

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, January 25, 2007 in the Lehi City Council Chambers

Members Present: Kerry Schwartz, Ron Smith, Marilyn Schiess, Janys Hutchings, Derek Byrne, Carolyn Player, Marlin Peterson, Jason Willes

Members Absent: None

Others: Dianna Webb, Frankie Christofferson, Noreen Edwards, Christie Hutchings

Meeting began at 7:00 p.m.

### REGULAR AGENDA

Kerry Schwartz stated that Mark Johnson asked that we postpone item 3.1 until he is able to get here.

*Janys Hutchings moved to table item 3.3 until later in the meeting. Second by Vaughn Pickell. Motion carried unanimously.*

#### **3.1 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON THE ADOPTION OF THE LEHI DOWNTOWN REVITALIZATION PLAN AND ARCHITECTURAL GUIDELINES AS A NEW ELEMENT TO THE LEHI CITY GENERAL PLAN.**

Mark Vlasic with Landmark Design was present for the request.

Janys Hutchings asked about the maps in book 1 on pages 4 & 5. She said there is double labeling on them and on the map on page 5, it says it's looking northwest but it needs to be changed to southwest.

Kerry Schwartz said that we hoped to get out the applicability to the other zones – there is enough language that we can apply that. He said that a natural boundary would be the south railroad tracks.

Mark Vlasic said that their study only went to 200 South but they can include it in the text.

Vaughn Pickell asked how this design; book2, section 4, for the general guideline would apply to other sections of the city.

Kerry Schwartz said that it states it could be used in other zones.

Mark Johnson said he was worried about this – but for the most part it would fit in – what is appropriate downtown may not be appropriate for other areas as far as the height and the setbacks. Maybe just take out of section 4, book 2 to give some flexibility. Also take out things that would restrict larger type developments. We don't want to have a restrictive ordinance to prohibit development.

Discussion held on the Frank Gehry development and what would apply or hinder other developments.

Mark Vlasic said that he would take a look at 4.2 and take that as a guiding principle here.

Mark Johnson said we do have a commitment from Patterson's that will follow these guidelines – we would like to get these enacted quickly.

Janys Hutchings said to remove the building height and setbacks in book 2, section 4.

Ron Smith complimented the team for the nice work they had done on this.

*Janys Hutchings moved to recommend that we adopt the Downtown Revitalization Plan including any changes or direction that was given tonight; as far as clarification of pictures and codes for the revitalization of the community for book 1, Downtown Lehi Revitalization Plan, making changes for the maps in the Residential Conservation District and that we have a note added in that it extend to the railroad tracks south of town and to also show it on the maps as well; book 2, Downtown Lehi Design Guidelines, section 4, remove the building massing and street setback; books 3 & 4 adopt as they are. Second by Ron Smith. Motion carried unanimously.*

### **PUBLIC HEARINGS**

#### **4.1 NADINE DIXON – REQUESTS APPROVAL OF A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 24 EAST 2200 NORTH IN AN EXISTING R-1-15 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that both lots conform to frontage and square footage.

Nadine Dixon was present for the request.

Janys Hutchings asked about the DRC comment regarding the slope.

Dianna Webb said that they will watch for that when the building goes in – Lynn would have to check off comments before it records – we will get with him to see if there needs to be any corrections.

Public Hearing closed at 7:09 p.m.

*Janys Hutchings moved to grant final approval of Nadine Dixon’s request for a 2-lot subdivision with an existing home located at 24 East 2200 North in an existing R-1-15 zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

#### **4.2 VANIECE RUSSON – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A FLAG LOT ON PROPERTY LOCATED AT 460 NORTH 1200 EAST IN A PROPOSED R-1-12 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they are just requesting conditional use for a flag lot. They are proposing that the flag go on the north because of the slope on the south. DRC had some concerns that it may not meet the set backs that way. There are also some trees and a ditch on the north as well.

Kerry Schwartz pointed out that we did receive one comment letter tonight.

The applicant was not present.

Public Hearing closed at 7:13 p.m.

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*Ron Smith moved to table this item until the applicant could be here. Second by Janys Hutchings. Motion carried unanimously.*

**4.3 ED LEON – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SUGAR MILL ESTATES, A 16-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 950 SOUTH 300 EAST IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request.

Ed Leon and Bob Jones were present for the request.

