

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, December 06, 2007 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings – excused

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 YI JU MIYAGI – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE PEARL AND ME INTERNATIONAL FROM HER HOME LOCATED AT 723 EAST 900 NORTH IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request and stated that there are no offsite employees and no more than 1 or 2 clients per hour. He said he hasn't verified if she has passed her safety inspection.

Yi Ju Miyagi was present she said the sales are mostly by appointment.

Ms. Miyagi's friend said that most of the business is from home parties and the shipments will come by UPS. She said the safety inspection has passed.

Carolyn Player moved to approve Yi Ju Miyagi's request for a Major Home Occupation permit to operate Pearl and Me International from her home located at 723 East 900 North in an existing R-1-8 zone on the condition that she has passed her safety inspection. Second by Marilyn Schiess. Motion carried unanimously.

3.2 TECIA KEARNS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 2222 NORTH 2450 WEST IN AN R-1-8 PUD ZONE.

Kim Struthers presented the request and stated that in this case they are in the process of finishing the basement so the approval would have to be contingent on the final inspection and safety inspection of the basement. She will have 2 sessions per day with not more than 12 students. There would be no offsite employees.

Tecia Kearns was present for the request and stated that there will be outside activities when the yard is fenced and not until. She said there will be a restroom on the lower level.

Ron Smith moved to grant approval of Tecia Kearns request for a Major Home Occupation permit to operate a preschool from her home located at 2222 North 2450 West in an R-1-8 PUD zone contingent on the safety and final inspections passing. Second by Vaughn Pickell. Motion carried unanimously.

4.1 KELLY WHITWORTH – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .19 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 35 NORTH 200 WEST FROM AN R-3 TO A MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that the Mixed Use zone on the General Plan map goes up to 100 North. He said she wants to use the one parcel as parking for the business but with the residential zone it is not allowed. She would be allowed to put in parking with the MU zone. She has applied for the site plan but it would be a permitted use.

Kelly Whitworth was present for the request and stated that on the new parcel there will be fencing along all the sides. There will be landscaping on both sides of the driveway on 100 West.

Kim Struthers said the curb and gutter will be installed as part of the Schneider subdivision.

Public Hearing closed at 7:17 p.m.

Jason Willes asked if the stem will be the required width for this business. He said we may want to widen that the whole width of the stem for traffic to go both ways.

Kim Struthers said that it is meant to be one way in and one way out.

Jason Willes moved to recommend approval of Kelly Whitworth's request for a Zone District and Zone District Map Amendment on approximately .19 acres of property located at approximately 35 North 200 West from an R-3 to a Mixed Use zone subject to DRC comments and that the fencing be placed along the exterior of lot 3 of the Schneider subdivision and as part of the motion to look at the approach width of the entrance on 200 West and make sure it will meet the needs of ingress and egress and if it will be one way then we need to verify that. Second by Vaughn Pickell. Motion carried unanimously.

4.2 DAYNE RAFF AND JON ARNOLD – REQUESTS CONDITIONAL USE APPROVAL FOR ANIMAL RIGHTS IN AN R-1-12 ZONE WITHIN THE ARNOLD SUBDIVISION.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they had rezoned the entire property as R-1-12. He said it was brought up that they could come in at a future time to request Conditional Use for animal rights on those larger lots – the two homes in the back have over an acre each.

Kerry Schwartz said that he remembered questioning this having animal rights and at the time the applicants were not seeking for animal rights.

Kim Struthers said that we can allow it in an R-1-12 zone as a Conditional Use.

Sally Raff was present for the request and stated that she recalls the discussion – she remembers Ed Collins saying that he would apply for the Conditional Use at a future time. She said they will put a heavier steel fence in place of the chain link. She said they want to have a couple cows and some horses.

Vaughn Pickell said that it doesn't allow for cows.

Discussed the ordinance and whether we need to review that. Discussed changing the ordinance to say '2 large animals and a combination of small animals'.

Public Hearing closed at 7:35 p.m.

Jason Willes said that from a common sense standpoint it doesn't pose problems but it would violate the existing code in front of us. If we make it contingent on the code changing then it will look like we are changing the code for this item.

Marilyn Schiess said that the cattle would not be able to stay there until there is a revision to the code.

Marilyn Schiess moved to recommend approval of Dayne Raff and Jon Arnold's requests for Conditional Use approval for animal rights in an R-1-12 zone within the Arnold Subdivision and under the conditions that they are aware that the code does not include cattle and until we change the code they're not allowed to put more cattle on the property and that the fence is to be a solid fence on the east and north of dad's lot and the north, west and southwest corner of their lot. Second by Derek Byrne.

