

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, September 27, 2007 in the Lehi City Council Chambers.

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

Members Absent: Kerry Schwartz- excused, Ron Smith-excused

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

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 DAWN LONGMAN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE FROM HER HOME LOCATED AT 2487 NORTH WAGON WHEEL WAY IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request and stated we stated in the staff report that she wanted to care for 8 children but the City ordinance only allows 6.

Janys Hutchings asked if there is anything to restrict how many Home Occupations are allowed in a neighborhood.

Kim Struthers said are no spacing restrictions.

Dawn Longman was present for the request. She said that she is aware of the City's 6 child restriction and that the back yard is fenced.

Janys Hutchings moved to grant final approval of Dawn Longman's request for a Major Home Occupation permit to operate a daycare from her home located at 2487 North Wagon Wheel Way in an existing R-1-18 zone noting the City's requirements on 6 children and seeing she has met the requirements and contingent on the passing of her inspection. Second by Carolyn Player. Motion carried unanimously.

3.2 TANESHA HANSEN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 420 NORTH ALLRED PARK ROAD IN AN EXISTING R-1-12 ZONE.

Kim presented the request and she has passed her safety inspection

Tanesha Hansen was present and said that she only has 1 session 4 days a week.

Carolyn Player moved to grant final approval of Tanesha Hansen's request for a Major Home Occupation permit to operate a preschool from her home located at 420 North Allred Park Road in an existing R-1-12 zone. Second by Marilyn Schiess. Motion carried unanimously.

3.3 KELLIE HANCOCK – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A COSMETOLOGY BUSINESS FROM HER HOME LOCATED AT 3449 WEST HARVEST COVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Kim Struthers presented the request and stated that there is a separate entrance and no additional employees. She will only have 1 client at a time. She had not finished the remodel when the report was written so you may want to include a condition that she complete the work on the salon area and pass the final inspection and safety inspection.

Kellie Hancock was present for the request and stated that the remodel is done and the final inspection is scheduled for Monday. The hours of operation will be from 9-6.

Marilyn Schiess moved to grant approval of Kellie Hancock’s request for a Major Home Occupation permit to operate a cosmetology business from her home located at 3449 West Harvest Cove in an existing Planned Community zone on the condition that the safety inspection passes and final inspection passes for the building permit. Second by Jany’s Hutchings. Motion carried unanimously.

3.4 CHERYL STOCK – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE CHERYL’S WELLNESS MASSAGE FROM HER HOME LOCATED AT 2433 WAGON WHEEL WAY IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request and said that there would be no more than 2 clients at one time. There would be no other employees. He said that she has scheduled her inspection but hasn’t heard if it has passed.

Cheryl Stock was present and said that the safety inspection was Monday and it did pass. She said that the State license that she has is required and is more of a business license. It does not regulate activity.

Derek Byrne moved to grant final approval on Cheryl Stock’s request for a Major Home Occupation permit to operate Cheryl’s Wellness Massage from her home located at 2433 Wagon Wheel Way in an existing R-1-8 zone with the conditions that all inspections take place before business opens. Second by Carolyn player. Motion carried unanimously.

PUBLIC HEARINGS

4.1 KALE GILLMAN – REQUESTS SUBDIVISION APPROVAL FOR GILLMAN ACRES, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 530 NORTH 2375 WEST IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they had gone through a zone change earlier this year. They want to break off ½ acre to the south of the home and there is a possibility later to come in and further subdivide lot 1 as long as they meet the 22,000 sq ft.

Vaughn Pickell asked about having double fronting lots when 2300 West goes in.

Lorin Powell said that it is in our agreement that we will put a fence in so they won’t be able to front off both streets.

Kim Struthers said the fence will be part of the road improvement when 2300 West goes in.

Karl Gillman was present for the request.

Public Hearing closed at 7:25 p.m.

Janys Hutchings moved to grant final approval of Kale Gillman's request for Subdivision approval of Gillman Acres, a 2-lot residential subdivision with an existing home located at 530 North 2375 West in an existing R-1-22 zone seeing both meet the requirements of the R-1-22 zone and included DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.2 BRADLEY THACKER – REQUESTS SUBDIVISION APPROVAL FOR THACKER SUBDIVISION, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 900 NORTH 2375 WEST IN AN EXISTING RA-1 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they were allowed to have the RA-1 zone because of the size of the property. They did keep enough acreage on lot 1 to keep their animal rights but the new lot would not have any animal rights.

Marlin Peterson recused himself from this item and stood in representation of the Thacker's.

Public Hearing closed at 7:30 p.m.

Jason Willes moved to approve Bradley Thacker's request for Subdivision approval for Thacker Subdivision, a 2-lot subdivision with an existing home located at 900 North 2375 West in an existing RA-1 zone with all applicable DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.3 TYSON & CERI CURTIS – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 2.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1115 WEST 2900 NORTH FROM AN A-1 TO AN R-1-15 ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that it is accessed off a dirt lane.

Tyson Curtis was present for the request and stated that there is an easement to that private lane. There is only a potbelly pig as far as animals go. That easement has been secured from the Ivory development and we would like to develop this eventually.

Vaughn Pickell asked if they would have to develop that road out to 1200 West if this is developed before that stub road goes in?

Kim Struthers stated that they would have to do that. With any additional homes they would have to figure out a way back to that property.

Public Hearing closed at 7:40 p.m.

Janys Hutchings moved to recommend approval of Tyson & Ceri Curtis's request for a Zone District and Zone District Map Amendment on 2.5 acres of property located at approximately 1115 West 2900 North from an A-1 to an R-1-15 seeing it does fit with current zoning. Second by Jason Willes. Motion carried unanimously.

CITY BUSINESS

Kim Struthers went over an issue that came up recently. He said that SE Garrick, a property owner, is concerned with so many people accessing a temporary road on his property especially now with the construction that is going on up there. Kim said he thought we could add a sign that stated that this is for 'emergency access only' or something to restrict use of that temporary lane.

Janys Hutchings said that part of the discussion when that came through for approval was that we have this as an emergency access.

Kim Struthers said that people are using this as an access going in and out of the subdivision – he said the minutes don't specify that this is for emergency access only.

Jason Willes said he thinks he could file a document that releases the easement on the plat and file a new one that specifies that it is for emergency access only and that Lehi City is the only ones that can use it. He said you may want to check with city attorney to see if that could even be done without an amendment to the plat.

Discussed whether that would just become an enforcement issue and that the intent was originally for emergency use. Discussed having a break away gate. Discussed taking it back through as a plat amendment.

Janys Hutchings asked about all the home occupations in one neighborhood – we need to address having dedicated space in the home just for the home occupation.

Frankie Christofferson said that American Fork has put a limit on the Check cashing businesses and there may be more moving this way so you may want to consider looking at that as well.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE PLANNING COMMISSION WORK SESSION HELD ON SEPTEMBER 6, 2007.

Carolyn Player moved to approve the minutes from the September 6, 2007 work session. Second by Derek Byrne. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE PLANNING COMMISSION REGULAR SESSION HELD ON SEPTEMBER 13, 2007.

Derek Byrne moved to approve the minutes from the September 13, 2007 regular meeting. Second by Carolyn Player. Motion carried unanimously.

ADJOURN

Janys Hutchings moved to adjourn. Second by Jason Willes. Motion carried unanimously.

Meeting ended at 8:07 p.m.

Date Approved _____

Chairman _____

Secretary _____