

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, January 08, 2009 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Derek Byrne, Marilyn Schiess, Carolyn Player

Members Absent: Chris Bleak-excused, Janys Hutchings-excused, Jason Willes-excused, Carolyn Nelson-excused

Others: Christie Hutchings, Frankie Christofferson, Noreen Edwards, Brad Kenison, Lorin Powell, Council member Mark Johnson, Kim Struthers

Meeting began at 7:08 p.m.

Lorin Powell briefly introduced Brad Kenison as the new assistant engineer.

Brad Kenison introduced himself.

REGULAR AGENDA

3.1 ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2009.

Kerry Schwartz opened nominations for Chair.

Carolyn Player nominated Jason Willes.

Derek Byrne nominated Kerry Schwartz.

Carolyn Player moved to close the nominations.

Carolyn Player and Marilyn Schiess voted aye for Jason Willes to be Chair.

Derek Byrne voted aye for Kerry Schwartz to be Chair.

Jason Willes nominated as Chair for 2009 by a vote of 2-1.

Kerry Schwartz opened nominations for Vice Chair.

Derek Byrne nominated Marilyn Schiess.

Marilyn Schiess nominated Derek Byrne.

Carolyn Player moved to close the nominations.

Derek Byrne and Carolyn Player voted aye for Marilyn Schiess to be Vice Chair.

Marilyn Schiess voted aye for Derek Byrne to be Vice Chair.

Marilyn Schiess nominated as Vice Chair for 2009 by a vote of 2-1.

Marilyn Schiess asked Kerry Schwartz to conduct this meeting.

3.2 REVIEW OF PLANNING COMMISSION BY-LAWS.

Kerry Schwartz reviewed the By-laws with a general explanation.

Lorin Powell brought up that with only 4 commissioners here they would need to all vote the same including the nomination vote as per item 7.9 in the By-Laws.

Kerry Schwartz re-opened nominations for Chair and Vice Chair.

Carolyn Player nominated Jason Willes.

Derek Byrne moved to close the nominations.

Jason Willes nominated as Chair by unanimous vote.

Derek Byrne nominated Marilyn Schiess as Vice Chair.

Carolyn Player moved to close the nomination.

Marilyn Schiess nominated as Vice Chair by unanimous vote.

3.3 MARK NUGEN – REQUESTS INTERPRETATION OF USE FOR SPLASH POINT, AN INDOOR WATER PARK AND FITNESS CENTER TO BE LOCATED WITHIN THE PILGRIM’S LANDING PROJECT LOCATED AT APPROXIMATELY 4300 NORTH 3500 WEST IN A PLANNED COMMUNITY ZONE. (Tabled from the December 4, 2008 meeting)

Christie Hutchings stated that Mr. Nugen has asked that we table this for another month.

Derek Byrne moved to continue this to the first meeting in February. Second by Carolyn Player. Motion carried unanimous.

3.4 BONA SIGNS – REQUESTS DISCUSSION OF PROPOSED ALTERATIONS TO THE EXISTING POLE SIGN FOR COUNTRY LOFT LOCATED AT 268 EAST MAIN STREET IN A MIXED USE ZONE.

Christie Hutchings presented the request and stated that what they want to do no longer applies to our current ordinance – it would have applied to the old ordinance. She said they want to put in a reader board and that would go against the current ordinance.

No applicant was present.

Derek Byrne said as far as he’s concerned his opinion is that we need to keep it within the new sign ordinance.

Marilyn Schiess said she feels the same –we need to stay within the sign ordinance.

Carolyn Player said that they need to comply with our new sign ordinance.

Kerry Schwartz said it is the intent of the commission that they stay with in the size of the existing sign with no reader board or anything else.

3.5 TEXAS ROADHOUSE – REQUESTS PERMITTED USE AND SITE PLAN APPROVAL FOR A NEW RESTAURANT LOCATED AT 1200 EAST MAIN STREET IN AN EXISTING COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that they have since amended the plat to show the correct lot lines. She said there are 170 new parking stalls and a shared access agreement with the other users. The applicant brought in the elevations to the December meeting and there was question about the front door orientation and the commission felt that those elevations were fine and that the front door faces more towards State Street.

Jennifer Maxwell with Greenburg-Farrow and Jim Hoover with Westfield Properties were present for the request.

Christie Hutchings stated that the subdivision plat does need to be recorded so your motion needs to be conditional on that approval.

Jennifer Maxwell said that they would like it to be completed by this summer. She said that they took the design criteria into account - there is some nice foundation landscaping along the building perimeter that softens the façade.

Jim Hoover said that there are a lot of evergreens and a little bit of grass but most of it is shrubbery. (He handed the commissioners drawings of the landscaping)

Marilyn Schiess moved to grant final approval of a Permitted Use and Site Plan for Texas Roadhouse located at 1200 East Main Street in an existing Commercial zone and include that the subdivision plat needs to be recorded first and include DRC comments. Second by Carolyn Player. Motion carried unanimous.

PUBLIC HEARINGS

4.1 KRISTI SEELY – REQUESTS REVIEW OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY .51 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 500 WEST FROM A TH-5 TO AN R-1-22 ZONE.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented items 4.1 and 4.2 together. She said that the applicant has changed it slightly which required us to look at it at a public hearing. She said it was just a half acre that was changed before and she has made it a full acre now.

Kristi Seely was present for the request.

Kerry Schwartz took public comment on items 4.1 and 4.2 concurrently.

Public Hearing closed at 7:40 p.m.

