

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 8, 2007 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings – excused, Jason Willes – excused

Others: Dianna Webb, Frankie Christofferson, Kim Struthers, Noreen Edwards, Lorin Powell

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 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. (tabled from January 25, 2007)

Ron Smith moved to deny with out prejudice Vaniece Russon's request for Conditional Use approval to located a flag lot on property located at 460 North 1200 East in a proposed R-1-12 zone. Second by Carolyn Player. Motion carried unanimously.

PUBLIC HEARINGS

4.1 PATTERSON CONSTRUCTION – REQUESTS REVIEW AND RECOMMENDATION ON A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 1200 EAST SR-92 FROM A TECHNICAL MANUFACTURING ZONE TO A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Vaughn Pickell asked about access issues.

Kim Struthers said that DRC did bring this up – there is a layout that shows what may possibly go there.

Ed Collins was present and said that the Carter piece is included and said that they have not talked to UDOT yet.

Marilyn Schiess asked if the other ditch would be covered.

Ed Collins said it would have to be piped.

Lorin Powell said that anything that close to the intersection is going to be difficult to get any access to or from. He said the intent years ago was to have a parkway.

Ed Collins said that is does comply with the General Plan.

Public Hearing closed at 7:10 p.m.

Derek Byrne moved to recommend approval of Patterson Construction's request for review and recommendation on a Zone District and Zone District Map Amendment on property located at approximately 1200 East SR-92 from a Technical Manufacturing zone to a Commercial zone with applicable DRC comments. Second by Marilyn Schiess. Motion carried 6-1 with Vaughn Pickell opposed.

4.2 JEFF BREHMER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR HOLCIM SUBDIVISION, A 2-LOT COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 850 EAST 800 SOUTH IN AN EXISTING LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is down by the mill pond. The Peck's own all of it and they are leasing their part. They would like to own it instead of leasing it. They would divide off their part that they are using to create their own lot.

Kerry Schwartz said note 2 of the DRC comments makes it seem that they are responsible for all the storm water off 850 East instead of just in front of their lots. Also the note 6 on the plat mentions payment in lieu of detention and it needs to be taken off.

Rocky Petroff and Tony Hansen were present for the request.

Public Hearing closed at 7:16 p.m.

Vaughn Pickell moved to recommend approval of Jeff Brehmer's request for Preliminary Subdivision review for Holcim Subdivision, a 2-lot commercial subdivision located at approximately 850 East 800 South in an existing Light Industrial zone including DRC comments, clarifying Jim's comment #1 that they add a note to accept drainage water to only the frontage of these two lots and note Jim's comment #3. Second by Marilyn Schiess. Motion carried unanimously.

4.3 WILLIAM JOLLEY – REQUESTS CONDITIONAL USE AND SITE PLAN APPROVAL FOR AN AUTO SALES AND AUDIO/VIDEO INSTALLATION BUSINESS LOCATED AT 260 EAST STATE STREET IN A MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Ron Smith asked if there was any business in there now.

Kim Struthers said that it has been vacant and they have been trying to clean it up to locate their business in there now.

Vaughn Pickell asked if there was any landscaping planned.

Kim Struthers stated that the pavement goes right up to the building.

Sam Jolley and William Jolley were present for the request.

William Jolley said that since there is already pavement they are proposing to put planter boxes up front.

Sam Jolley said that they are planning on getting rid of all the stuff and bringing in gravel. He said they would like to put in planters to make it look good for us as well as for you. He said that they would be doing car audio repair and installation. Most of it is done for dealerships. He said they just want to have 5-6 cars out front and to the side for sale.

Kerry Schwartz said that when we grant a conditional use permit we want to know exactly what it is you're doing. He asked for an explanation of the vehicular display.

Sam Jolley said that eventually if they were to get that other piece to the east they could have more cars to sell.

Kerry Schwartz said that the dumpster needs to be placed so they can come straight in and out to access that dumpster.

Vaughn Pickell said the landscape requirements of the Development Code Section 12.80C says that there needs to be buffering there.

Bill Gray owns the property to the south and said that it is a flag lot and it is only used as a garden area. He expressed concern about the noise stating that the past businesses have been working late into the night. He asked about the parking. He said when people park on State Street the visual access is terrible. He said the only separation between his property and there's is a 5 foot chain link fence. He said he doesn't want to see junk back there.

Public Hearing closed at 7:40 p.m.

Discussed using the whole lot for one business so it doesn't overlap with the other financial business there.

Marlin Peterson said that he would like to see the buffer zone back by the residential. He asked about lighting.

William Jolley said that they plan on working normal hours from 9 – 5. He said they are trying to clean that up not bring in more garbage.

Sam Jolley said that if Bill wanted a solid fence put up – they would share in the cost of that.

Marlin Peterson said the parking surface has to be hard surface.

Dianna Webb said that the MU zone has a lot of flexibility.

Vaughn Pickell said that if you keep the parking out of the back you wouldn't have to put in hard surface.

Lorin Powell said that on one of the others we approved on State Street we allowed them to have the front area paved but the back they put in gravel and put an emulsifier down to keep the dust down.

Vaughn Pickell said he doesn't feel the whole site needs to be paved, gravel would be just fine. He said that the customer parking should be paved but if the back is used more of as a storage type parking then gravel will work.

Sam Jolley said they aren't going to have a show room or anything like that – most of their business comes from dealers.

Kerry Schwartz asked about how many parking stalls they would need.

William Jolley said they would only have maybe 5 vehicles up front for display. Any more than that will be stored in the back. There will only be 2 employees there at a time with a maximum of maybe 2-3 vehicles. The customer parking they would need maybe 2. He said that any lighting would just be off the building pointing to the sign.

Sam Jolley said the front of the building would be lit up.

Discussed a buffer on the south.

Kerry Schwartz said that he thinks something needs to be done on the east so the business doesn't encroach over onto the vacant lot.

Vaughn Pickell said that new fencing is needed on the south side.

Kerry Schwartz said that you may want to have business hours from 8 – 8 to make sure you're covered.

Marlin Peterson feels that a 6 foot solid fence needs to go in on the south maybe a chain link with slats.

Ron Smith asked if they knew they had to place a bond.

Frankie Christofferson said they would just require a bond on what the Planning Commission requires.

Vaughn Pickell said they could do gravel right up to the fence.

Marlin Peterson moved to grant final approval of William Jolley's request for Conditional Use and Site Plan approval for an auto sales and audio/video installation business located at 260 East State Street in a Mixed Use zone under the conditions that they will 1) improve the back part of the parking lot with gravel, 2) put a new 6 foot privacy chain link fence on the south side, 3) include DRC comments, 4) place a bond for the improvements which the City requires, 5) the hours of operation to be from 8 to 8, 6) limit cars for sale to 5, 7) orient the dumpster to allow access by the garbage trucks. Second by Derek Byrne. Motion carried 6-1 with Kerry Schwartz opposed.

CITY BUSINESS

Dianna Webb said that the revitalization plan is on the Council agenda next Tuesday – we would like a representative there in case they have any questions.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE JANUARY 25, 2007 REGULAR MEETING.

Derek Byrne said that his motion to page 3 needs to have 'that the fence be on the north, east, and south sides' added in.

Vaughn Pickell said on page 6 as part of his motion; take out 'as part' so it says 'a condition of a conditional use permit'.

Ron Smith moved to approve the minutes from the January 25th meeting with the changes. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

Carolyn Player moved to adjourn. Second by Ron Smith. Motion carried unanimously.

Meeting ended at 8:20 p.m.

Date Approved_____

Chairman_____

Secretary_____