

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 24, 2007 in the Lehi City Council Chambers.

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

Members Absent: Kerry Schwartz – excused

Others: Dianna Webb, Lorin Powell, Christie Hutchings, Noreen Edwards, Council Member Mark Johnson

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 ORA ARGYLE – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE AN ESTHETICS BUSINESS FROM HER HOME LOCATED AT 56 EAST 820 SOUTH IN AN EXISTING RA-1 ZONE.**

Christie Hutchings presented the request and stated that she is only expecting about 1 -2 clients a day and she has past her safety inspection.

Ora Argyle was present for the request and stated that she does an esthetics business helping people take care of their skin. The hours of operation would be by appointment only.

*Janys Hutchings moved to grant final approval for Ora Argyle's request for a Major Home occupation permit to operate an esthetics business from her home located at 56 East 820 South in an existing RA-1 zone finding that does meet the code and she has complied with the inspections. Second by Carolyn Player. Motion carried unanimously.*

#### **3.2 KATIE LOTT – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALON FROM HER HOME LOCATED AT 720 SOUTH OLIVE SPRINGS IN AN EXISTING RA-1 PRD ZONE.**

Christie Hutchings presented the request and stated she is requesting a salon from her home. She would have 1-2 clients at a time and she has past her safety inspection.

No one present for the request. (Katie Lott came in late)

*Derek Byrne moved to approve Katie Lott's request for a Major Home Occupation permit to operate a salon from her home located at 720 South Olive Springs in an existing RA-1 PRD zone. Second by Marilyn Schiess. Motion carried unanimously.*

#### **3.3 JUB ENGINEERS – PRESENTATION ON HISTORIC UTAH SOUTHERN RAIL TRAIL POSSIBLE ALIGNMENTS.**

Craig Friant and Gary Meyers with JUB Engineers presented the Historic Utah Southern Rail Trail. Craig said that they are preparing for a public open house and wanted to present the alignments to the Planning Commission prior to that. He said this is just informative no action is required. He stated that they have been meeting with the different organizations and companies involved. He said that June 13<sup>th</sup> is the

tentative date for the open house. They will send out mailers to the adjacent property owners, the Planning Commission and City leaders.

Discussed some of the properties being impacted that are being looked at for development.

**3.4 MERLIN SQUIRES – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR SQUIRES BUSINESS PARK LOCATED AT 132 SOUTH 1350 EAST IN A COMMERCIAL ZONE.**

Christie Hutchings presented the request and stated that this would have to come back for site plan review. The front building would stay and a new building would be put in the back.

Merlin Squires was present and stated that it would be a two story office with storage in the back – it can be broken up into 4 units if needed.

Jason Willes asked if they would come back in later to condominiumize it?

Merlin Squires said that they haven't gotten that far yet with this concept. We need to find out if we can put the building there first.

Vaughn Pickell said the plan shows new and future parking – what will be what.

Merlin Squires said that he wants to get the new building built and then the rest will be asphalt. He said depending on the drainage they may need to shift the parking. (he handed out a new plan)

Marilyn Schiess asked what kind of tenants will be here. She said there is not much room for trucks to go in and out of there and where there is only one entrance it may be a problem.

Jason Willes said as far as a concept – it improves the site, but there will be issues that will need to be addressed in future reviews.

*Janys Hutchings moved to recommend approval of Merlin Squires request for Concept Plan review for Squires Business Park located at 132 South 1350 East in a Commercial zone seeing it meets City code and include DRC comments. Second by Jason Willes. Motion carried unanimously.*

**3.5 STEPHEN EARL & SCOTT HOLYOAK – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR THE PERFORMANCE PLAZA DEVELOPMENT LOCATED AT APPROXIMATELY 545 WEST STATE STREET IN A PROPOSED MIXED USE ZONE.**

Christie Hutchings presented the request and stated that any approval would be contingent on the zoning being approved by City Council. She said that with the new plans handed out tonight the Planning Commission would have to grant the reduction in the buffer on the south side and the other variance would be in the fencing to see if the vinyl fencing was enough to meet the buffer requirement.

Stephen Earl and Scott Holyoak were present for the request.

Janys Hutchings mentioned the problem with delivery trucks.

Stephen Earl said that the businesses would not necessarily have big delivery trucks.

Janys Hutchings said that on the south and west sides there needs to be a better buffer where there is a neighborhood right there.

Jason Willes said that he is concerned about the 2 foot strip behind the building becoming a nuisance strip. He asked about a zero lot line and having the building right up to the property line.

