

LEHI CITY PLANNING COMMISSION

Minutes from the Lehi City Planning Commission meeting held on Thursday, November 08, 2007 in the Lehi City Council Chambers.

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

Members Absent: Jason Willes

Others: Frankie Christofferson, Christie Hutchings, Noreen Edwards, Council member Mark Johnson, Lorin Powell

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 TRIANNA TUCKER – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE DESIGNS BY TRIANNA FROM HER HOME LOCATED AT 828 WEST 2350 NORTH IN AN EXISTING R-1-8 ZONE.

Christie Hutchings presented the request and stated that she has passed her safety inspection.

Trianna Tucker was present for the request.

Janys Hutchings asked if the products were produced in the home or outsourced.

Trianna Tucker said that they are outsourced. She said deliveries are through the mail and the hours of operation would be by appointment only so there's no set hours.

Janys Hutchings moved to approve Trianna Tucker's request for a Major Home Occupation permit to operate Designs by Trianna from her home located at 828 West 2350 North in an existing R-1-8 zone noting she does meet all requirements in the code. Second by Carolyn Player. Motion carried unanimously.

3.2 MORRAY YATES – REQUESTS SITE PLAN APPROVAL FOR A TWO STORY OFFICE BUILDING LOCATED AT APPROXIMATELY 610 SOUTH 850 EAST IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that this is an office building with no proposed users yet.

Morray Yates was present for the request.

Vaughn Pickell asked about one of the DRC comments about finishing the block wall fencing.

Morray Yates said that the intentions of the other applicants was to put a fence in – but if they don't we will put the fence in. He said that they had mislaid the sewer through our property so where there was supposed to be landscaping it will be paved so they can service the man holes there.

Kerry Schwartz asked about the sewer easement and the intent to black top that. He said that according to what we have in front of us – there is parking along that fence.

Frankie Christofferson said that Lee Barnes needs to be able to get back there so they need to pave enough for him to be able to do that. She said that Dianna looked at it and it still meets the landscape %.

Murray Yates said that they are not sure about the types of businesses that will go in there yet.

Janys Hutchings said that there is only 24' spacing between the parking stalls and we require 26'.

Frankie Christofferson said that because of the mislaying of the sewer there are some issues that will need to be adjusted.

Murray Yates said that there is an update to the plan with that sewer change.

Kerry Schwartz asked if the sewer will impact any of the parking stalls.

Frankie Christofferson said that those would not be impacted.

Lorin Powell said that it is a limited space and that is why they are requiring the smaller spacing for the parking.

Janys Hutchings said that where the dumpster enclosure is the trucks may have a hard time getting to those containers – it's not a straight shot.

Derek Byrne moved to grant final approval of Murray Yates' request for Site Plan approval for a two story office building located at approximately 610 South 850 East in an existing Commercial zone finding that it meets all guidelines and standards and include DRC comments and noting that we need to make an exception on the parking rule for 24 feet between stalls and with the exception on the buffer behind the building. Second by Marilyn Schiess. Motion carried unanimously.

3.3 LEHI CITY – REQUESTS SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING ADMINISTRATION BUILDING LOCATED AT 153 NORTH 100 EAST IN AN EXISTING MIXED USE ZONE.

Christie Hutchings presented the request and stated that this is for an addition to the existing Lehi City Administration building.

Jamie Davidson was present for the request.

Janys Hutchings asked about the floor plan and if there is there a way we can look at expanding this room.

Jamie Davidson said that given the roof lines it makes it problematic right now to try and expand the council chambers. He said we can't take it to the east because of setbacks and the south would go into the lobby area. He said that the addition behind us would be a stand alone structure – so if we decide to take this part down we can expand that then.

Discussed maybe moving the conference room and expanding that back.

Jamie Davidson said that access is limited so we want to keep this to a one story area right now.

Derek Byrne asked about the south elevation and that fact that here are very few windows. He suggested maybe add false windows so the building is more appealing.

Ron Smith moved to grant final approval on Lehi City's request for Site Plan approval for an addition to the existing Administration building located at 153 North 100 East in an existing Mixed Use zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

PUBLIC HEARINGS

4.1 ALPINE HOMES – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE A 70-FOOT TEMPORARY FLAG POLE AT A MODEL HOME SITE LOCATED AT 1620 SOUTH SPRING CREEK DRIVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the flag pole would be between two models and would only be temporary.