Vaughn Pickell asked if we are granting two Conditional Use permits – one per lot or just one for both.

Kim Struthers said that it covers both properties.

Marilyn Schiess moved to amend her previous motion to include that the Conditional Use is subject to it complying with Section 12.120 of the Lehi City Development Code including how it may be amended in the future. Second stands. Motion carried unanimously.

4.3 IMAGE SIGN AND LIGHTING – REQUESTS CONDITIONAL USE APPROVAL TO PLACE A 15' HIGH MONUMENT SIGN AT THE MARRIOTT SPRINGHILL SUITES LOCATED AT THE CORNER OF EXECUTIVE PARKWAY AND THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that because of the height we had to classify it as a pole sign even though it would be designed as a monument sign. He said that DRC said that it might need to be adjusted to put it out of the clear view area. The Thanksgiving Point Area Plan allows for two monument signs if there is access off more than one street.

Dave Guroe with Image Signs said that the sign would be a routed out aluminum face with the base as stucco.

Vaughn Pickell said that he would like it to be consistent with the hotel.

Jason Willes said that it would make sense to do a rock wainscot.

Public Hearing closed at 7:50 p.m.

Dave Guroe said that the rock would be fine – it would look a lot better.

Derek Byrne moved to grant final approval of Image Sign and Lighting's request for Conditional Use approval to place a 15'x11½' monument sign at the Marriott Springhill Suites located at the corner of Executive Parkway and Thanksgiving Way in an existing Resort Community zone with the additional of a rock wainscot and a consistent finish similar to the existing building. Second by Vaughn Pickell. Motion carried unanimously.

4.4 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR EAGLE SUMMIT PHASE 6, AN 8-LOT SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST RAVEN CREST LANE IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that these next two subdivisions are located next to each other. He said that they basically want to break this area up into some pods so they can come back with the final product. He said one pod would be a park and one would be a church (which we have received concept plan on).

Jack Hepworth was present for the request and said that the agenda says 7 lots and it is 8 lots with the park.

Jeff Miller asked about lot 5 being the church lot and what time of retain-age would need to be done – his lot backs this.

Jack Hepworth said that he hasn't seen their drainage plan. The church would have to go through the site plan process. He briefly went over plans for the future use of the pods.

Public Hearing closed at 8:07 p.m.

Kerry Schwartz asked if the Planning Commission would have another chance to review individual activities in these pods at future times and if that is when we would address the slope in these areas.

Jack Hepworth said the City has given us a draft copy of grading and we have taken that and made our comments and will hopefully be turning that in on the 12th and we will address grading on slopes of 30% and whether or not that can be done.

Lorin Powell said that more will be done when they come in to develop each individual pod – there are no roads going in right now with these.

Vaughn Pickell asked about the park and open space areas and if they will be native or what.

Jack Hepworth said that the intent is to be native although lot 3 will be a manicured park.

Jason Willes said as the individual site plans and grading plans come in we will need to look at those but at this point there are no concerns.

Vaughn Pickell asked if the parks will be HOA maintained or owned by the City.

Jack Hepworth said that part of the discussions that are on going are over the parks; private or public; how the amenities will be financed, etc.

Jason Willes moved to recommend approval of Mountain Home Development Group's request for Preliminary Subdivision review for Eagle Summit Phase 6, an 8-lot subdivision located at approximately 2400 West Raven Crest Lane in a Planned Community zone with all DRC comments. Second by Carolyn Player. Motion carried 6-1 with Derek Byrne opposed.

4.5 MOUNTAIN HOME DEVELOPMENT GROUP – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR FOX CANYON, A 73-UNIT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2100 WEST FOX CANYON ROAD IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that they are proposing a change with Chapel Ridge Road. He discussed the man made stream and Jims DRC comment about seepage into the homes

Kerry Schwartz asked about rerouting the natural drainage and asked if there was a reason why the drainage wasn't left where it is.

Jack Hepworth said that there will be other drainage that goes down with this – so it will all be rerouted.

Cheryl Hayes asked about the number of units and how the drainage is going to work with the people below this. She said there has been a house flooded in Woodhaven and we're just concerned about the grading and drainage.

Public Hearing closed at 8:30 p.m.

Kerry Schwartz said he is concerned about moving the natural drainage. He said we're asking for problems in that canyon by doing that.

