

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 24, 2008 in the Lehi City Council Chambers

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

Members Absent: Chris Bleak – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Frankie Christofferson, Lorin Powell, Council member Mark Johnson

Meeting began at 7:00 p.m.

Vaughn Pickell pointed out that this would be Ron Smith's final meeting as a Commissioner and thanked him for his years of service to the city.

REGULAR AGENDA

3.1 RESHA ANDERSON – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALON FROM HER HOME LOCATED AT 2212 WEST 1170 SOUTH IN AN EXISTING R-1-12 ZONE.

Kim Struthers presented the request and stated that there is quite a bit of parking and a separate entrance.

Resha Anderson was present for the request and said that she would probably work 3 days a week. During the week her hours would be from about 9-8 and on Saturday from 9-2. She said she would not have any more than 2 patrons an hour. She said that she has a State license and the inspection was done on Monday.

Carolyn Player moved to approve Resha Anderson's request for a Major Home Occupation permit to operate a salon from her home located at 2212 West 1170 South in an existing R-1-12 zone. Second by Marilyn Schiess. Motion carried unanimous.

3.2 AARON CHRISTENSEN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR CAR TOWN, A PROPOSED AUTO SALES BUSINESS LOCATED AT 212 WEST MAIN STREET IN AN EXISTING MIXED USE ZONE.

Kim Struthers presented the request and stated that this was denied without prejudice. He said the major change is the elimination of the display area out front. The parking is to the west and behind with 13 display stalls and 3 stalls for customers. He said they do propose an arch way over the entrance.

Janys Hutchings asked about the removal of the exit to the west.

Kim Struthers said that Aaron did meet with UDOT and they are willing to widen that access out on Main Street. He said that he was going to try to work with the day spa owner to be able to access their parking lot.

Aaron Christensen was present and stated that he would like to have the access off 200 West. He said that he has spent time on Main Street to get the feel of the historic nature. He said they decided to keep all the landscaping in front of the building and wanted to keep it as any other business would have it look if it were an office or something else. He said there is only 13 feet of landscaping on the front and we would need to vary from the 25'. He said they would only want to keep about 12 to 13 cars on the lot. He also said that UDOT wants about 25' for the driveway.

Derek Byrne asked about the square footage of the house.

Aaron Christensen said there is about 1800 sq ft according to the tax records. They will put in whatever type of lights Lehi wants. He asked about putting in a couple cobblestone pads for a couple cars to be displayed on the southwest corner.

Jany's Hutchings suggested keeping the access to the east onto 200 West.

Aaron Christensen said he wants to try a little bit of everything at first to see what type of vehicles sell. He wants newer nicer stuff.

Kerry Schwartz said that there were concerns on another car lot and they ended up parking their cars over the landscaping. He said that he is not sure that this is what we had envisioned for Main Street. He is concerned with the landscape buffer still.

Aaron Christensen said the tree in the back would come out but the tree in the front would stay.

Vaughn Pickell said that personally we would like to see the landscaping remain and keep the product off of it – so no display cars out front.

Kerry Schwartz said that the parking might be better facing front wards – he would rather see the landscaping west of the driveway going back and add a display area to the front.

Discussed the different parking, display and entrance areas.

Jany's Hutchings moved to grant final approval of Aaron Christensen's request for Concept Plan review for Car Town, a proposed auto sales business located at 212 West Main Street in an existing Mixed Use zone noting that we would allow changes on the southwest corner to add more landscaping to that area and to make cobblestone pads for a two car display; we'd like to see some sort of access to 200 West; allow for display of a classic or a nice upgrade car on the east side of the house; stating that we like the proposed fencing; and noting that there would be no display directly in front of the house with the landscaping. Second by Carolyn Player. Motion carried 4-3 with Ron Smith, Marilyn Schiess and Kerry Schwartz opposed.

Jany's Hutchings said that if he gets an access agreement then that would be fine for the access to 200 West but it would be better to have his own.

PUBLIC HEARINGS

4.1 AMSOURCE COMPANIES – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT TO APPROXIMATELY 1.29 ACRES OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF 2300 WEST AND MAIN STREET FROM AN A-5 TO A COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is in a commercial node on our General Plan so this does fit in. He said across the street is the Gray Farms Commercial area which has 3 pads.

Mike Coombs was present for the request and said that right now they are just looking at a zone change.

Public Hearing closed at 8:00 p.m.

Janys Hutchings moved to recommend approval of Amsource Companies' request for a Zone District and Zone District Map Amendment on approximately 1.29 acres of property located at the northwest corner of 2300 West and Main Street from an A-5 to a Commercial zone including DRC comments. Second by Ron Smith. Motion carried unanimous.

4.2 ALPINE SCHOOL DISTRICT – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A NEW ELEMENTARY SCHOOL LOCATED AT APPROXIMATELY 1800 NORTH 2300 WEST IN AN A-5 ZONE.

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that we just looked at a two lot subdivision at the last meeting. They are going to build an off site detention in the upper northwest corner of there other lot. They will have to put an easement on the other piece of property for the piping of the off site detention.

Dave Holdaway with Alpine School District was present for the request and said that at some point in time that other lot will be sold to a developer. He said they discussed connecting the school with the park and there was concern about safety with kids making their way to the river. He said that the housing development has nice chain link fence but there are a few homes on the end that don't have any so we are willing to construct that fence.

Amy Messersmith said she is one of the three that doesn't have a fence and she wondered where the grass would be along there.

Dave Holdaway said that there is about a 30' wide grass strip along those houses. He said that they would put the fence in before we occupy the school.

Public Hearing closed at 8:10 p.m.

Marilyn Schiess said that there should be temporary fencing put up to keep the kids from going onto the constructions site.

Dave Holdaway said that is an excellent idea – they can put a temporary fence in there.

Ron Smith moved to grant final approval for Alpine School Districts' request for Site Plan and Conditional Use approval for a new elementary school located at approximately 1800 North 2300 West in an A-5 zone suggesting that they put up a temporary fence during construction and included DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

CITY BUSINESS

Dianna Webb said that due to the new construction at the Administration office we will not be able to use the conference room for our work sessions. We can either hold them in the Council Chambers – given that no one else is using it - or we can hold them at the Planning Dept. conference room.

The consensus of the commissioners is to have it at the Planning Office. Staff will notify the paper and post a sign the night of the meeting.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 3, 2008 WORK SESSION.

Janys Hutchings moved to approve the minutes from the April 3, 2008 work session. Second by Kerry Schwartz. Motion carried unanimous.

6.2 APPROVAL OF MINUTES FROM THE APRIL 10, 2008 REGULAR MEETING.

Kerry Schwartz moved to approve the minutes from the April 10, 2008 regular meeting. Second by Ron Smith. Motion carried unanimous.

ADJOURN

Janys Hutchings moved to adjourn. Second by Kerry Schwartz. Motion carried unanimously.

Meeting ended at 8:15 p.m.

Date Approved _____

Chairman _____

Secretary _____