Kerry Schwartz asked Christie if she was aware of any flagpoles this high in a residential area.

Christie Hutchings said she doesn't know of one.

Chad Taylor with Alpine Homes was present for the request.

Jany's Hutchings asked why they want it so high.

Chad Taylor said it is a marketing strategy; he said they wanted to have it visible to attract people to the model homes. He said the 2-story model home is about 38' at the highest pitch. He said the pole would have to be 7 feet in the ground. Also when the model home is sold the pole would be removed. The flag would be lit with a single spot light pointing straight up on the flag. The flag itself would be 10'x15'.

Kerry Schwartz said that he has a hard time with a 70' flag pole in a residential area.

Derek Byrne said he would be ok with it if they took it down at night.

Public Hearing closed at 7:33 p.m.

Discussed that the height and the lighting is excessive for a residential area.

Christie Hutchings said that there has been a model home with a flag behind her and if they don't take it down we can hear the flag flapping all night.

Marilyn Schiess moved to deny without prejudice Alpine Homes' request for Conditional Use approval to locate a 70' temporary flag pole at a model home site located at 1620 South Spring Creek Drive in an existing Planned Community zone finding that the size and height for the area is over excessive and recommend that they come back with a smaller flag and pole height. Second by Jany's Hutchings. Motion carried unanimously.

4.2 CRAIG MADSEN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW OFFICE/WAREHOUSE BUILDING FOR J&M STEEL SOLUTIONS LOCATED AT 894 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this site has been in use for a year. They are requesting a new building for the back which they will also use for a safe covered storage area.

Janys Hutchings asked if they showed a calc for parking.

Christie Hutchings said it was one of Lynn's DRC comments. She said that Towable Toys turned it from a home to an office and J&M purchased the site about a year ago on 8/24/06.

Craig Madsen and Scott Jeppson were present for the request. Craig said that there are a lot of products out there to make the buildings nice. They showed panels that they would be using and explained the types of panels. They handed out an updated elevation.

Craig Madsen said that one of the reasons they want to have this building as wide as we are asking is so we can have some areas for storage that people won't be able to get to. He said that they would like to put a taller type of fence along the back by the freeway. He said they had considered more windows for aesthetics and for lighting.

Public Hearing closed at 7:48 p.m.

Janys Hutchings moved to grant final approval of Craig Madsen's request for Site Plan and Conditional Use approval to construct a new office/warehouse building for J&M Steel Solutions located at 894 West State Street in an existing Mixed Use zone finding that it meets the building requirement and noting the materials they have shown tonight and the additional elevation plans with the elevation changes and suggestion to add windows for aesthetics and lighting inside and to fix the direction on the elevations and include DRC comments. Second by Vaughn Pickell. Motion carried unanimously.

4.3 BANGERTER HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SPRING RANCH, A 19-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2450 WEST 1375 NORTH IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is a standard subdivision and there are animal rights on every lot. She said that there will be no access onto 1500 North - they will access off the subdivision to the side.

Jordan Bangerter with Bangerter Homes was present for the request.

Linda Day said she is building on a lot in Spring Haven and asked if lots 4, 5 & 6 are over ½ acre. She also asked about putting in speed limits, speed bumps or something when they put in the subdivisions. She said that the owner wanted to put in no climb fence but they would prefer a privacy fence.

Kerry Schwartz said that since their subdivision went in first – the no climb fence had to go in.

Janys Hutchings asked about the length of the stretch going in from the two subdivisions.

Lorin Powell said it's about 500-600 feet. He said the speed limit would be 25 mph – that is the standard speed limit.

Marilyn Schiess said that where this is animal rights – it seems funny we would allow them to go through a subdivision with horse trailers.

Lorin Powell said that at some point there will be another access.

Jim Herran said they just moved into the Spring Haven subdivision a few months ago and he is concerned with all the construction vehicles going through the neighborhoods and asked what that is going to do to the existing roads.

Discussed having a construction access off of 1500 North.

Dixie Webb said she will be living in the Spring Haven subdivision pretty soon and she has the same concerns as the others with the construction trucks and the speed.

Nicholas Gilbert said his daughter lives next to this and they have a no climb fence and his daughter is interested in knowing what is going to take place with that fence.

Christie Hutchings said that the fence will remain – it's required when there is an agricultural use next to residential.

Public Hearing closed at 8:00 p.m.

Jordan Bangerter said that there would be no access on 1500 North when those homes go in but until then they can use that.