Vaughn Pickell said he would like to see the zero lot line as well. There would still be a gap because of how the building is shaped so he would like to see that with concrete or something.

Stephen Earl said that they could possibly have the lot line adjusted so it follows the building.

Marilyn Schiess asked about the slope in the property and if they would bring in fill.

Stephen Earl said that they were hoping not to have to do that – the Chevron is the same type of grade.

Janys Hutchings asked about the one large parking stall.

Stephen Earl said that there was just an odd shaped piece there.

Janys Hutchings said one of the comments is that they need 48 parking stalls and they have 45.

Vaughn Pickell suggested dividing that large parking stall and putting the rest into landscaping.

Dianna Webb said that if we do that we may need a letter from that adjoining property owner – just so they understand that this is what was given to them as an exception on the buffering.

Jason Willes said that if we put the building on the lot line it would put the downspouts on the neighboring property. He is concerned about how the back of that building would look with the masonry fencing. He asked what it calls out for on the front of the building.

Stephen Earl explained the elevations. He also said that they put the downspouts there in a column to help break up the back of the building.

Discussed the variance on the buffer and what else could be done with that and also with the solid brick wall. Discussed that the roof drainage would need to be redesigned so the downspouts aren't going out the back, especially if there is a zero lot line.

*Janys Hutchings moved to recommend approval of Stephen Earl & Scott Holyoak's request for Concept Plan review for the Performance Plaza Development located at approximately 545 West State Street in a proposed Mixed Used zone with conditions that 1) on the east side of building they create a zero lot line making the building to fit on the property line; 2) on the south side put in a masonry type fencing to create a buffer for the neighboring zone; 3) increase some of the plantings in the landscaping; 4) have a letter from property owner to the east (Carlton's) that they are aware of the site plan, the elevations and the zero lot line; 5) include DRC comments noting that this is based on the new plan received today. Second by Jason Willes. Motion carried 6-1 with Derek Byrne opposed.*

**3.6 BANGERTER HOMES – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR WILLOW PARK, A 19-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2375 WEST 1520 NORTH IN AN EXISTING R-1-22 ZONE.**

Christie Hutchings presented the request and stated that the zone change was approved by City Council. She said there is a stub road coming in from the Spring Haven subdivision.

Jordan Bangerter with Bangerter Homes was present for the request.

Jany's Hutchings said they will need to change the name from Willow Park.

Discussed some of the DRC comments including the master plan storm drain line.

Lorin Powell said there may be some piping in lieu or something like that.

Jordan Bangerter said that by addressing #5 and #10 of the DRC comments will make it difficult to keep 19 lots. (He handed out new copies of a different plan)

Glenn Phillips said that the only access to the piece on the south west is through the lane on the west.

Lorin Powell said that somehow there needs to be detention so they won't be able to have 19 lots.

Jason Willes said that this is a concept and there are obvious issues that will need to be addressed as this goes on – but the concept is ok.

Discussed the options for the detention.

*Jason Willes moved to recommend approval of Bangerter Homes' request for Concept Plan review for Willow Park, a 19-lot residential subdivision located at approximately 2375 West 1520 North in an existing R-1-22 zone subject to DRC comments with particular attention paid to the stub road and detention issues. Second by Marilyn Schiess. Motion carried unanimously.*

**PUBLIC HEARINGS**

**4.1 DAVE & LORI NEWTON – REQUEST PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR NEWTON SUBDIVISION, AN 8-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH 2300 WEST IN A PROPOSED R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is one we've just looked at for zone change.

Dave Newton was present for the request.

Public Hearing closed at 8:40 p.m.

*Jany's Hutchings moved to recommend approval of Dave & Lori Newton's request for Preliminary Subdivision review for Newton Subdivision, an 8-lot residential subdivision located at approximately 700 South 2300 West in a proposed R-1-22 zone seeing it meets the R-1-22 zone and include DRC comments. Second by Derek Byrne. Motion carried unanimously.*

**4.2 COLONIAL FLAG – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A 70-FOOT FLAG POLE AT 47 SOUTH 850 EAST IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that the existing sign is 65 feet.

Rachel Dodge with Colonial Flag was present and stated that the pole is 10 inches at the base.

Public Hearing closed at 8:42 p.m.

