

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 10, 2008 in the Lehi City Council Chambers.

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

Members Absent: Chris Bleak – excused

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

Meeting Began at 7:05 p.m.

REGULAR AGENDA

3.1 BONA SIGNS – REQUESTS DISCUSSION OF REVISIONS TO THE PREVIOUSLY APPROVED STONEHAVEN POLE SIGN LOCATED AT APPROXIMATELY 181 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that they want to change the location of the sign. The sign itself would stay the same.

Scott Mansfield was present for the request.

Janys Hutchings moved to grant final approval of Bona Signs request for discussion of revisions to the previously approved Stonehaven pole sign located at approximately 181 North 1200 East in an existing Commercial zone and include the motion from the October 25, 2007 meeting. Second by Marilyn Schiess. Motion carried unanimous.

3.2 ALPINE HEALTH CLINIC – REQUESTS SITE PLAN APPROVAL FOR THE ALPINE HEALTH CLINIC LOCATED AT 3200 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that the applicant has supplied architectural renderings and has tried to tie into the development across the street. She stated that the access will be a shared access. They have showed 50 parking spaces.

John Brunt the architect was present and explained that on the second floor there would be maybe 4 or 5 physicians with only 3 practicing at the same time with a total staff of about 6. The first floor would probably be similar and the basement would be about 2/3 of that. He said that the access would only be shared with the lot to the west.

Kerry Schwartz moved to grant final approval of Alpine Health Clinic's request for Site Plan approval for the Alpine Health Clinic located at 3200 North 1200 East in an existing Commercial zone including DRC comments. Second by Carolyn Player. Motion carried unanimous.

3.3 JOHN WILHITE – REQUESTS SITE PLAN APPROVAL FOR THE HISTORIC LEHI ROLLER MILLS ADDITION LOCATED AT 833 EAST MAIN STREET IN A HISTORICAL INDUSTRIAL ZONE.

Christie Hutchings presented the request and stated that they will be matching the existing architecture. She said that with birds being attracted to this business they are requesting that they not be required to put in any trees maybe just some low lying bushes or something.

John Wilhite the architect was present for the request and said that this is a 2-fold expansion. There will be a 3-story retail sales area and office and warehouse storage. He said they want to sand blast the paint off the building to bring it back to the original brick. They have hired design team, I-magic, to help with the design of this new addition so they can keep that old time feeling. They have 40,000 sq ft warehouse in Salt Lake City which they want to move down here in the new warehouse so they are using special racking for the warehouse. They will landscape to the west and the south and along 850 East. There will be a total of 64 parking stalls.

Kerry Schwartz asked about the truck loading dock on the back.

John Wilhite said that there will be enough truck maneuverability on the west side – the trucks have to go to the north and exit to the northeast. He said that they will be building the warehouse first. He said because of ADA requirements they can't have trees around because of the birds.

Ron Smith moved to grant final approval of John Wilhite's request for Site Plan approval for the Historic Lehi Roller Mills addition located at 833 East Main Street in a Historic Industrial zone subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARINGS

4.1 ROSS WELCH – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE CENTER POINTE COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 1400 EAST SR-92 IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said that because of the Jordan River Water Conservancy District and their easement – they had to readjust where their easement will be.

Ross Welch was present for the request and stated that they needed approval from the Jordan Aqueduct since our lines would have to cross over theirs. He said the government will not encumber their easement in any way – although they will allow us to cross their easement.

Kerry Schwartz said that we need to make it a condition that all signatures are final before we record this.

Ross Welch said that they can put parking on lot 4 but not a building.

Public Hearing closed at 7:40 p.m.

Kerry Schwartz moved to recommend approval of Ross Welch's request for an amendment to the Center Pointe Commercial Development located at approximately 1400 East SR-92 in an existing Commercial zone with the stipulation that all final approvals from the Jordan Valley Water Conservancy District, the Central Utah Water Conservancy District and the United States Bureau of Reclamation be approved prior to finalizing the plat and include DRC comments. Second by Janys Hutchings. Motion carried unanimous.

4.2 KAYE THOMPSON – REQUESTS SUBDIVISION APPROVAL FOR BLACKBURN SUBDIVISION, A 2-LOT RESIDENTIAL SUBDIVISION WITH AN EXISTING HOME LOCATED AT 264 WEST 300 NORTH IN AN R-2 ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that lot 2 is in the flood zone because Dry Creek runs to the north of it.