Janys Hutchings asked about the right to farm item #8 and how they were planning on notifying them.

Bob Jones said they are incorporating them into the CC&R's that they will have.

Vaughn Pickell asked about the utility easement.

Bob Jones said that will be one that is going to be put in.

Ron Smith said that they would need to put up an agricultural fence.

Kerry Schwartz said on note #2 it specifies a 5 foot high fence; that note needs to be changed. The north, east and south sides would need to be fenced

Public Hearing closed at 8:45 p.m.

Janys Hutchings asked about animal rights being allowed.

Bob Jones said yes they are allowed.

*Derek Byrne moved to recommend approval of Ed Leon's request for Preliminary Subdivision request for Sugar Mills Estates, a 16-lot residential subdivision located at approximately 950 South 300 East in an existing R-1-22 zone changing note #2 on the plat to a 6 foot no climb fence which would need to go on the north, east and south sides and to include applicable DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.4 WOODBURY – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR A COMMERCIAL SUBDIVISION LOCATED AT THE INTERSECTION OF STATE STREET AND MAIN STREET IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented items 4.4 and 4.5 together. She stated that they are proposing 4 lots. The bank will be on one of those lots.

Jim Hoover, representing Woodbury, was present of the request.

Janys Hutchings asked if they had tried to get access a little more west of where it is.

Jim Hoover said that there is already a curb cut right where they have that access placed. He said they assume it will be a right-in and right-out only.

Janys Hutchings said her major concern is with the traffic.

Mark Johnson said that where there is an existing curb cut there for an access, they probably already have approval for it.

Dianna Webb said they have to provide the UDOT approval to us and we would have them do what UDOT wanted.

Mark Johnson said that it may be wise to have a local traffic study on that street to see if a left turn lane is viable.

Kerry Schwartz asked about the surface water.

Janys Hutchings stated that the dumpster needs to be turned so it's a straight in and out for the trucks.

Kerry Schwartz asked about the sidewalk on the east and why it doesn't tie into anything. He said it just ends and then it shows one on the south side of the future building pod.

Jim Hoover said that according to the DRC comments the sidewalk on the south of that one building needs to be taken off.

Janys Hutchings asked about the landscaping on the bank parcel and why it wasn't submitted with this.

Jim Hoover said it is a separate piece which will have its own landscaping.

Discussed looking at the site plan for the bank and not having a landscape plan.

Kerry Schwartz said that this plan is different than what we saw before.

Terry Weiser with CLC Architects said the other had a lot more EIFS on the front. They had talked to planning staff and they said it would be more accepted by the Planning Commission if there was more rock or brick on the front. It should be the same plan just with more brick.

Jason Willes said that lot 1 has property that he believes is Lehi property – what will happen to the Lehi City entrance sign?

Jim Hoover said that it was UDOT property and they purchased that from UDOT. He said the sign will be placed back and maintained.

Vaughn Pickell asked about having a conservation easement on that piece of property for the sign just to make sure it remains.

Jim Hoover said they can put something there.

Mark Johnson said that the City has authorized large medallions that need to be incorporated for all the City signs – that will need to be incorporated into the new sign.

Public Hearing closed at 8:18 p.m.

Discussed landscaping on lot 4 and the bank lot.

Christie Hutchings said that it needs to be clarified that the landscaping will only be done on the bank piece now and the other when they have those other buildings done, otherwise it may get included in the bonding for the bank piece.

Kerry Schwartz would like the weeds maintained on the other parcels until it is built out.

Jason Willes said that when they submit the landscaping for the Chase parcel they should show how they will incorporate the new City sign as well as the new sign for the bank.

Jim Hoover said they would be turning the signs in when they get approval of those – since it's a separate approval.

Discuss the signs.

*Vaughn Pickell moved to recommend approval of Woodbury's request for Preliminary Subdivision review and recommendation for a commercial subdivision located at the intersection of State Street and Main Street in an existing Commercial zone with the condition that the building pads for future buildings have some kind of weed control such as gravel or rock put in until they develop; that the applicant work with the City to design the new City gateway sign and see those in conjunction with the monument signs that they are purposing to go in for the bank and the other sites; record a conservation easement or some kind of permanent easement to maintain that park that we show on our City Master Plan for that property along Main Street and State Street where the City gateway sign will be; that the dumpster locations be reoriented in a way to allow the garbage trucks to back straight in; to obtain a local traffic study of the intersection to determine what type of intersection design there needs to be for the west access to the property; and include all DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.5 WOODBURY – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A BANK AND OTHER COMMERCIAL SITE IMPROVEMENTS LOCATED AT THE INTERSECTION OF STATE STREET AND MAIN STREET IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.4.