*Janys Hutchings moved to grant final approval of Colonial Flag's request for Conditional Use to locate a 70-foot flag pole at 47 South 850 East in an existing Commercial zone seeing it does fit with in the code and the Conditional Use can support the flag pole and included DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.3 JAKE TOOMBS – REQUESTS REVIEW AND RECOMMENDATION FOR A FINAL PLAT AMENDMENT ON GRAY FARMS, PHASE 4 CONDOMINIUMS LOCATED AT APPROXIMATELY 2300 WEST MAIN STREET IN AN EXISTING PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that there is an issue with one of the buildings. She said there was no where to put the stairs so they need to amend the plat.

Jake Toombs with Millcreek Homes was present for the request.

Public Hearing closed at 8:45 p.m.

*Derek Byrne moved to recommend approval of Jake Toombs request for a Final Plat Amendment on Gray Farms, Phase 4 condominiums located at approximately 2300 West Main Street in an existing Planned Community zone with the changes as outlined and to include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.4 TYLER SORENSON – REQUESTS SUBDIVISION APPROVAL FOR SORENSON'S SUNNY ACRES, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 265 EAST 100 NORTH IN AN EXISTING R-1-8 ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request.

Tyler Sorenson was present for the request.

Jason Willes asked if the proposed boundary line agreement on the east side had that been recorded.

Mr. Sorenson said it has been recorded.

Public Hearing closed at 8:49 p.m.

*Ron Smith moved to grant final approval of Tyler Sorenson's request for Subdivision approval for Sorenson's Sunny Acres, a 2-lot residential subdivision with an existing home located at 265 East 100 North in an existing R-1-8 zone subject to DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.5 BRENT OVERSON/ BROCK BURNS – REQUEST A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 61 WEST STATE STREET FROM AN R-2 TO A MIXED USE ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this was reviewed before with a concept for residential and business. Single family didn't seem appropriate for this area so they are now requesting Mixed Use zoning on the entire parcel.

Brent Overson was present for the request.

Lorin Powell said that Mixed Use zoning is a concern because of density. He said that once the property is rezoned – if it's sold there is nothing that prevents this from having a high density residential. He said that that would be a concern to have that many lots there.

Public Hearing closed at 8:53 p.m.

Jany's Hutchings said that there would need to be a masonry fence along the school border.

Brent Overson said that he would be willing to restrict the density for that property with something like a 'deed restriction' to prohibit residential. He said there are some limiting factors with the flood plain and the ditch – the flood mitigation issues would be addressed during the site plan review.

Dianna Webb said to include in the motion that you are using your discretion on the General Plan map.

Jany's Hutchings said that because of the two creeks that run through it the Mixed Use zoning is a better use of the property.

*Jason Willes moved to recommend approval of Brent Overson/ Brock Burns request for a Zone District and Zone District Map Amendment on property located at approximately 61 West State Street from an R-2 to a Mixed Use zone finding that the General Plan text allows us to be flexible in determining where the zoning boundaries should be placed and with State Street and the creeks running through the area we are recommending this subject to the property **not** being used for residential and that the appropriate documentation be recorded and filed prior to the zoning taking affect and subject to DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**4.6 MCARTHUR HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THANKSGIVING MEADOWS, A 327-UNIT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 3850 NORTH THANKSGIVING WAY IN R-2 AND R-3 ZONES.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that there are some town homes with 3 units and then there are some patio homes and scattered single family. There is one church lot which has been subtracted from the density and also recreational vehicle parking which we requested during the concept stage.

Steve McArthur with McArthur Homes was present for the request.

Discussed the letter received today from Civil Science regarding that stub road.

Lorin Powell said that until that lot develops next to Civil Science nothing will happen there. He said that Thanksgiving Point would have to do something in order for us to address that piece. That stub is not a City street.

Public Hearing closed at 9:14 p.m.

Discussed the phasing plan and the common space areas.

Lorin Powell said that based on the calc's there are 323 units. We either have to pay him for the oversized roads or grant density, so he could have to go up to 327 units.

*Janys Hutchings moved to recommend approval of McArthur Homes' request for Preliminary Subdivision review for Thanksgiving Meadows, a 327-unit Planned Unit Development located at approximately 3850 North Thanksgiving Way in R-2 and R-3 zones including DRC comments and include 'density granted in lieu of' for the road right of way and the pavement to gain an addition of 4 units totaling 327 units. Second by Marilyn Schiess. Motion carried unanimously.*

**CITY BUSINESS**

No city business at this time.

**ADJOURN**

*Janys Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.*

Meeting ended at 9:22 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_