Kerry Schwartz said that they are suggesting the other lots could be built or sold first and maybe hold onto lot 14 where there is a temporary turn around already.

Janys Hutchings said that they need to make sure that it has a sign that says this is a temporary access for construction so people don't think it will be a road.

Lorin Powell said that we will need to put a note on the plat that says that there will be temporary access off 1500 North - because with the no access note it would prohibit any access at all.

Janys Hutchings moved to recommend approval of Bangerter Homes' request for Preliminary Subdivision review for Spring Ranch, a 19-lot residential subdivision located at approximately 2450 West 1375 North in an existing R-1-22 zone seeing it does fit code and that a note be placed on plat for temporary construction access to 1500 North and include DRC comments. Second by Ron Smith. Motion carried unanimously.

4.4 MICHAEL RAYMOND – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW LDS CHAPEL AT APPROXIMATELY 700 WEST 2100 NORTH IN AN RA-1 ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they will have the landscaping like the one on 1500 North.

Michael Raymond was present for the request.

Public Hearing closed at 8:11 p.m.

Discussed the drainage areas and when the temporary fabric gets removed and whether it is part of the bonding inspection process.

Ron Smith moved to grant final approval on Michael Raymond's request for Site Plan and Conditional Use approval to construct a new LDS chapel at approximately 700 West 2100 North in an RA-1 zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimously.

4.5 BRENT OVERSON – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR WALKER CROSSING, A 3-LOT COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 61 WEST STATES STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented both items 4.5 and 4.5a together. She said that most of it is in the flood zone and some of it is in the flood way. This has had a zone change for all of it to be MU zoning. The home will be removed and there is frontage along both Center and State Street. She said they want to split the property into 3 parcels; lot 1 is for future use and lots 2 & 3 are included in the site plan. One of the DRC comments is that there needs to be more buffering along the south side.

Vaughn Pickell asked about lot 1 only being 30 feet wide.

Discussed having shared access.

Vaughn Pickell asked if there was something that says it is a shared access.

Christie Hutchings said that it is an easement on the plat so the wording would need to be changed to make it a shared access. She said that all the buildings are out of the flood way.

Brent Overson representing the property owners was present for the request and said that they are coming through with the subdivision and site plan for lots 2&3 and come in later with a condominium request. He said they would like some feed back on the landscaping.

Jany Hutchings asked if there were plans to take out any of the existing trees.

Brent Overson said that they would for the parking lot.

Jany Hutchings asked if there has been anything worked out to mitigate the flooding.

Lorin Powell said that they have identified the flood plane.

Brent Overson said that none of the buildings would have basements.

Jany Hutchings has some concern with lot 3 and the building size. She said that every year the air conditioning business floods.

Brent Overson said that they will have to address that. Also lot 1 and the drive way will be addressed in the CC&R's. He said there will need to be something on the plat with respect to access so it is clear on the plat. It would have to have cross access to all those lots.

Jany Hutchings is concerned with lot 3 again with the school in session; with the bus stop there and with school in session – how will the parking work out – that street is already lined with cars for the UTA bus stop.

Jamie Moody asked about the time frame on the condo's.

Janys Hutchings said it will be a condominium conversion for offices.

Christie Hutchings said that they will start construction of the buildings and then come in at a later date to do a condominium conversion – it's hard to say exactly when.

Kerry Schwartz said that it's up to them when they will start.

Janys Hutchings said that she would like to see a solid fence – to make a definite separation between the school and the business.

Lorin Powell said that during run off the gates have to remain open – they don't want to screen it off – they want to see if there are issues or concerns there.

Public Hearing closed at 8:28 p.m.

Lorin Powell said that it may be good to entertain some discussion with the school to see what they may recommend.

Discussed upgrading the fence to a vinyl coated chain link so it looked a little better but still be able to observe what's going on behind it.

Brent Overson said that they would like to have this continued instead of moving on it tonight. He said they're engineer said that we may have to move the one building – so we would like to continue it so we can talk to staff about moving the building. He said it depends on a couple things that have been discovered in the past 5 working day. He said they want to make sure that the water depths are at an appropriate level so there won't be any problems. We would like it continued until Dec 6th; that way we could meet with DRC to review the changes.

Vaughn Pickell moved to table items 4.5 and 4.5a at the request of the applicant in order to provide solutions for: 1) the fencing by working with the school, 2) work out the shared access, 3) provide elevations of future buildings, 4) look at relocating the buildings because of the water issues on the property. Second by Ron Smith. Motion carried unanimously.