Public Hearing closed at 8:18 p.m.

*Vaughn Pickell moved to table item 4.5, Woodbury's request for Site Plan and Conditional Use approval for a bank and other commercial site improvements at the intersection of State Street and Main Street in an existing Commercial zone until we obtain a traffic study from the applicant and allow them to provide us with a landscaping plan for the Chase parcel so we can look at that. Second by Ron Smith. Motion carried unanimously.*

**4.6 LEHI CITY REQUESTS REVIEW AND RECOMMENDATION ON THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:**

- A. CHAPTER 11, APPLICATION REQUIREMENTS, AMENDING THE REQUIREMENTS FOR REVISIONS TO APPROVED SUBDIVISION AND SITE PLAN CONSTRUCTION DRAWINGS.**
- B. CHAPTER 12, DEVELOPMENT STANDARDS, AMENDING REGULATIONS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings said that the amendment on Chapter 11 is really just a housekeeping item. Chapter 12 reflects the changes brought up at the last work session but there is other information that has been proved by Mr. Gourley.

Jerome Gourley with T-mobile was present and said that the ordinance as is does not allow them to place a site at the sports park, even though the Mayor is in favor of it. He said that there are a couple things Kim has put in the ordinance that they have a problem with. He also said they want to encourage co-location on these towers.

Public Hearing closed at 8:55 p.m.

Discussed concerns with the ordinance. Discussed the issue where it would be placed next to a mink ranch with them raising that pole with lights on it at the sports park. Discussed the 400 foot distance requirement. It was suggested that we could leave that part in with an allowance for the applicant to show just cause by submitting a signed engineering report that states why the pole has to be at that particular location.

*Ron Smith moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code, Chapter 11, Application Requirements, amending the requirements for revisions to approved subdivision and site plan construction drawings. Second by Janys Hutchings. Motion carried unanimously.*

*Vaughn Pickell moved to recommend approval of Lehi City's request for and amendment to the Lehi City Development Code, Chapter 12, Development Standards, amending regulations for wireless telecommunications facilities with some text revisions recommended from this draft version that we have; 1) paragraph C2 on page 2, delete the word health; 2) paragraph 4D page 7, text should be modified to say minimum distance equal to 4 times the height or allow the applicant to demonstrate that a lesser distance is necessary as demonstrated in a certified Radio Frequency engineering report; 3) paragraph L3gv page 7, have it say that electrical equipment shall not be located in the Public right-of-way; 4) paragraph 4f page 8, completely replace with 'a surface treatment may be required as a condition of the Conditional Use permit'; 5) paragraph 4h on page 8, delete reference to 'parking area' with the intent that they may be located in a parking area. Second by Janys Hutchings. Motion carried unanimously.*

## **CITY BUSINESS**

Dianna Webb said that next Wednesday there will be a submittal of the new Frank Gehry model at around maybe 3 or 4 in the afternoon in the Senior Citizen Center.

## **APPROVAL OF MINUTES**

### **6.1 APPROVAL OF MINUTES FROM THE JANUARY 4, 2007 WORK SESSION**

Derek Byrne said on page 2 it should be Bremerton, WA not Riverton.

*Janys Hutchings moved to approve the minutes from the January 4, 2007 work session with the change. Second by Derek Byrne. Motion carried unanimously.*

**6.2 APPROVAL OF MINUTES FROM THE JANUARY 11, 2007 REGULAR MEETING.**

Kerry Schwartz said to make a change on page 6 to add in drainage ‘along the front of the existing home’. Then on page 9 change ‘it doesn’t fit well’ with ‘the amended list of uses do not fit well in the area’.

Vaughn Pickell said to change the motion to include ‘health, welfare and safety of residents and specifically of children’.

*Ron Smith moved to approve the minutes from the January 11, 2007 meeting with the changes. Second by Carolyn Player. Motion carried unanimously.*

**ADJOURN**

*Jany's Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.*

Meeting ended at 9:54 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_