

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 13, 2006 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

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

Steve Roll announced that item 3.1 had been pulled from the agenda by the applicant.

3.2 SALLY CANNON – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE A PRESCHOOL BUSINESS FROM HER HOME AT 2932 WEST 400 SOUTH IN AN RA-1 PRD ZONE.

Kim Struthers presented the request.

Sally Cannon was present for the request. She said that she would not have more than 10 – 12 kids per session. She also said that Fieldstone Homes will be grading the yard and then a fence and lawn will go in.

Janys Hutchings moved to approve Sally Cannon's request for approval of a Major Home Occupation to operate a preschool from her home located at 2932 West 400 South in an RA-1 PRD zone seeing it does fit the code. Second by Kerry Schwartz. Motion passed unanimously.

3.3 MANDI WILLES – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE AN ART AND MUSIC INSTRUCTION BUSINESS FROM HER HOME AT 431 WEST 500 SOUTH IN AN RA-1 ZONE.

Kim Struthers presented the request.

Mandi Willes and Kristi Holbrook were present for the request.

Kerry Schwartz asked about having the children enter through the side.

Mandi Willes stated that they will enter through the side and they will have no more than 10-12 children per session.

Kerry Schwartz moved to approve Mandi Willes' request for approval of a Major Home Occupation to operate an art and music instruction business from her home located at 431 West 500 South in an RA-1 zone. Second by Ron Smith. Motion carried unanimously.

3.4 MIKE & NATALIE HOLDAWAY - REQUEST CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED BOWLING CENTER LOCATED AT 285 SOUTH 600 EAST IN A MIXED USE ZONE.

Kim Struthers presented the request and stated that they are requesting a bowling center. He said that Shane Yates had come through and did a 4-lot subdivision. The approval still stands but there are some items that need to be done first. The home would stay on that corner lot. The applicants are requesting a reduction in the buffering which they can do in a Mixed Use zone.

Mike and Natalie Holdaway were present for the request.

Kerry Schwartz stated that the subdivision took place in 2005 and at that time Mr. Yates stated that this would remain residential and that was a concern that the Planning Commission had as well.

Mike Holdaway stated that he was not aware of the history of that area.

Marlin Peterson stated that he was also concerned with this being used as Mixed Use.

Janys Hutchings asked about the peak business hours.

Mike Holdaway said the busiest hours are usually between 5-9 p.m. We are open until midnight on the weekend.

Wade Taylor lives across the street on 200 South and stated that when Shane Yates did the subdivision he said it would stay residential. He is concerned about the traffic, the screening, the parking, cars parked on the street, etc.

Marlin Peterson asked about the pretense in which this was brought under.

Vaughn Pickell stated that it complies with the zoning and whether there was a history with the property or not it should have been addressed at the time of zoning if you didn't want commercial to go in.

Steve Roll stated that we would have to review the minutes as to what the intent was.

Kerry Schwartz asked about the property line discrepancy between this and Mrs. Berry that was brought up at subdivision.

Mrs. Berry stated that there was an agreement on that and also with the fencing.

Steve Roll stated that if we are going to put something in the residential area – there is an issue of the buffering – and if we continue this item so we can discuss this with Mr. Yates

Ron Smith moved to table until the next meeting Mike & Natalie Holdaways' request for Concept Plan review for a proposed Bowling Center located at 285 South 600 East in a Mixed Use zone to get input from Mr. Yates and the neighbors and to direct staff to contact Mr. Yates and to look at the minutes from the subdivision approval. Second Janys Hutchings. Motion carried 6-1 with Kerry Schwartz opposed.

Kerry Schwartz would like to deny it because of the setbacks – there is not enough room for set backs. He would encourage the applicant to look at the setbacks for the next meeting.

PUBLIC HEARINGS

4.1 MATT WREN – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A 25 FOOT HIGH POLE SIGN FOR MAVERIK COUNTRY STORE LOCATED AT CLUBHOUSE DRIVE AND THANKSGIVING WAY IN A RESORT COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Janys Hutchings mentioned Lynn Jorgenson's DRC comment about the site triangle.

Kim Struthers stated he didn't know if that has been done.