4.5a BRENT OVERSON – REQUESTS SITE PLAN APPROVAL FOR WALKER CROSSING, A COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 61 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.

Discussion included under item 4.5

Vaughn Pickell moved to table items 4.5 and 4.5a at the request of the applicant in order to provide solutions for: 1) the fencing by working with the school, 2) work out the shared access, 3) provide elevations of future buildings, 4) look at relocating the buildings because of the water issues on the property. Second by Ron Smith. Motion carried unanimously.

4.6 IVORY DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION FOR A CONCEPT PLAN FOR THE IVORY RIDGE AREA PLAN AMENDMENT LOCATED AT 3200 NORTH CENTER STREET IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this was approved a couple years ago. They have built out several portions of the property and because of the market change they are requesting to make

some adjustments. In the southwest corner they want to remove the town homes as well as some single family and create smaller lots with detached single family homes. The 2nd change is along Center Street, they want to reduce the number of live-work units. She said the over all density would decrease by 9 units. Christie went through some slides showing different parts of the plan. She said they would be taking out High Density and replacing it with Medium Density.

Kerry Schwartz said that this also provides access for trails.

Christie Hutchings said that there were trails added for access to the park – she explained the process for approval of this and then the amendment to the Area Plan.

Chris Gamvroulas and Brad Mackey with Ivory were present. Chris went over the changes and explained that they did this to put into perspective that this is a single development. He said the densities were transferred around to accommodate as much open space as possible. He explained the reasoning for the green course development areas and said that there is a 0 lot line on one side with an access easement – you're not sharing a wall like in a town home. He said it will change the traffic. If it changes significantly - those changes will come back in the Area Plan hopefully in the spring.

Marilyn Schiess said it looks really nice up there.

Mayor Johnson asked if the apartments over the stores were all eliminated.

Christie Hutchings said that they have been reduced from 114 to 52 units.

Spencer Dunn asked about if the park on the south portion will be private or accessible to everyone.

Christie Hutchings said that it is a public park.

Roger Taylor lives on 2600 North and asked when the building will begin directly in front of him. He said that the garbage and tumbleweeds all end up in their yards. He is concerned with the insulation, paper and construction garbage ending up in their yards. He asked if they could put some kind of fencing up to eliminate that.

Michelle Stalling said that it is looking good and is an improvement. She is concerned with the MDR and if there will be any sort of playground equipment.

Public Hearing closed at 9:10 p.m.

Chris Gamvroulas said that the timing on construction on the bottom part will hopefully start in the spring. He said that park is a public park and the timing on that is mentioned in the Area Plan. They will begin that park when there are about 60% of the homes being constructed because they will use the impact fees from the homes that will be built. As far as the green court development – we don't know about the playground equipment.

Brad Mackey said it would be addressed with the Area Plan. There are some areas for tot lots – it is a nice big green area.

Discussed the green courts and the good mix of families and older people.

Ron Smith said they have done a great job.

Derek Byrne moved to recommend approval of Ivory Development’s request for Concept Plan review for the Ivory Ridge Area Plan Amendment at 3200 North Center Street in an existing Planned Community zone including DRC comments. Second by Carolyn Player. Motion carried unanimously.

CITY BUSINESS

5.1 PROPOSED CHANGES TO THE PERIMETER FENCING ON THE OLSEN’S GARDEN SHOP SITE PLAN.

Brad Olsen was present for Olson’s Nursery & Gift and said that he messed up. He said that the detention pond was suppose to be in a different place, it was suppose to be in a different corner. He said we couldn’t get the storm drain and everything between the houses so we moved the detention pond. He said they forgot to take the fence off the property – it is no longer bordering the nursery property.

Vaughn Pickell moved to amend the fencing for Olsen’s Garden Shop as proposed tonight so that it doesn’t have to extend as far south on the perimeter and that the rest of the fencing be looked at when the property to the south develops. Second by Marilyn Schiess. Motion carried unanimously.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE OCTOBER 25, 2007 REGULAR MEETING.

Janys Hutchings moved to approve the minutes from the October 25, 2007 regular meeting. Second by Carolyn Player. Motion carried unanimously.

ADJOURN

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

Meeting ended at 9:25 p.m.

Date Approved_____

Chairman_____

Secretary_____