

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, August 23, 2007 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings – excused, Marlin Peterson - excused

Others: Lorin Powell, Dianna Webb, Frankie Christofferson, Kim Struthers, Noreen Edwards, Council member Mark Johnson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 DEBORAH GULLEDGE – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 348 SOUTH 1575 WEST IN AN EXISTING R-1-12 PRD.

Kim Struthers presented the request. He said she is planning on doing one session from 9-11:30 3-days a week with no more than 8 students.

Deborah Gulledge was present for the request. She said she may include another session later on.

Ron Smith moved to approve Deborah Gulledge's request for a Major Home Occupation permit to operate a preschool from her home located at 348 South 1575 West in an existing R-1-12 PRD. Second by Marilyn Schiess. Motion carried unanimously.

3.2 LEANNE CUSTER – REQUEST A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 3150 DAVENCOURT LOOP IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers presented the request.

Leanne Custer was present for the request and stated that she is having two sessions on different days.

Kerry Schwartz asked about the common parking in that area and if she would for-see a problem with parking.

Leanne Custer said that she only has 3 kids coming from another city and they car pool. The others are with in walking distance.

Carolyn Player moved to approve Leanne Custer's request for a Major Home Occupation permit to operate a preschool from her home located at 3150 Davencourt Loop in an existing Planned Community zone. Second by Derek Byrne. Motion carried unanimously.

3.3 WOODBURY CORP – REQUESTS SITE PLAN APPROVAL FOR THE DRAKE RETAIL SHOPS, A 13 SPACE RETAIL DEVELOPMENT LOCATED AT 1438 EAST MAIN STREET IN THE DRAKE COMMERCIAL SUBDIVISION.

Kim Struthers presented the request and stated that this is part of the Drake Commercial subdivision – basically an expansion of the Meadows into Lehi City. The site with the Chase bank and the parking around it was approved at the same time. This is for the new building and the landscaping around it. He said the back area will be left native because of the wetlands area.

Vaughn Pickell asked about the top of the building or sign being 50 ft.

Kim Struthers said there is no building height requirement but if it's interpreted as a sign - a pole sign would be 25 feet. If you interpret that as part of the building as an ornamental feature it would be different.

Kerry Schwartz said that it would be part of the building itself.

Jim Hoover was present and showed color renderings. He said that those are not signs. They will be just like what's on the towers at the Meadows.

Vaughn Pickell said he is comfortable with what they're showing.

Marilyn Schiess asked if freight trucks would unload in the back.

Jim Hoover said that they would unload in the front but there will be a rear door for fire access.

Kerry Schwartz asked about staggering that back units to break it up.

Marilyn Schiess said it backs up against wetlands.

Jim Hoover said we could add something back there if we need to, to dress it up a little bit.

Derek Byrne asked what color the back doors would be.

Jim Hoover said it would be similar to the color of the building. The switch gear and everything is painted to match the brick as well.

Discussed having something on the back – staggering of a foot or so in the building just to break up that flat look.

Derek Byrne moved to approve Woodbury Corp's request for Site Plan approval for the Drake Retail Shops, a 13-space retail development located at 1438 East Main Street in the Drake Commercial Subdivision with the following stipulations; that the developer work on some architectural features such as staggering perhaps and trellises as well on the back of the building and include DRC comments. Second by Carolyn Player. Motion carried unanimously.

PUBLIC HEARINGS

4.1 WASHBURN AND ASSOCIATES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF CHANDLER’S COVE, AN 8-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2020 WEST 900 NORTH IN AN R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that City Council approved the concept with the cul-de-sac instead of trying to get the knuckle to work. The DRC looked at the retaining wall (DRC comment #4) – so they expanded that detention pond a little bit bigger making lot 1 a little smaller. He said we can allow the smaller lot for road dedication.

Lorin Powell said with the rock wall on the one side of the detention pond it would have had to be about 3 foot deep. This way it would be easier to mow and take care of it. He said we have to stick to a certain slope on those ponds.

Kim Struthers pointed out that lot 1 would not have animal rights.

Paul Washburn was present for the request and stated that they had a couple meetings with the neighbors and in the end they didn’t want to do a land swap. City Council decided that this is the best option with what we have to work with. The west half will be an LDS church.

Public Hearing closed at 7:35 p.m.

Vaughn Pickell moved to recommend approval of Washburn & Associates request for Preliminary Subdivision review of Chandler’s Cove, an 8-lot residential subdivision located at approximately 2020 West 900 North in an R-1-22 zone including the DRC comments recommending the plat that was provided that has the one lot with less the 22,000 sq ft for the right of way dedication so the detention pond could be built to standard. Second by Marilyn Schiess. Motion carried unanimously.

