

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 26, 2007 in the City Council Chambers.

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

Members Absent: Janys Hutchings – excused

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 MELANY ALEXANDER – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A BEAUTY SALON FROM HER HOME LOCATED AT 2379 WEST 1400 NORTH IN AN EXISTING RA-1 ZONE.

Christie Hutchings presented the request.

Melany Alexander was present for the request and said that the entrance for the salon is on the side and goes into the basement. The hours of operation will depend on whenever some one calls and when she can do it.

Carolyn Player moved to approve Melany Alexander's request for a Major Home Occupation permit to operate a beauty salon from her home located at 2379 West 1400 North in an existing RA-1 zone subject to her passing her safety inspection. Second by Marilyn Schiess. Motion carried unanimously.

3.2 NELSON, HOWDEN & ASSOCIATES – REQUESTS SITE PLAN APPROVAL FOR A NEW PROFESSIONAL OFFICE BUILDING LOCATED AT APPROXIMATELY 1200 EAST 3300 NORTH (North Bench Commercial Subdivision, lot 8) IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that the building is a permitted use but goes over the \$500,000 so it needs Planning Commission approval.

Larry Howden with Nelson- Howden Architects was present for the request and stated that they will have a shared access with the other business and has an agreement in place for that.

Dave Klock said he owns that lot and there is an agreement in place.

Larry Howden said that the building will be an earth tone stucco building.

Vaughn Pickell asked about the side setback and if an easement runs along there.

Christie Hutchings said that the PUE would have been recorded with the subdivision and is along the frontage.

Ron Smith moved to grant final approval of Nelson, Howden & Associates' request for Site Plan approval for a new professional office building located at approximately 1200 East 3300 North (North Bench Commercial Subdivision, lot 8) in an existing Commercial zone including DRC comments and the access agreement. Second by Jason Willes. Motion carried unanimously.

3.3 JOHN TAYLOR – REQUESTS SITE PLAN APPROVAL FOR THE NORTH POINT DEVELOPMENT, A COMMERCIAL/ RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 1874 NORTH STATE STREET IN AN EXISTING MIXED USE ZONE.

Christie Hutchings presented the request and stated that when this came through they requested a 3-story building which is higher than the allowed 40'. They want to go about 44' tall. She said that there would be 12 total units and also an under ground parking garage. The concept is pretty close to what they have presented tonight.

John Taylor was present for the request.

Vaughn Pickell said this looks really good.

Paul Warnock, the architect was present and said that they would be combining the rock and stucco.

Derek Byrne moved to grant final approval of John Taylor's request for Site Plan approval for the North Point Development, a commercial/ residential development located at approximately 1874 North State Street in an existing Mixed Use zone with all applicable DRC comments. Second by Jason Willes. Motion carried unanimously.

3.4 FRANK JOHNSON – REQUESTS CONCEPT REVIEW AND INTERPRETATION OF USE REVIEW ON SPEED-E-CRETE CONSTRUCTION SERVICE BUSINESS LOCATED AT APPROXIMATELY 2550 NORTH 1200 WEST IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that he is requesting an Interpretation of Use and a Concept. The DRC did have some concerns with some issues before they had him spend more time with the engineering.

Frank Johnson, owner of Speed-E-Crete Concrete, was present for the request. He explained that there would be a 20' tall silo with aggregate bins and then a conveyor that goes into a hopper.

Christie Hutchings said that this is a construction service which is a conditional use in this zone but the DRC had concerns if this was the type of use that would fall under the permitted use category.

Vaughn Pickell moved to interpret the code to include the quick pour concrete batch plant like this seeing that it services the construction trade. Second by Jason Willes. Motion carried unanimously.

PUBLIC HEARINGS

4.1 IG SIGNS – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE AN 80 FOOT HIGH POLE SIGN FOR THE HAMPTON INN LOCATED AT APPROXIMATELY 3576 THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the applicant feels that the 80 foot sign would work - it would also be a multi tenant sign.