Vaughn Pickell asked about the square footage of the sign and if it meets the requirements.

Kim Struthers stated that Lynn Jorgenson usually looks at that.

Matt Wren from YESCO Sign Company was present and stated that they have looked at the site triangle and it will be in compliance.

John Baker lives across the road – he stated that this does not fit the area – we are coming into the TP area and this is garish

Public Hearing closed at 7:30 p.m.

Kim Struthers stated that Thanksgiving Point has there own CC&R's for building materials but we don't know for sure about the signage. You can make this subject to Thanksgiving Point's approval.

Frankie Christofferson stated that Maverik has a new store in Jackson Hole and it doesn't look anything like this – it's very nice.

Matt Wren stated that this has gone through the CC&R's for Thanksgiving Point and has met all their criteria. The Jackson Hole sign was a converted sign from another business.

Steve Roll stated that he doesn't want to deny YESCO a chance of doing the sign but there needs to be something done a little extra where this will be going in a Resort Community.

Janys Hutchings stated that even if you did something with the poles or put a pitch on it to match the store.

Kim Struthers stated that in the report it states that pole signs must be constructed so as to be an integral part of the overall design of the site.

Discussed what to do with the sign.

Matt Wren wanted clarification that the 25 feet was ok for the height. He asked if was just that we wanted another look.

Steve Roll stated that this is an upgraded Maverik and the sign should match.

Matt Wren stated that typically the stores are in construction for 4-6 weeks and the other constraint we have is the time. This needs to be done soon.

Derek Byrne moved to approve Matt Wren's request for Conditional Use and Site Plan approval for a 25-foot high pole sign for Maverik Country Store located at Clubhouse Drive and Thanksgiving Way in a Resort Community zone with the conditions that the pole be more consistent with Section 23.080 of the Lehi City Development Code and to include the site triangle set backs and that the poles be masonry or rock appearance with the pitch roof look to match the store and with a request that we get a submittal of what the final sign will look like. Second by Kerry Schwartz. Motion carried unanimously.

4.2 MCARTHUR HOMES – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE LAMBERT PARK ANNEXATION, 52-ACRES OF PROPERTY LOCATED AT APPROXIMATELY 3000 WEST 3600 NORTH TO PROPOSED R-2 AND R-3 ZONES.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that it does comply with the General Plan. We do have a concept plan that was just filed last week. DRC reviewed it yesterday. They are working with the trailer sales people to get an access out there. There are 320 units proposed.

Steve McArthur representing McArthur Homes was present for the request and stated that the second access is under contract. It's a 75 foot width from the Lamberts and is under lease with the trailer people until next spring. There won't be an access the other way until Thanksgiving Point is ready to develop that piece.

Teresa and Gary Quaid live in the Pilgrims Landing subdivision and stated that they were invited to an open house by McArthur Homes and they liked what they saw.

Public Hearing closed at 7:45 p.m.

Steve McArthur stated that he had Dianna Webb hand out a letter from the results from that open house.

Lorin Powell asked why we're not annexing that triangular piece to the east.

Steve McArthur stated that the family would not be willing to talk about or agree to that yet.

Lorin Powell asked if it came in as part of the larger parcel would they be opposed to that.

Steve McArthur stated that they want to come in at their own time.

Lorin Powell stated that we have the prerogative to bring it in even if it's as a TH-5. It wouldn't even affect what they are doing now.

Steve McArthur stated that they will not build until they have that access.

Lorin Powell stated that the Lamberts do not have to sign anything – you can just adjust the plat.

Dianna Webb said to at least talk to them instead of just sending them a letter.

Discussed the layout and land use (concept).

Janys Hutchings moved that we move forward with a positive recommendation to City Council McArthur Homes' request for R-2 and R-3 zoning on the Lambert Park Annexation, 52-acres of property located at approximately 3000 West 3600 North asking that they work with the Lambert's to try and include all of the Lambert property into this as far as the annexation. Second by Derek Byrne. Motion carried unanimously.

Dianna Webb will check with the City Attorney on whether they can go ahead with out re-noticing it to include the rest of the Lambert property.

