

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 24, 2006 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings – excused

Others: Christie Hutchings, Noreen Edwards, Dianna Webb, Lorin Powell, Council member Mark Johnson, Frankie Christofferson

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 MARIE MINER – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 2148 NORTH 2270 WEST IN AN EXISTING R-1-8 PUD.**

Christie Hutchings presented the request.

Marie Miner was present for the request and said that the HOA gave her some guidelines to go by for her Home Occupation. She stated that the fencing will not be going in until next year and until then the kids will not be going outside. She said the hours of operation would be Monday, Wednesday and Friday from 9:30 a.m. to 11:30 a.m. and 12:30 p.m. to 2:30 p.m.

*Carolyn Player moved to approve Marie Miner's request for a Major Home Occupation permit to operate a preschool from her home located at 2148 North 2270 West in an existing R-1-8 PUD. Second by Marilyn Schiess. Motion carried unanimously.*

#### **3.2 HARWARD IRRIGATION – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED OFFICE/ RETAIL BUILDING WITH OUTSIDE STORAGE LOCATED AT 4155 NORTH THANKSGIVING WAY IN AN EXISTING COMMERCIAL ZONE.**

The applicant requested that this be continued due to everyone being out of town.

*Kerry Schwartz moved to table to next meeting Harward Irrigation's request for Concept Plan review for a proposed office/ retail building with outside storage located at 4155 North Thanksgiving Way in an existing Commercial zone. Second by Ron Smith. Motion carried unanimously.*

**3.3 JACOB TOOMBS – REQUESTS APPROVAL OF A MODIFICATION TO THE PREVIOUSLY APPROVED GRAY FARMS PHASE 3 TOWNHOMES LOCATED AT APPROXIMATELY 100 SOUTH 2300 WEST, MODIFYING THE BUILDING ELEVATIONS.**

Christie Hutchings presented the request and stated that we did go over this at the work session.

Jacob Toombs was present for the request. He went over the elevation changes and the colors that will be used.

*Kerry Schwartz moved to grant final approval of Jacob Toombs request for a modification to the previously approved Gray Farms Phase 3 Townhomes located at approximately 100 South 2300 West, modifying the building elevations based on the information provided tonight and that it is consistent with City Code. Second by Marilyn Schiess Motion carried 6-1 with Derek Byrne opposed.*

**3.4 TRAVIS PERA – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE HIGHLANDS ANNEXATION, 10.75 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1300 SOUTH 2300 WEST TO A PROPOSED R-1-22 ZONE. (Tabled from the August 10, 2006 meeting)**

Christie Hutchings presented the request and stated that this item was tabled 2 weeks ago because the applicant didn't show up.

No one appeared for this item.

*Ron Smith moved to deny without prejudice Travis Pera's request for R-1-22 zoning on the Highlands Annexation, 10.75 acres of property located at approximately 1300 South 2300 West because the applicant has failed to appear twice now. Second by Vaughn Pickell. Motion carried unanimously.*

Dianna Webb stated that applications expire within a year if they are not acted upon.

**PUBLIC HEARINGS**

**4.1 CRAIG MADSEN AND SCOTT JEPSON – REQUEST CONDITIONAL USE AND SITE PLAN APPROVAL TO OPERATE J&M STEEL SOLUTIONS, A CONSTRUCTION SERVICE BUSINESS WITH OUTSIDE STORAGE, FROM AN EXISTING BUILDING LOCATED AT 894 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that the applicant will use the site as a business office. She said the improvements are in and they are putting in a screened area to the back. The only change is the business.

Craig Madsen was present for the request. He stated that there will only be the one business. The other areas would be available for any future growth. There will be no hazardous materials on site. The trailers would be behind the fenced area. He stated that they erect pre-engineered buildings and most of the materials stay on the project sites.

Vicki Smith across the street asked about future developments.

Craig Madsen stated that we need an office now; down the road we may be someplace else.

Public Hearing closed at 7:25 p.m.

*Vaughn Pickell moved to grant final approval of Craig Madsen & Scott Jepson's request for Conditional Use and Site Plan approval to operate J&M Steel Solutions, a construction service business with outside storage, from an existing building at 894 West State Street in an existing Mixed Use zone because the landscaping is already installed and the care has been taken to obscure the fenced area and to include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.2 RICK BLUTH – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE FORT KNOX NO. 2 ANNEXATION, APPROXIMATELY .877 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST 2400 NORTH TO A PROPOSED COMMERCIAL ZONE.**

Rick Bluth had called and said he would be unable to attend tonight.

*Derek Byrne moved to table Rick Bluth's request for Commercial zoning on the Fort Knox No. 2 Annexation, approximately .877 acres of property located at approximately 1100 West 2400 North. Second by Carolyn Player. Motion carried unanimously.*

**4.3 BRIAN KNOWLTON – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR S&K INDUSTRIAL, AN OFFICE/ WAREHOUSE AND STORAGE UNIT PROJECT LOCATED AT APPROXIMATELY 600 SOUTH 850 EAST IN A LIGHT INDUSTRIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that there were some issues with frontage.

Vaughn Pickell asked about the City Council minutes where it says that the Planning Commission recommended approval.

Dianna Webb stated that they do get the Planning Commission motions and that the concept was denied as it was but there were recommendations made for changes.