Joe Dicenzo was present for the request and said that this will be for the other businesses as well.

Christie Hutchings said that they will need approval from Thanksgiving Point – so that will need to be part of this motion.

Discussed whether the sign needs to be located on their property.

Christie Hutchings said that DRC addressed that and they would rather have one big sign than a lot of smaller ones.

Derek Byrne said that we do need to include Thanksgiving Point's approval. He said we did require more of the Maverik sign.

Joe Dicenzo said that none of the pole will be showing – it will be covered.

Public Hearing closed at 7:40 p.m.

Jason Willes said the sign is fine and the location is good – but 80' seems high.

Marlin Peterson asked if there was an agreement to put the sign on that property.

Joe Dicenzo said there is actually only one builder for that area.

Marilyn Schiess moved to grant final approval for IG Signs' request for Conditional Use approval to locate an 80' high pole sign for the Hampton Inn located at approximately 3576 Thanksgiving Way in an existing Resort Community zone including DRC comments and approval from Thanksgiving Point and the property owner. Second by Carolyn Player. Motion carried 6-1 with Kerry Schwartz opposed.

4.2 DAVE & LORI NEWTON – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 4.78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH 2300 WEST FROM A TH-5 TO AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that it is consistent with the General Plan. The property to the south was just approved as R-1-22.

Dave Newton was present for the request.

Public Hearing closed at 7:48 p.m.

Vaughn Pickell moved to recommend approval of Dave & Lorin Newton's request for a Zone District and Zone District Map Amendment in approximately 4.78 acres of property located at approximately 700 South 2300 West from a TH-5 to an R-1-22 zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.3 DAVID KLOCK – REQUESTS REVIEW AND RECOMMENDATION FOR BROOKHAVEN VILLAS PHASE 2 AMENDED PLAT, A 46-UNIT PUD LOCATED AT 750 EAST 3200 NORTH IN AN RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented items 4.3 and 4.4 together. She said there is an existing home in Brook Meadows and they have a detached garage which falls in the Brookhaven Villas subdivision – they just want to jog the lot line in and remove a lot and then they can allow the garage to stay.

Dave Klock and Jeff Brooks were present for the request.

Public Hearing closed at 7:52 p.m.

Ron Smith moved to recommend approval of David Klock's request for review of Brookhaven Villas phase 2 amended plat, a 46-unit PUD located at 750 East 3200 North in an RA-1 zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.4 DAVE KLOCK – REQUESTS REVIEW AND RECOMMENDATION FOR BROOKS MEADOWS PLAT B, A 1-LOT RESIDENTIAL SUBDIVISION WHICH INCLUDES A VACATION OF LOT 7 OF BROOKS MEADOWS PLAT A AND IS LOCATED AT 791 EAST 3200 NORTH IN AN R-1-10 ZONE.

Public Hearing opened at 7:00 p.m.

Discussion included under item 4.3.

Public Hearing closed at 7:52 p.m.

Ron Smith moved to recommend approval of Dave Klock's request for review of Brooks Meadows Plat B, a 1-lot residential subdivision which includes a vacation of lot 7 of Brooks Meadows Plat A and is located at 791 East 3200 North in an R-1-10 zone. Second by Jason Willes. Motion carried unanimously.

4.5 JARED DEHART – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF STATEN FARMS, AN 8-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 1340 NORTH 2040 WEST IN AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and said that a few months ago the property was put in an R-1-22 zone. Colony Point subdivision has a road that stubs into this. This is a standard subdivision and it does provide access to a land locked parcel to the east.

Jared Dehart was present for the request.

Public Hearing closed at 7:56 p.m.