4.3 VALERIE MORRIS – REQUESTS APPROVAL OF A TWO LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 401 NORTH 200 WEST IN AN R-2 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they did go to the Board of Adjustments to get an exception for a flag lot. Because it is adjacent to the creek the building department has asked that they have an elevation certificate before a permit is issued.

Valerie Morris and Scott Hayes were present and stated that they are aware of the FEMA requirements.

Public Hearing closed at 8:01 p.m.

Derek Byrne moved to approve Valerie Morris's request for approval of a 2-lot residential subdivision with an existing home located at 401 North 200 West in an R-2 zone with DRC comments and that they make sure the FEMA guidelines are followed. Second by Ron Smith. Motion carried unanimously.

4.4 JOHN LANT – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A COMMERCIAL PRESCHOOL TO BE LOCATED AT APPROXIMATELY 3335 NORTH 1120 EAST IN A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this on lot 3 of the Northridge Plaza. They did a lot line adjustment on lot 3 so lot 2 will be a little bigger. They have 24% landscaping so they have more than the required amount. They are still working with the charter school on shared parking so they will share parking during certain times.

Vaughn Pickell stated that it needs to be a recorded easement that will run with the land.

John & Cheryl Lant were present and stated that they have an access and use easement for that. They do have a preschool in Saratoga Springs. The hours of operation would be between 8:30 and 2:30. This is not a daycare so there will be two sessions a day. There will be fencing between this and the residential; a masonry fence that Dave Klock is working on. The cost will be shared for that on their property line on the west.

Kerry Schwartz clarified that there is not fencing on the south of the school because we wanted shared parking.

Lloyd Brooks stated that it depends on what is developed on the south side of this as to whether there will be fencing.

Public Hearing closed at 8:13 p.m.

Janys Hutchings moved to grant final approval for John Lant's request for Conditional Use and Site Plan approval for a commercial preschool to be located at approximately 3335 North 1120 East in a Commercial zone based on them recording the easement between them and the property to the North for the Charter School and that the fencing on the west side of the property to be the pre-cast concrete fencing and to add some trees along 1120 East as per the landscape plan as shown tonight. Second by Marilyn Schiess. Motion carried unanimously.

(Kim Struthers stated that Mrs. Lant is the General Primary President)

4.5 TODD PECK – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR GREEN HILLS PLAT C, A 20-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 3200 NORTH 750 WEST IN AN EXISTING R-1-10 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the detention pond was built with plats A & B.

Todd Peck was present for the request.

Public Hearing closed at 8:20 p.m.

Ron Smith moved to recommend approval of Todd Peck's request for Preliminary Subdivision review for Green Hills Plat C, a 20-lot residential subdivision located at approximately 3200 North 750 West in an existing R-1-10 zone with the DRC comments taken care of and the number of lots clarified on the plat. Second by Marilyn Schiess. Motion carried unanimously.

4.6 MIKE DAVEY – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A NEW LDS MEETING HOUSE TO BE LOCATED AT 496 SOUTH RIVER WAY IN THE JORDAN WILLOWS SUBDIVISION IN AN EXISTING RA-1 PRD ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this did come through as a concept to make sure it would work.

Mike Davey was present for the request.

Kerry Schwartz stated that this is only the second landscape plan we have seen like this and we would like a color rendering to see how it would look.

Mike Davey stated that the fencing would be 6 foot white vinyl.

Discussed having a more earth tone color – most of the neighborhood has the white vinyl.

Jerry Alan lives around the corner and asked the time of construction.

Mike Davey stated that there are some collapsible soils so they will be bringing in a lot of fill that will have to settle, so after 2-3 months they will start building and then it will take about 9-10 months to be built.

Public Hearing closed at 8:30 p.m.

Janys Hutchings moved to grant final approval of Mike Davey's request for Conditional Use and Site Plan approval for a new LDS meeting house to be located at 496 South River Way in the

Jordan Willows subdivision noting all DRC comments. Second by Ron Smith. Motion carried unanimously.

4.7 MICHAEL RAYMOND – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR A NEW LDS MEETING HOUSE TO BE LOCATED AT 1630 SOUTH WEEPING WILLOW WAY IN THE SPRING CREEK SUBDIVISION IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is just a ward building.

