

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, June 05, 2008 in the Planning Department Conference Room.

Members Present: Vaughn Pickell, Marilyn Schiess, Carolyn Player, Derek Byrne, Janys Hutchings, Jason Willes

Members Absent: Kerry Schwartz - excused, Chris Bleak - excused

Others: Ken Rushton, Dianna Webb, Noreen Edwards, Frankie Christofferson, Kim Struthers, Council member Mark Johnson

Meeting began at 5:40 p.m.

1. DISCUSSION OF RESIDENTIAL CARE FACILITIES FOR ELDERLY AND DISABLED.

Dianna Webb said that she asked Ken Rushton to come and talk a little about the change that is requested on our code. We want to make sure we comply with the State Code.

Ken Rushton said that when he looked at this he looked at the State Statute. One difference he found was with section 12.1.60 in the Development Code, we have it as a conditional use and the State says it needs to be a permitted use in any zone. He said you could impose a dispersion requirement and it can be limited to the number of occupants.

Discussed what can be imposed with out being discriminatory.

Dianna Webb said that this really affects only our R-1 and R-2 zones.

Ken Rushton said that you can impose a requirement that the structure look like a resident. He said that would have to be put in the ordinance. The State law permits us to limit the number. We can exclude a facility with 16 people which would change the fundamental character of a neighborhood. He said that this doesn't limit it to just Beehive Homes it will open it up to other things.

Discussed the distance between facilities – and relation to where schools are. Discussed how to address parking – for staff and visitors.

Ken Rushton said that they are a business and would have to comply with some standards.

2. DISCUSSION OF SIGN REGULATIONS.

Not discussed at this time.

3. DISCUSSION OF ELEVATIONS FOR THE EMMETT CENTER.

Dianna Webb said that Will Stewart is here and stated that he did have an approved site plan and had problems and had to start over on construction.

Will Stewart said that what started out to be something simple turned out to be a big problem. Originally we were just going to do the inside remodel but when they tried to pull a section of the roof off the walls

were not supported and came down. He stated that they had to tear it down. 80% of the footing are ok – the rest needed to go deeper to meet the frost code. He said that the block structure will be covered with rock or stucco in some way – we need to at least start the block and then work on the outside.

Dianna Webb said that there was one parking stall added – they did change the drainage area in the back to some type of gravel or rock.

Kim Struthers said that this is outside that Historic Downtown area but there are still some guidelines. Most of the requirements are either not applicable or they have already met it.

Will Stewart said there is a planter strip along the front.

Discussed different architectural features that could be a possibility. Discussed the retention area and using a weed blocker under the rocks.

Jason Willes moved to grant final approval of the site plan before us for Emmett's Center. Second by Marilyn Schiess. Motion carried unanimous.

4. FENCING ON THE INDIAN SPRINGS SUBDIVISION.

Dianna Webb said that they made a minor change on the subdivision plat and in regards to fencing they would like your blessing to not install the no-climb.

?? and Dan Ford were present and said that when they started this they were required to put in the right to farm fencing and since then things have changed and they would allow animal rights to all lots over ½ acre. Dan said there are 4 lots that don't comply - so we would like to not have to put that fencing along the backs of those 2 lots.

Jany's Hutchings said that when this went through originally those existing property owners were basically guaranteed a no climb fence.

Jason Willes said that if we had a letter from the property owners stating that they don't need the fence then it's good enough for him.

Dan Ford said that they are putting in a trail there and a canal between this and the Bailey's so the only one to really worry about is the property to the west.

Discussed that the adjacent property owners need to be given notice that this is up for consideration – especially since originally there was a fence planned.

Jason Willes said that he would like to keep with the original motion.

Marilyn Schiess would as well.

Dan Ford asked about sending the owners a certified letter notifying them of the intent.

Jason Willes said that if this is going to be considered he would like to have it initiated and have it as a public hearing. He said he is going to stay with the motion he made originally – he feels it's only fair to the property owners.

Jason Willes moved to uphold the original motion on the July 12, 2007 meeting. Second by Carolyn Player. Motion carried unanimous.

5. DISCUSSION OF COMMERCIAL ELEVATIONS IN RELATION TO THE DESIGN STANDARDS AND THE APPROVAL PROCESS.

Dianna Webb asked about making it better for everyone and getting enforcement on things placed by the Planning Commission. She said that staff will check everything off before a building permit or business license is issued. She asked if the Planning Commission wanted to see the changes before it's approved or do you just want staff to interpret the conditions?

The consensus of the Planning Commission is that they don't want to see it again. They feel alright with staff moving it forward.

Janys Hutchings moved to adjourn. Second by Jason Willes. Motion carried unanimous.

Meeting ended at 7:40 p.m.

Date Approved _____

Chairman _____

Secretary _____