

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 11, 2007 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Marilyn Schiess, Ron Smith, Marlin Peterson, Carolyn Player

Members Absent: Janys Hutchings-excused, Vaughn Pickell-excused, Jason Willes-excused, Derek Byrne

Others: Dianna Webb, Christie Hutchings, Noreen Edwards, Lorin Powell

Meeting began at 7:00 p.m.

### REGULAR AGENDA

#### **3.1 STACEY HALL – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A HAIR SALON FROM HER HOME LOCATED AT 255 EAST 1400 NORTH IN AN EXISTING R-1-8 ZONE.**

Christie Hutchings presented the request and stated that there will be no additional employees and only one client at a time.

Stacey Hall was present for the request and stated that she would work from appointments. She said it did pass the inspection.

*Carolyn Player moved to approve Stacey Hall's request for a Major Home Occupation permit to operate a hair salon from her home located at 255 East 1400 North in an existing R-1-8 zone providing she has passed her safety inspection. Second by Marlin Peterson. Motion carried unanimously.*

#### **3.2 MARIA BUCHANAN – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE FROM HER HOME LOCATED AT 199 EAST DAVIS LANE IN AN EXISTING RA-1 ZONE.**

Christie Hutchings presented the request.

Maria Buchanan was present for the request and stated that she has applied for the safety inspection and it passed. Her hours of operation would probably be from 7:00am -5:30pm.

*Marlin Peterson moved to approve Maria Buchanan's request for a Major Home Occupation permit to operate a daycare from her home located at 199 East Davis Lane in an existing RA-1 zone subject to the safety inspection passing. Second by Marilyn Schiess. Motion carried unanimously.*

### PUBLIC HEARINGS

#### **4.1 LISA HARDMAN – REQUESTS APPROVAL OF BAILEY'S POINT, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 338 NORTH 100 EAST IN AN R-1-8 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they will be splitting off the south portion and they will have their own frontage so it will not be a flag lot.

Lisa Hardman was present for the request and said that the new house would face 300 North.

Public Hearing closed at 7:15 p.m.

*Ron Smith moved to grant final approval of Lisa Hardman's request for approval of Bailey's Point, a 2-lot subdivision with an existing home located at 338 North 100 East in an R-1-8 zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.2 TODD ALLEN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR LUXURY MOTORS DIRECT, A CAR SALES BUSINESS LOCATED AT 178 NORTH 850 EAST IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they will be using part of the Conservation Sprinkler building. She said that they will only have about 5 cars to sell at one time. They would be open by appointment only.

Todd Allen was present for the request and stated that they do not intend to operate like other used car sales businesses – most of our sales are done prior to ever having the cars arrive at the dealership. We plan on storing most of our vehicles inside because of the higher end nature of the vehicles. He said they will only have 5 or less cars at one time – this place is not set up for any more than that.

Marlin Peterson is concerned with this turning into the other car lots that have been approved where there are 10 or more cars when they get approved for only 5.

Kerry Schwartz asked how this will affect the outdoor storage for the sprinkler supply business.

Todd Allen said that most of their storage is in the back area – so this would not impact that at all.

Marlin Peterson asked about the type of signage they would be allowed.

Christie Hutchings said that the only sign they would be allowed would be on the building.

Public Hearing closed at 7:25 p.m.

Todd Allen said we would not be showing cars any later than 9 pm and not on Sunday – we will contract with Fire House in American Fork to do the detailing off site.

*Carolyn Player moved to grant final approval of Todd Allen's request for Site Plan and Conditional Use approval for Luxury Motors Direct, a car sales business located at 178 North 850 East in a Commercial zone stating that he comply with the code and limit the vehicles to 5 to primarily be stored inside and with detailing to be done off site and include DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.3 SHYLOH MUHLESTEIN – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR WEST GROVE, A 4-LOT RESIDENTIAL SUBDIVISION LOCATED AT 300 NORTH 1100 WEST IN AN R-1-22 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that based on the concept they were allowed 4 lots. They are under 22, 000 sq ft based on density in lieu of right of way dedication – they still have at least 100 feet of frontage.

Kerry Schwartz said that they are concerned with that zoning and the lots being allowed to be smaller.

Lorin Powell said that it seemed like an appropriate thing to do to get the road dedication - this property has a lot of frontage on two main roads – that’s a lot to dedicate.

Shyloh Muhlestein was present for the request.

Public Hearing closed at 7:35 p.m.

*Ron Smith moved to recommend approval of Shyloh Muhlestein’s request for Preliminary Subdivision review and recommendation for West Grove, a 4-lot residential subdivision located at 300 North 1100 West in an R-1-22 zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.*

**4.4 RALPH PRICE – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THE RALPH PRICE SUBDIVISION, A 4-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2050 NORTH 1200 EAST IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings said that this was approved by the Board of Adjustments for this type of configuration for the flag lot- this went to the Board of Adjustments before the change was made. She said under our current policy it would not be allowed.

Ralph Price was present for the request and stated that they are selling the lots.

Public Hearing closed at 7:40 p.m.

*Marlin Peterson moved to recommend approval of Ralph Price’s request for Preliminary Subdivision review and recommendation for the Ralph Price Subdivision, a 4-lot residential subdivision located at approximately 2050 North 1200 East in an RA-1 zone seeing that it went through the Board of Adjustments and meets the previous flag lot standards and take into consideration the DRC comments. Second by Ron Smith. Motion carried unanimously.*

**4.5 SCOTT POWELL – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SPRING MEADOWS, A 29-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 500 NORTH 1700 WEST IN AN EXISTING R-1-22 ZONE.**

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that all the lots do conform to the R-1-22 zoning. The subdivision to the north is contingent on this one going in since some of the utilities run through this one.

Tony Trane was present for the request and stated that there would not be any basements. Stantec did a wetland study and it was all irrigation.

Public Hearing closed at 7:45 p.m.

*Marilyn Schiess moved to recommend approval of Scott Powell's request for Preliminary Subdivision review and recommendation for Spring Meadows, a 29-lot residential subdivision located at approximately 500 North 1700 West in an R-1-22 zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.*

**CITY BUSINESS**

No city business.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE SEPTEMBER 27, 2007 REGULAR MEETING.**

*Carolyn Player moved to approve the minutes from the September 27, 2007 regular meeting. Second by Marilyn Schiess. Motion carried unanimously.*

**ADJOURN**

*Ron Smith moved to adjourn. Second by Marilyn Schiess. Motion carried unanimously.*

Meeting ended at 7:48 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_