Kerry Schwartz mentioned that it would be helpful to get a color rendering on the new landscape plan.

Kim Struthers stated that this is the standard now for their new buildings.

Lester Van Oswald was present for the request.

Kerry Schwartz asked about the landscaping, and stated that where this is in an area where there is a tree lined stream, etc – does the church take into consideration the surrounding development.

Lester Van Oswald stated that he couldn't answer that. He said the fence will be 6 foot chain link with interlocking slats.

Kerry Schwartz asked about the temporary storm water detention.

Lorin Powell stated that the drainage would be piped off site. He stated that this is temporary until it is done. It keeps things onsite until the facility is completed.

John Baker asked about the landscaping.

Lloyd Brooks asked and suggested a recommendation that they include that they leave something open so the church and developers get together on the fencing so it goes with the rest of the development.

Public Hearing closed at 8:45 p.m.

Kerry Schwartz wants to see a color rendering of this type of landscape plan and thinks this need to go more with that area, with the natural spring creek area. He said we could leave it open so the church can come back with a landscape plan that goes with the area.

Derek Byrne brought up that the church is doing a lot in other places to conserve water and that they could meet with the Spring Creek developers to work out the fencing, but it should be nothing less than some kind of vinyl or vinyl clad chain link may be with pillars.

Lloyd Brooks would like to meet down there with them to show them what they already have in place.

Vaughn Pickell said you could continue it until they have an opportunity to meet.

Janys Hutchings moved to continue Michael Raymond's request for Conditional Use and Site Plan approval for a new LDS meeting house to be located at 1630 South Weeping Willow Way in the Spring Creek Ranch subdivision to give the church and the developer time to get together so they can come back with a fence proposal and a color rendering of the landscaping. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

Lester Van Oswald brought up the fencing at the Traverse Mountain church. He states that there is a utility easement so they have moved the retaining walls off that easement so a water line could be put in. They are requesting that they not landscape until after the water line is installed. There is a fence on the retaining wall. We would also request that we not place a fence on that property line at this time and to just put in a field grass of some nature. Basically whoever builds on the site to the east they could consume that area in their landscape area.

Discussed the problems from that piece of property over the easement and who would maintain it or own it.

Lorin Powell stated that this was partially driven by the City for the water line. You may want them to return after a year or 2 to see what they are going to do with it.

Janys Hutchings moved to change the requirements for the church at Traverse Mountain at this point in time to state that the church does not need to landscape the Public Utility Easement until the water line in the easement is complete and then they can temporarily use field grass and at this point they do not need to put a fence on the property line but should come back in a year to further visit this and to see what the church will do with that property. Second by Kerry Schwartz. Motion carried unanimously.

Dianna Webb stated that she has talked to the people of Traverse Mountain and they have set up an open house on April 26th from about 4 to 8 p.m. so the Planning Commission and City Council can see the site. They will have vehicles available at the site to take us around to explain different areas of the proposal.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE FEBRUARY 2, 2006 WORK SESSION.

Kerry Schwartz moved to approve the minutes from the February 2, 2006 Work Session. Second by Janys Hutchings. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE MARCH 2, 2006 WORK SESSION.

Kerry Schwartz moved to approve the minutes from the March 2, 2006 Work Session. Second by Derek Byrne. Motion carried unanimously.

6.3 APPROVAL OF MINUTES FROM THE MARCH 23, 2006 REGULAR MEETING.

Derek Byrne had a change on page 13 where the question marks are under his comment – that should be MAG.

Kerry Schwartz said on page 3 under item 4.1 he asked if the building permit had already been issued.

Marlin Peterson said on page 11 in the motion, correct Carolyn’s last name.

Ron Smith moved to approve the minutes from the April 23, 2006 meeting with the above changes. Second by Derek Byrne. Motion carried unanimously.

ADJOURNMENT

Derek Byrne moved to adjourn. Second by Janys Hutchings. Motion carried unanimously.

Meeting ended at 9:10 p.m.

Date Approved _____

Chairman _____

Secretary _____