

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 06, 2008 in the Lehi City Council Chambers.

Members Present: Vaughn Pickell, Marilyn Schiess, Derek Byrne, Ron Smith

Members Absent: Kerry Schwartz, Janys Hutchings, Carolyn Player, Jason Willes, Chris Bleak – all excused

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

Meeting began at 7:05 p.m.

REGULAR AGENDA

3.1 MYSTI SANTIAGO – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A MASSAGE AND FENG SHUI CONSULTATION BUSINESS FROM HER HOME LOCATED AT 2328 NORTH 750 WEST IN AN EXISTING R-1-8 ZONE.

Christie Hutchings presented the request and stated that she wants to do massage and Feng Shui in one bedroom of her home.

Mysti Santiago was present for the request and stated that the hours of operation would be between 8 am and 8 pm. She said she would only have one person at a time and no other employees.

Marilyn Schiess moved to approve Mysti Santiago's request for a Major Home Occupation permit to operate a massage and Feng Shui consultation business from her home located at 2328 North 750 West in an existing R-1-18 zone. Second by Ron Smith. Motion carried unanimous.

3.2 DUANE DAVIS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALES BUSINESS FROM HIS HOME LOCATED AT 4746 NORTH SHADY HOLLOW LANE IN AN EXISTING PLANNED COMMUNITY ZONE.

Christie Hutchings presented the request and stated that they will not have clients coming to the home but he will have another employee.

Duane Davis was present for the request and said that most of the business is done over the phone and on the internet. He said there is one room in the home set up for an office.

Ron Smith moved to approve Duane Davis's request for a Major Home Occupation permit to operate a sales business from his home located at 4746 North Shady Hollow Lane in an existing Planned Community zone. Second by Marilyn Schiess. Motion carried unanimous.

3.3 ROSS WELCH – REQUESTS REVIEW OF REVISIONS TO ELEVATIONS FOR THE RETAIL BUILDINGS AT CENTER POINTE (Adjacent to Smith's Marketplace).

Christie Hutchings presented the request and stated that this is an amendment to previously approved elevations. There was a concern from the DRC that the back elevation doesn't meet the new standard. She said that when the request was made the new standards were not in place.

Ross Welch was present for the request and stated that when they first came in they didn't realize they needed more window space so that was one of the changes. He said they also have another partner involved and he suggested the changes. Ross said that he doesn't feel that there is any purpose for the architectural design on all four sides. It's an additional cost that gets passed on to the tenants. On the back side there will be a lot of trees. He said that he doesn't see how things jutting out on the back make a big difference.

Derek Byrne moved to grant final approval of Ross Welch's request for revisions to the elevations for the retail buildings at Center Pointe and include DRC comments. Second by Ron Smith. Motion carried unanimous.

3.4 SCENIC DEVELOPMENT – REQUESTS REVISIONS TO A PREVIOUSLY APPROVED SITE PLAN FOR THE MILL POND BUSINESS PARK LOCATED AT APPROXIMATELY 1000 EAST MILL POND DRIVE IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that this is also a previously approved building that they want to make changes to.

Lynn Rindlisbacher with Scenic Development was present and stated that they changed the front because the windows were very expensive and hard to clean and keep clean. He said they did add 4 extra feet of height to the building. He said they'll make sure they meet code.

Derek Byrne moved to grant final approval of Scenic Development's request for revisions to a previously approved Site Plan for the Mill Pond Business Park located at approximately 1000 East Mill Pond Drive in an existing Commercial zone with all DRC comments. Second by Ron Smith. Motion carried unanimous.

3.5 WASHBURN AND ASSOCIATES – REQUESTS SITE PLAN REVIEW FOR THE MAYFLOWER BUSINESS PARK, BUILDING 3, LOCATED AT APPROXIMATELY 3400 NORTH MAYFLOWER DRIVE IN A PLANNED COMMUNITY ZONE.

Christie Hutchings presented the request and stated that there are already two buildings that Mr. Tassainer has built and this will be the 3rd. This will tie into the two that have already been built.

Dovie Roah was present for the request.

Ron Smith moved to approve Washburn & Associates request for Site Plan review for the Mayflower Business Park, Building 3, located at approximately 3400 North Mayflower Drive in a Planned Community zone with DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARINGS

4.1 STEVEN SOWBY – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR CARTER'S CORNER, A COMMERCIAL BANK SITE LOCATED AT THE SOUTHWEST CORNER OF 1200 EAST AND SR-92 IN A COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is for a bank which is a Permitted Use but the drive-through makes it a Conditional Use.

David Peterson was presented for the request and showed a color board for the building.

Public Hearing closed at 8:43 p.m.

Ron Smith asked about the variance in the landscaping along 1200 East.

David Peterson said that there are 6 parking stalls along 1200 East but if we need to take those out for the landscaping we can. He said they do have enough parking with out those

The Commission agreed to make an exception for the landscaping.

Marilyn Schiess moved to approve Steven Sowby's request for Site Plan and Conditional Use approval for Carter's Corner, a commercial bank site located at the southwest corner of 1200 East and SR-92 in a Commercial zone with DRC comments. Second by Ron Smith. Motion carried unanimous.

4.2 ED LEON – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A SPORTS GYM AND PROFESSIONAL OFFICE IN AN EXISTING BUILDING LOCATED AT 121 EAST STATE STREET IN A MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that they want to do a fitness center and offices in this building. The fitness center would be on the main level and is a Conditional Use. The upstairs would be an office with one apartment.

Ed Leon and Bob Jones were present for the request. Ed Leon said that due to fire requirements we have eliminated that apartment. The upstairs will just be an office.

Christie Hutchings said that Mixed Use has flexibility in the code with parking.

Ed Leon said that the sports gym will be more one on one in small groups – maybe 7 at the most – it's not a full-on gym.

Bob Jones said that there are 6 or 7 parking stalls along the back and the side has the possibility with the business next door to have shared parking.

Public Hearing closed at 8:55 p.m.

Ron Smith moved to grant final approval of Ed Leon's request for Site Plan and Conditional Use approval for a sports gym and professional office in an existing building located at 121 East State Street in a Mixed Use zone subject to DRC comments and look into possibility of a window on the front. Second by Marilyn Schiess. Motion carried unanimous.

4.3 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE MAXIMUM BUILDING HEIGHT OF OCCUPIED STRUCTURE REQUIREMENTS IN THE MAIN STREET CORRIDOR OF THE MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that there were some qualifying factors – this would make it so it's 3 stories with no height limit.

Public Hearing closed at 8:00 p.m.

Derek Byrne moved to recommend approval of Lehi City's request for an amendment to the Maximum Building Height of Occupied Structure Requirements in the Main Street corridor of the Mixed Use zone. Second by Ron Smith. Motion carried unanimous.

CITY BUSINESS

Ed Collins discussed the Holbrook Annexation. He said part of the problem is trying to decide how the property would be zoned. What's been developed is a consensus of everyone who has been involved in the meetings. He said they hope to record the annexation around the end of June. Staff suggested that we bring the map in and show the Planning Commission. We have had contact with 100% of the property owners and not one is opposed to annexing into Lehi.

Discussed doing a tour of the property for the work session in April.

ADJOURN

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

Meeting ended at 8:18 p.m.

Date Approved _____

Chairman _____

Secretary _____