4.2 LDS CHURCH – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF JORDAN RIVER 1, A 1-LOT SUBDIVISION LOCATED AT APPROXIMATELY 2000 WEST 900 NORTH IN AN A-1 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that church wanted to plat their piece when the subdivision came through for approval. This is just a one lot subdivision. There is a stake center that will be coming in September for Site Plan review. All the street improvements and utilities will happen with the site plan and all improvements will be bonded with the site plan.

Robert Marshall, the architect, was present for the request.

Public Hearing closed at 7:40 p.m.

Vaughn Pickell asked about it stating that it is a residential subdivision.

Kim Struthers said it is in a residential zone.

Derek Byrne moved to recommend approval of the LDS Church’s request for Preliminary Subdivision review of Jordan River 1, a 1-lot subdivision located at approximately 2000 West 900 North in an A-1 zone with all applicable DRC comments. Second by Carolyn Player. Motion carried unanimously.

4.3 IVORY DEVELOPMENT CORP – REQUESTS CONDITIONAL USE APPROVAL TO PLACE A 25-FOOT POLE SIGN AT THE IVORY RIDGE C-STORE LOCATED AT 42 WEST BULL RIVER ROAD IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we have granted approval for the C-store which is under way. The pole sign will go on the west tip of the site. DRC pointed out that they had to shift it because it was in an easement.

Glenn Gersburger with Ivory Development was present and said that with the site sitting so low having it 25 ft would allow it some visibility. The C-store will be the same brick as the other Ivory buildings. Kerry Schwartz asked about the easement.

Glenn Gersburger said it is a PUE and irrigation easement.

Kerry Schwartz said the base of the sign is stated as a brick veneer – is it the same color as the club house?

Glenn Gersburger said it will be the same on the sign as on the buildings.

Public Hearing closed at 7:45 p.m.

Kerry Schwartz asked about Dianna’s DRC comment.

Lorin Powell said that they had a conversation with Chris Gamvroulas and they said they’d spruce it up a little.

Chris Gamvroulas was present and said that they will make it look attractive – he said that they can bring back in the rendering after they design it.

Ron Smith moved to approve Ivory Development’s request for Conditional Use approval to place a 25-foot pole sign at the Ivory Ridge C-store located at 42 West Bull River Road in an existing Planned Community zone with the condition that they bring the final rendering back to the work session to show verification of the condition that it ties into the theme of the larger development. Second by Derek Byrne. Motion carried unanimously.

4.4 PEGGY KIRKHAM – REQUESTS SUBDIVISION APPROVAL FOR KIRKHAM ESTATES, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 1214 NORTH 1700 WEST IN AN EXISTING RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and said that we granted RA-1 because of the road dedication. There will be a new lot on the south side of the property. It will leave enough on the north lot to enable them to keep their animal rights and the south lot would be 15,000 sq ft.

Peggy Kirkham was present for the request.

Public Hearing closed at 8:55 p.m.

Marilyn Schiess moved to approve Peggy Kirkham’s request for subdivision approval for Kirkham Estates, a 2-lot residential subdivision with an existing home located at 1214 North 1700 West in an existing RA-1 zone including DRC comments. Second by Derek Byrne. Motion carried unanimously.

CITY BUSINESS

Discussed the announcement made by Traverse Mountain on Wednesday about retail stores and an outlet mall with residential, etc. up by Cabela’s.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE JULY 26, 2007 REGULAR MEETING.

Vaughn Pickell said that in the 4th paragraph where there is a ? by a name it should be Vicki Harris (George & Vicki Harris).

Carolyn Player moved to approve the minutes from the July 26, 2007 regular meeting as amended. Second by Vaughn Pickell. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE AUGUST 2, 2007 WORK SESSION.

Janys Hutchings said that it should be Jamie not Janie Davidson.

Marilyn Schiess moved to approve the minutes from the August 2, 2007 work session with the above amendment. Second by Derek Byrne. Motion carried unanimously.

6.3 APPROVAL OF MINUTES FROM THE AUGUST 9, 2007 REGULAR MEETING.

Kerry Schwartz said on page 5 he wanted it clarified that it is not that the neighbors could not co-locate with them – it should say that the current proposal doesn’t allow the neighbors to co-locate their sign at that location.

Vaughn Pickell said on page 13, Wade Budge responded by saying he would work with Ken Rushton on the editorial comments. Below that – miss use is one word and in the motion for item 4.9 – insert corrections marked on the minutes.

Ron Smith moved to approve the minutes from the August 9, 2007 regular meeting subject to the above changes. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

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

Meeting ended at 8:10 p.m.

Date Approved _____

Chairman _____

Secretary _____