Kaye Thompson was present for the request.

Janys Hutchings asked about the removing the garage.

Kaye Thompson said that they haven't decided whether that whole part will be removed or just the garage area. She said that the engineer did make sure there was enough space with the setbacks.

Public Hearing closed at 7:45 p.m.

Janys Hutchings moved to grant final approval of Kaye Thompson's request for subdivision approval for Blackburn Subdivision, a 2-lot residential subdivision with an existing home located at 264 West 300 North in an R-2 zone noting that lot 1 needs to meet all set back requirements and that the flag stem needs to be 20' of hard surface and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.3 MICHAEL RAYMOND – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A NEW CHURCH LOCATED AT 5300 NORTH RAVEN CREST LANE IN A PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that both access for the church come out onto Raven Crest Lane.

Travis Dance representing Michael Raymond was present for the request.

Vaughn Pickell asked about fencing.

Travis Dance said that it will be consistent with the others that are up there with retaining walls and chain link fence with vinyl slats.

Public Hearing closed at 7:48 p.m.

Derek Byrne to grant final approval of Michael Raymond's request for Site Plan and Conditional Use approval for a new church located at 5300 North Raven Crest Lane in a Planned Community zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.4 ALPINE SCHOOL DISTRICT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR NORTH LEHI ELEMENTARY SUBDIVISION, A 2-LOT SUBDIVISION LOCATED AT APPROXIMATELY 1800 NORTH 2300 WEST IN AN A-5 ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that the school and the subdivision came in together but that action tonight is only for the subdivision – the site plan will come in later.

Dave Holdaway with Alpine School District was present for the request.

Kerry Schwartz asked about the school lot and Olympic Park and if there is some way to have connectivity.

Dave Holdaway said that they would be willing to take a look at it.

Vaughn Pickell asked about what the City could regulate with schools.

Dave Holdaway said that he understands that the City cannot regulate landscaping, building materials, portable classrooms or parking to name a few.

Public Hearing closed at 7:55 p.m.

Ron Smith moved to recommend approval of Alpine School District's request for Preliminary Subdivision review for North Lehi Elementary Subdivision, a 2-lot subdivision located at approximately 1800 North 2300 West in an A-5 zone subject to DRC comments and to consider looking into connectivity to the park. Second by Marilyn Schiess. Motion carried unanimous.

4.5 JACOB GINES – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN ADDITION TO THE EXISTING RENAISSANCE ACADEMY CHARTER SCHOOL LOCATED AT 3435 NORTH 1120 EAST IN A COMMERCIAL ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is for an addition to an existing Charter School. They have worked with the City to do a lot line adjustment for the fire access road which will swing out to the west.

Jany's Hutchings asked about more parking.

Christie Hutchings said that there were not any more parking spaces added on this plan.

Discussed whether we can require more parking, etc.

Jake Gines with the architect's office was present for the request and said that they are adding two new classrooms, a library and music room and a stage area off the gym. The front addition will be a faculty lounge and a couple new offices for teachers. He said that as they've shifted the fire access lane they have added 5 new stalls to the rear so we should meet the parking requirement. He said they can provide signage to restrict who parks back there. He said he agrees that pick up and drop off is an issue. He said that the construction will happen during the summer when school is out.

Public Hearing closed at 8:13 p.m.

Discussed whether the State law says this is a Permitted Use or whether we should act on this as just a Site Plan. Discussed the traffic flow.

Marilyn Schiess moved to grant final approval of Jacob Gines' request for Site Plan and Conditional Use approval for an addition to the existing Renaissance Academy Charter School located at 3435 North 1120 East in a Commercial zone including DRC comments. Second by Ron Smith. Motion carried 5-2 with Jany's Hutchings and Kerry Schwartz opposed.

Vaughn Pickell asked staff to research that a little more to see if we can use the table for parking for schools and to bring things up to State Code with schools.