Marilyn Schiess moved to recommend approval for Jared Dehart's request for Preliminary Subdivision review of Staten Farms, an 8-lot residential subdivision located at approximately 1340 North 2040 West in an R-1-22 zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.6 SCOTT DUNN – REQUESTS REVIEW AND RECOMMENDATION ON NORTH BENCH VISTA AMENDED PLAT A, A 26-LOT RESIDENTIAL SUBDIVISION LOCATED AT 931 WEST BULL RIVER ROAD IN AN EXISTING R-1-10 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings said that when it was platted there was a mistake with the survey. She stated that she had received a call from the applicant stating that he had become quite sick and wouldn't make it tonight.

Frankie Christofferson represented this item for Ed Collins. She said that it was a survey error.

Public Hearing closed at 8:03 p.m.

Derek Byrne moved to recommend approval of Scott Dunn's request for review of North Bench Vista Amended Plat A, a 26-lot residential subdivision located at 931 West Bull River Road in an existing R-1-10 zone. Second by Carolyn Player. Motion carried unanimously.

4.7 PAUL TAGGART – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF PILGRIM’S LANDING PLAT 6, A 3-LOT COMMERCIAL SUBDIVISION LOCATED AT PILGRIM’S LOOP ROAD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they are proposing to split this into 3 commercial lots. The gymnastic place we reviewed a few weeks ago will be going onto lot 1.

Matt Brown was present for the request and stated that reason for the split is because the original ground was between two owners and they have agreed to straighten up the dividing lines between the lots.

Public Hearing closed at 8:05 p.m.

Jason Willes moved to recommend approval of Paul Taggart’s request for Preliminary Subdivision review of Pilgrim’s Landing Plat 6, a 3-lot commercial subdivision located at Pilgrim’s Loop Road in an existing Planned Community zone with all applicable DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.8 J CLIFF CRAIG – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR OWEN DEAN ESTATES, AN 11-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2280 NORTH 300 WEST IN AN EXISTING RA-1 ZONE.

Ron Smith moved to table this item to the next regular meeting on May 10th. Second by Marilyn Schiess. Motion carried unanimously.

4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:
A. CHAPTER 11 – SECTION 11.210 AND SECTION 11.310, GUARANTEES AND BONDS.
B. CHAPTER 26 – ACCESSORY USES, BUILDING AND STRUCTURES, AMENDING THE MINIMUM SIDE AND REAR SETBACKS REQUIRED FOR ACCESSORY BUILDING AND STRUCTURES FROM 12 TO 16 INCHES.

Public Hearing opened at 7:00 p.m.

Frankie Christofferson presented the request and said that this has to do with how we administer the bonds as stated in the Development Code. This amendment would bring it more in harmony with how we actually administer the bonds – it cleans it up for any questions that may arise for the City.

Public Hearing closed at 8:10 p.m.

Carolyn Player moved to recommend approval of Lehi City’s request for an amendment to Chapter 11, Sections 11.210 and 11.310 of the Lehi City Development Code on Guarantees and Bonds. Second by Marilyn Schiess. Motion carried unanimously.

Christie Hutchings said we need this to be tabled because we haven’t received the information from the Building Department and they were the ones that initiated this request.

Vaughn Pickell moved to table Lehi City’s request for an amendment to Chapter 26 of the Lehi City Development Code because staff has requested it. Second by Marilyn Schiess. Motion carried unanimously.

CITY BUSINESS

Frankie Christofferson said that the G-Code project is still in the works and they are working with Bruce Parker. Nothing has come into our office yet.

Mark Johnson said that some of the concerns are being addressed.

Kerry Schwartz discussed that there was a recent approval dealing with recreational activities and he directed staff to look at what zone(s) go-carts and similar things would be allowed in.

Christie Hutchings said that DRC looked at a site plan for the Bradshaw deal and they had taken out the big go-carts.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 5, 2007 WORK SESSION.

Derek Byrne moved to approve the minutes from the April 5, 2007 work session. Second by Carolyn Player. Motion carried unanimously.

ADJOURN

Carolyn Player moved to adjourn. Second by Vaughn Pickell. Motion carried unanimously.

Meeting ended at 8:15 p.m.

Date Approved_____

Chairman_____

Secretary_____