with the appropriate findings that we have all the agricultural items in place to protect the mink with the lighting restricted on the back facing properties and to include all DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.4 AUTUMN VIEW PROPERTIES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF NORTH BENCH VISTA, A 28-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1000 WEST BULL RIVER ROAD IN AN R-1-10 ZONE.**

Public Hearing opened at 7:00 p.m.

*Janys Hutchings moved that we deny with out prejudice at the request of the developer. Second by Ron Smith. Motion carried unanimously.*

**CITY BUSINESS**

Kim Struthers stated that Dave Klock had some one coming but that they probably wouldn't be here until about 8:15 p.m.

Discussed a few of the items in regards to the pick up and parking for the Charter School. They would look at it again at the next meeting under City Business.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE JANUARY 26, 2006 REGULAR MEETING.**

*Kerry Schwartz moved to approve the minutes from the January 26, 2006 regular meeting. Second by Marlin Peterson. Motion carried unanimously.*

**ADJOURNMENT**

*Kerry Schwartz moved to adjourn. Second by Janys Hutchings. Motion carried unanimously.*

Meeting ended at 8:05 p.m.

Date Approved \_\_\_\_\_

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_