Brian Knowlton was present for the request.

Discussed the motion the Planning Commission had made on the concept.

Public Hearing closed at 7:35 p.m.

Brian Knowlton stated that they would be leasing out or selling spots for other businesses.

Christie Hutchings stated that each user would have to come back if it's a conditional use.

Derek Byrne asked about landscaping in the front.

Brian Knowlton stated that Pecks own that piece.

Kerry Schwartz asked if there were any issues with the access into the storage units for fire trucks, etc.

Dianna Webb stated that the plan has been reviewed by the fire marshal.

Brian Knowlton stated that in regards to the road issue; as the city has evolved a piece of the road has been left out and not deeded to the city. There is a piece belonging to someone else, Robert Whimpey. His parcel still shows into the street. It does affect the frontage.

Dianna Webb stated that we are close to having it worked out.

Discussed having his access on that private piece of property or a public road.

Mark Johnson commented on the City Council's discussion of this item as a Concept and they decided this was the best possible area for this site plan.

*Carolyn Player moved to approve Brian Knowlton's request for Conditional Use and Site Plan approval for S&K Industrial, an office/ warehouse and storage unit project located at approximately 600 South 850 East in a Light Industrial zone contingent upon the applicant working with Mr. Whimpey on getting the road situation straightened out and to include all DRC redline and general comments. Second by Marilyn Schiess. Motion carried unanimously.*

#### **4.4 FRONTGATE HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW OF PLATINUM FIELDS, AN 8 LOT RESIDENTIAL SUBDIVISION LOCATED AT 2375 WEST 300 NORTH IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is impacted by the waste ditch. The General Plan does show the trail going through there and they have allowed lot 7 to go below the footage and lot 6 has been allowed a reduction in the frontage.

Reed Hawks with Frontgate Sundance Alliance was present for the request and said the lots front onto 2375 West except for lots 1 & 2 which will front onto 300 North.

Ron Smith asked about the fencing along the waste ditch.

Lorin Powell stated that hasn't been identified - there is a trail there.

Discussed the trail and safety of the ditch.

Public Hearing closed at 7:55 p.m.

*Marilyn Schiess moved to recommend approval of Frontgate Homes' request for Preliminary Subdivision review of Platinum Fields, an 8-lot residential subdivision located at 2375 West 300 North in an existing R-1-22 zone including DRC comments finding that it's consistent with the standard subdivision. Second by Ron Smith. Motion carried unanimously.*

**4.5 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE POINT OF THE MOUNTAIN ANNEXATION, APPROXIMATELY 148.21 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4800 NORTH 3400 WEST TO A PROPOSED TH-5 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this does take in a piece across the freeway.

Dianna Webb stated that the City is doing this under the resolution provision – there are numerous owners.

Public Hearing closed at 8:00 p.m.

Kerry Schwartz asked about the pipeline.

Lorin Powell stated that the annexation doesn't affect it but it is there and will be part of any site plan that is done.

*Ron Smith moved to recommend approval of Lehi City's request for TH-5 zoning on the Point of the Mountain Annexation, approximately 148.21 acres of property located at approximately 4800 North 3400 West. Second by Marilyn Schiess. Motion carried unanimously.*

**CITY BUSINESS**

Dianna Webb stated that Mr. Pitcher called and said that the fence is in at the Charter school – the plan shows vinyl coated chain link but regular chain link was installed. She said that he asked if she would mention that school is now in session and he wants to know if that fence can remain.

Frankie Christofferson stated that there is concern whether we can require that where it is a school.

Dianna Webb stated that safety issues can be looked at. Mr. Klock is just happy the fence was up.

Frankie Christofferson stated that Mr. Klock said the developer had extended that block wall some so he thinks there may be some sort of a trade off. She stated that in talking to the attorney we may not be able to do anything with the landscaping – now there is concern whether we can even inspect it.

Dianna Webb stated that the main concern is with the safety.

Steve Roll stated that the issue is that they bonded for something and put in something else and now they want the bond released.

Discussed that we would like what was approved.

*Vaughn Pickell moved to direct staff to speak with the charter school and inform them that the chain link fence as constructed can remain but we urge them to comply with the previous city approval. Second by Ron Smith. Motion carried 6-1 with Derek Byrne abstaining.*

Dianna Webb stated that Thursday, September 14<sup>th</sup> is Planners Day for the League of Cities and the City will arrange for any of the Planning Commissioners to go if they want to. We would need to know right away.

Marilyn Schiess and Carolyn Player want to go.

## **APPROVAL OF MINUTES**

### **6.1 APPROVAL OF MINUTES FROM THE AUGUST 3, 2006 WORK SESSION.**

*Derek Byrne moved to approve the minutes from the August 3, 2006 work session. Second by Kerry Schwartz. Motion carried unanimously.*

### **6.2 APPROVAL OF MINUTES FROM THE AUGUST 10, 2006 REGULAR MEETING.**

Vaughn Pickell said that on item 3.3 the motion should say that ‘it will be an attractive business from the freeway’.

*Ron Smith moved to approve the minutes from the August 10, 2006 regular meeting with the changes. Second by Marilyn Schiess. Motion carried unanimously.*

**ADJOURNMENT**

*Kerry Schwartz moved to adjourn. Second by Carolyn Player. Motion carried unanimously.*

Meeting ended at 8:18 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_