

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 25, 2007 in the Lehi City Council Chambers.

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

Members Absent: Marilyn Schiess - excused

Others: Dianna Webb, Lorin Powell, Frankie Christofferson, Kim Struthers, Noreen Edwards

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 CHALENE STADTLER – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 461 WEST 2375 NORTH IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request.

Chalene Stadler was present for the request. She said she is in the process of doing her State licensing – so the number of kids may change.

Janys Hutchings moved to grant final approval for Chalene Stadler's request for a Major Home Occupation permit to operate a preschool from her home located at 461 West 2375 North in an existing R-1-8 zone noticing it has passed the inspection. Second by Ron Smith. Motion carried unanimously.

Discussed that some of the kids would be staying all day as a day care – how does that affect this preschool.

Janys Hutchings moved to amend her previous motion to include that if she is going to do the home daycare that it would be for a total of 6 children and she would have to provide the city with the state licensing and that she not have more than 12 children total at any one time. Second stands. Motion carried unanimously.

PUBLIC HEARINGS

4.1 DAVID & LYNNE THOMPSON – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR THE ACADEMY OF BALLET DANCE STUDIO LOCATED IN THE LEHI RETAIL CONDOMINIUM, UNIT F, AT 380 EAST MAIN STREET IN A MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is part of the buildings next to the Armory.

Ron Smith asked about the DRC comment about the parking.

Kim Struthers said that we don't have set requirements for this type – it is in a Mixed Use zone which allows flexibility with the parking.

Lynn Thompson was present and owns the Academy of Ballet. She said that most of the classes would be in the evening with some that start at 3:45. She said that she doesn't foresee a problem with the parking. She said they do have seating for a few people but most people drop their kids off and they won't be holding any shows there. She said they do have an in class presentation at Christmas time.

Public Hearing closed at 7:20 p.m.

Vaughn Pickell moved to approve David and Lynne Thompson's request for Site Plan and Conditional Use approval for the Academy of Ballet dance studio located in the Lehi Retail Condominium, Unit F, at 380 East Main Street in a Mixed Use zone seeing that the parking appears to be adequate. Second by Carolyn Player. Motion carried unanimously.

4.2 RICHARD MOORE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A 25' HIGH POLE SIGN FOR STONEHAVEN DENTAL LOCATED AT APPROXIMATELY 181 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that it had been on a few agendas previously but it had to be tabled – he showed the newest version of the sign proposed.

Richard Moore was present for the request.

Vaughn Pickell said that with the addition of future tenant spots on the sign – will it clear the top of the fence?

Richard Moore said that it actually clears the top of the fence by a couple feet – he said the owners wanted to talk with the tenants to make sure they are all ok with it and that's why it took so long to bring this back in – he said these are 4" letters so there will good legibility.

Jany's Hutchings asked if we wanted to do a pole type sign or one like the Maverik with the base.

Vaughn Pickell said that most of the pole will be behind the fence.

Richard Moore said that we can put the rock or brick on the base. He said they try to match the building.

Discussed the monument sign and the material since it would be matching the pole sign.

Public Hearing closed at 7:30 p.m.

Ron Smith said they covered most of what we asked them to do.

Richard Moore said that the sign lighting will be programmed so that at a certain time the lighting drops for night time.

Kim Struthers said that we are looking at the trail and there may be a chance that we get this trail on the north side of the tracks so if you can recommend that they keep this sign as far north as possible. He said that if it does go on the north side – we would need about 19 feet from the center line of the railroad tracks.

Jason Willes said that in order to require that we would need to give them a set distance. He personally doesn't have a problem with it as presented because the base is behind the fence anyway – the upper portion of the building is stucco so it would match what you see from the fence.

Janys Hutchings moved to grant final approval of Richard Moore's request for Site Plan and Conditional Use approval for a 25' high pole sign for Stonehaven Dental located at approximately 181 North 1200 East in an existing Commercial zone with the condition that the sign be located at least 19 feet to the north from the center line of the railroad tracks to provide for future potential park trails access and recommend that the owners maybe look at upgrade to the aesthetics of the sign like stone to match the building. Second by Vaughn Pickell. Motion carried unanimously.

Discussed that the 19 feet is to the edge of the sign not the pole.

4.3 SCHOLZ & ASSOCIATES – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR HARWARD IRRIGATION LOCATED AT 4260 THANKSGIVING WAY IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that we looked at this last year. He said from the Frontage Road it would appear to be a 2 story building but from the back it would be 3 stories. Their office would be on the bottom floor. They would have outside storage and would be screening it - there is no building height limit in the commercial zone.

Jacob Gines representative from Schulz and Associates was present for the request and said that this would be similar to the Sprinkler World but this is more for residential. They may have agricultural pipe there and that may be why they want the outside storage in the back. As far as the other types of businesses – right now they are working with their realtor to get tenants - it is undefined right now – the main level would be retail and the upper would be office spaces.

Public Hearing closed at 8:45 p.m.

Jacob Gines said that the fencing around the storage area would be site obscuring chain link with slats and we would want to go with an 8 foot fence. He said the color scheme would be neutrals with the metal as a dark green and some lighter stucco colors with the darker brick.

Kim Struthers said that the fence would need to be advertised as a separate conditional use.

Janys Hutchings moved to grant final approval of Scholz & Associates request for Site Plan and Conditional Use approval for Harward Irrigation located at 4260 Thanksgiving Way in an existing Commercial zone noting that their color scheme as given will be in the neutral tones and include DRC comments. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

No City Business at this time.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE OCTOBER 4, 2007 WORK SESSION.

Carolyn Player moved to approve the minutes from the October 4, 2007 Work Session. Second by Derek Byrne. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM OCTOBER 11, 2007 REGULAR MEETING.

Ron Smith moved to approve the minutes from the October 11, 2007 Regular Meeting. Second by Carolyn Player. Motion carried unanimously.

ADJOURN

Janys Hutchings moved to adjourn. Second by Ron Smith. Motion carried unanimously.

Meeting ended at 7:53 p.m.

Date Approved_____

Chairman_____

Secretary_____