Jack Hepworth said that they will be piping that purging water from the well.

Discussed the water and drainage issues –

Vaughn Pickell said the canyon exists because there was water there at least once – the natural course of the water is where it wants to go and we should work around what's there.

Jason Willes said that you can engineer around that but the question becomes if the engineering is sufficient. He asked about the 30% slopes – he thought there was to be NO grading through 30% slopes.

Lorin Powell said that the ordinance exempts roads and identifies specific things.

Jason Willes said that he thinks the problem is the re-grading that happens after the original grading has taken place.

Lorin Powell said that at the first of the year they want to move forward on the grading ordinance.

Vaughn Pickell feels the steeper slopes and stream beds should be preserved.

Jason Willes said according to note 8 on the plat - lot 5, lot28, etc all fall in the 30% slope drawings and are not build-able – unless the other ordinance is approved.

Vaughn Pickell said that as long as that note stays on there – those lots can't be built on.

Discussed the water and runoff, storm drainage, and the natural water channel.

Lorin Powell said maybe the Planning Commission needs to see some of this information as it comes forward.

Jason Willes moved to recommend approval of Mountain Home Development Group's request for Preliminary Subdivision review for Fox Canyon, a 73-unit residential subdivision located at approximately 2100 West Fox Canyon Road in a Planned Community zone because we are at the preliminary plat stage; making special emphasis on the inability to grade or construct on slopes 30% or greater at this point noting that on the plat note #8 addresses that and as part of the motion it needs to be noted that the recommendation for approval is because it is preliminary and as final comes through there are many DRC comment issues that will need to be addressed so this preliminary plat recommendation is to included all DRC comments. Second by Ron Smith. Motion carried 4-3 with Kerry Schwartz, Vaughn Pickell and Derek Byrne opposed.

Lorin Powell said that they will try to have the future information shown to them on the final subdivision phase.

Jason Willes said had this been for final approval he would not have made that motion.

4.6 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION FOR AN AMENDMENT TO CHAPTER 5 OF THE LEHI CITY DEVELOPMENT CODE, ADDING A SECTION REGULATING COMMERCIAL DESIGN STANDARDS.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request.

Public Hearing closed at 9:07 p.m.

Vaughn Pickell moved to recommend approval of Lehi City's request for an amendment to Chapter 5 of the Lehi City Development Code, adding a section regulating commercial design standards. Second by Carolyn Player. Motion carried unanimously.

4.7 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION FOR AN AMENDMENT TO CHAPTER 11 OF THE LEHI CITY DEVELOPMENT CODE, AMENDING SECTION 11.210 AND SECTION 11.310 GUARANTEES AND BONDS.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that Frankie had been working on this one. This allows flexibility for major corporations or others who don't do business with a bank with a branch in Utah to be able to place a bond elsewhere with the approval of City Council.

Dianna Webb said we had a problem arise and this was actually the City Attorney's recommendation.

Public Hearing closed at 9:10 p.m.

Derek Byrne moved to recommend approval of Lehi City's request for an amendment to Chapter 11 of the Lehi City Development Code, amending Section 11.210 and Section 11.310, Guarantees and Bonds. Second by Ron Smith. Motion carried unanimously.

CITY BUSINESS

Kim Struthers said that today he went on a tour of 1000 South. He said there is a preferred alignment. Jamie Davidson said that now that we know where it's going we need to look at commercial nodes, etc. along this corridor. Kim said it would have 2 travel lanes in each direction with a median and the shoulder

would be striped as a bike lane. He said that instead of going up to SR-73 they are going to go straight west and make a new intersection at Redwood. It doesn't cut through Jordan Willows any more. They will have to buy a couple lots in Lehi Country Estates and there is a tower in the way but their goal is to start construction in the spring of 2009. They could possible start as soon as next year.

Discussed looking at the commercial nodes at a work session and also look at Section 12.120 on the animal rights.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE NOVEMBER 1, 2007 WORK SESSION.

Carolyn Player moved to approve the minutes from the November 1, 2007 work session. Second by Derek Byrne. Motion carried unanimously.

6.2 APPROVAL OF MINUTES FROM THE NOVEMBER 8, 2007 REGULAR MEETING.

Ron Smith moved to approve the minutes from the November 8, 2007 regular meeting. Second by Marilyn Schiess. Motion carried unanimously.

ADJOURN

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

Meeting ended at 9:20 p.m.

Date Approved_____

Chairman_____

Secretary_____