4.6 STEVE HOLBROOK – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 1800 ACRES LOCATED APPROXIMATELY BETWEEN 900 NORTH-CITY (9200 NORTH-COUNTY) AND 3600 NORTH-CITY (11000 NORTH-COUNTY) AND BETWEEN APPROXIMATELY THE JORDAN RIVER AND REDWOOD ROAD AND WEST FO REDWOOD ROAD FROM ABOUT 1800 NORTH-CITY (9800 NORTH-COUNTY) TO 4200 NORTH-CITY (10400 NORTH-COUNTY) FROM AGRICULTURAL, COMMERCIAL AND ENVIRONMENTALLY SENSITIVE LAND USE DESIGNATIONS TO COMMERCIAL, NEIGHBORHOOD COMMERCIAL, BUSINESS PARK, VERY LOW DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE, AND PUBLIC FACILITIES LAND USE DESIGNATIONS.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and said that the General Plan includes more property than the annexation. It is their hope that this can get approved so they can come back with the zoning on the annexation. She said that as the road develops this may change a little – they are still working with UDOT to get the roads in place.

Ed Collins and Jim Bradshaw were present for the request. Ed Collins said that they have about 88% of the property owners’ signatures. He said they meet regularly with UDOT and the City on this. We don’t have a lot of control over the road alignments. He said they do have a pretty aggressive schedule on what 2100 North will affect, the property and the zoning requests.

Vaughn Pickell asked about the annexation progress.

Ed Collins said that they are moving forward with the annexation by petition request.

Christie Hutchings said the petition was filed and certified this week.

Craig Johnson owns 11 acres just south of 1500 North and said that the first thing he has received was what the city sent him for this meeting. He thinks 1500 North is going to become a major surface street for this area. He would like to see a commercial zone along 1500 North instead of houses. He doesn’t think that LDR makes any sense except for the area along the river. He would like to see 1500 North as commercial with the exception of a lot depth immediately along the Jordan River. He would also like to be included in the further discussions.

Public Hearing closed at 8:40 p.m.

Ed Collins said that the he can’t speak for the other property owners but he has no objections to commercial on 1500 North.

Christie Hutchings explained the Commercial Nodes and that they are a broad brush; if a property falls within those nodes they can be expanded more. She said our intent was to include all the Commercial Nodes as Neighborhood Commercial Nodes.

Lorin Powell said that 2100 North will definitely be tied into Redwood Road but as far as 1500 North – we don’t know if UDOT will allow both of those to connect to Redwood Road.

Jim Bradshaw said that he has been involved in the meetings and said that the tie-ins to Redwood Road are unsettled still. There will be two connections to Redwood but to where they will be is still up in the air.

Lorin Powell said that UDOT is beginning some of those conversations now.

Kerry Schwartz said that this plan is fairly well thought out. Right now 2100 North makes sense for commercial and they tried to expand that with the Commercial Nodes on 1500 North.

Lorin Powell said that 1500 North is already established on the other side of the river and he doesn't see that changing.

Kerry Schwartz said that he would recommend that those nodes be Neighborhood Commercial.

Lorin Powell said that we will need a fire station facility so we just put it on the corner of 1500 North. It's not definite so it may need to be moved. He said this will be modified as we go depending on the conditions that will be there that may not be there today.

Kerry Schwartz moved to recommend approval of Steve Holbrook's request for an amendment to the Lehi City General Plan Land Use Map on approximately 1800 acres located approximately between 900 North-City (9200 North-County) and 3600 North-City (11000 North-County) and between approximately the Jordan River and Redwood Road and West of Redwood Road from about 1800 North-City (9800 North-County) to 4200 North-City (10400 North-County) from Agricultural, Commercial and Environmentally Sensitive land use designations to Commercial, Neighborhood Commercial, Business Park, Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Environmentally Sensitive, and Public Facilities land use designations based on the consistency with the other areas within the city and the uniformity of the zones with the collaborative input of the residents in the area and included DRC comments and noting that the Commercial Nodes are to be Neighborhood Commercial Nodes and clear up that little sliver of residential on 1500 North by the power lines. Second by Ron Smith. Motion carried unanimous.

APPROVAL OF MINUTES

5.1 APPROVAL OF MINUTES FROM THE MARCH 27, 2008 REGULAR MEETING.

Kerry Schwartz moved to approve the minutes from the March 27, 2008 regular meeting. Second by Carolyn Player. Motion carried 6-1 with Vaughn Pickell abstaining because he was not at that meeting.

CITY BUSINESS

No City Business at this time.

ADJOURN

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

Meeting ended at 8:58 p.m.

Date Approved _____

Chairman _____

Secretary _____