Marilyn Schiess moved to recommend approval of Kristi Seely's request for a Zone District and Zone District Map Amendment on approximately .51 acres of property located at approximately 1100 South 500 West from a TH-5 to an R-1-22 zone including DRC comments. Second by Derek Byrne. Motion carried unanimous.

4.2 KRISTI SEELY – REQUESTS APPROVAL OF COX ESTATES, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 1001 SOUTH 500 WEST IN A PROPOSED R-1-22 ZONE.

Public Hearing opened at 7:08 p.m.

Discussion included under item 4.1.

Public Hearing closed at 7:40 p.m.

Carolyn Player moved to grant final approval of Kristi Seely's request for Cox Estates, a 2-lot subdivision with an existing home located at 1001 South 500 West in a proposed R-1-22 zone including DRC comments and contingent on the approval of the zone change. Second by Marilyn Schiess. Motion carried unanimous.

4.3 PAUL WASHBURN & ASSOCIATES – REQUEST FINAL SUBDIVISION REVIEW AND RECOMMENDATION FOR PILGRIM'S LANDING PLAT 9, A 4-LOT COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3380 WEST MAYFLOWER AVENUE IN AN EXISTING PLANNED COMMUNITY ZONE INCLUDING A VACATION OF PILGRIM'S LANDING LOT 1, PLAT 3 AND MAYFLOWER BUSINESS PARK OFFICE CONDOMINIUMS.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented items 4.3, 4.4 and 4.5 together. She said the applicants are requesting a subdivision to create 4 lots so each building will be on its own with one empty lot. The next two items are for condo conversion; one of the buildings is already condo'd.

Dovey Roah with Washburn and Associates was present for the request and stated that they are just doing the condo conversion for the existing buildings. They will be managed by a master association – then each building will have its own association that will make them autonomous. There will be designated parking for each building.

Kerry Schwartz took public comment on all three items.

Public Hearing closed at 7:47 p.m.

Derek Byrne moved to recommend approval of Paul Washburn and Associates' request for Final Subdivision review and recommendation for Pilgrim's Landing Plat 9, a 4-lot commercial subdivision located at approximately 3380 West Mayflower Avenue in an existing Planned Community zone including a vacation of Pilgrim's Landing Lot 1, Plat 3 and Mayflower Business Park Office Condominiums finding that it meets our city guidelines and add all DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.4 PAUL WASHBURN & ASSOCIATES – REQUEST FINAL SUBDIVISION REVIEW AND RECOMMENDATION FOR MAYFLOWER BUSINESS PARK PLAT A, BUILDING 3, AN 8-UNIT CONDOMINIUM CONVERSION OF AN EXISTING BUILDING LOCATED AT 3371 WEST MAYFLOWER AVENUE IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:08 p.m.

Discussion included under item 4.3.

Public Hearing closed at 7:47 p.m.

Derek Byrne moved to recommend approval for Paul Washburn and Associates' request for Final Subdivision review for Mayflower Business Park Plat A, building 3, an 8-unit condominium conversion of an existing building located at 3371 West Mayflower Avenue in an existing Planned Community zone for conversion of bldg #3 with all DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.5 PAUL WASHBURN & ASSOCIATES – REQUEST FINAL SUBDIVISION REVIEW AND RECOMMENDATION FOR MAYFLOWER BUSINESS PARK PLAT A, BUILDING 2, AN 8-UNIT CONDOMINIUM CONVERSION OF AN EXISTING BUILDING LOCATED AT 3381 WEST MAYFLOWER AVENUE IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:08 p.m.

Discussion included under item 4.3.

Public Hearing closed at 7:47 p.m.

Derek Byrne moved to recommend approval for Paul Washburn and Associates' request for Final Subdivision review for Mayflower Business Park Plat A, building 2, an 8-unit condominium conversion of an existing building located at 3381 West Mayflower Avenue in an existing Planned Community zone for conversion of bldg #2 with all DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.6 JEFFREY MARZ – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A TRADESMAN SHOP WITH NO OUTSIDE STORAGE LOCATED AT 1530 NORTH STATE STREET (SCHOONOVER PLAZA) IN A MIXED USE ZONE.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented the request and stated that the applicant moved into an existing building in Schoonover Plaza. She said DRC looked at this and said it should have enough parking.

Kerry Schwartz asked about the roll up doors and why we can have designated parking in front of those.

Christie Hutchings said that the site plan was approved that way.

Jeffrey Marz was present for the request and said that they typically don't use the doors; only for moving in and out.

Kerry Schwartz said that we need to take note in the future on those parking stalls in front of the rolling doors. There was a note on the DRC comments on whether there were 6 or 7 parking stalls.

Jeffery Marz said that there are 6 with another one for handicap parking. He said he only has 1 full time employee and a couple that are part time. He said that he runs a small precision machine shop with computerized machinery. They cut metal and make custom small parts. He said that he and his employee have both specialized in skills setting up the machinery.

Public Hearing closed at 7:56 p.m.

Carolyn Player moved to grant final approval for Jeffrey Marz' request for Site Plan and Conditional Use approval for a tradesman shop with no outside storage located at 1530 North State Street (Schoonover Plaza) in a Mixed Use zone and include any DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.7 IG SIGNS – REQUESTS CONDITIONAL USE APPROVAL TO LOCATE AN 80 FOOT HIGH POLE SIGN FOR THE HAMPTON INN LOCATED AT APPROXIMATELY 3576 THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented the request and stated that about 2 years ago there was a pole sign approved for the 3 buildings. At that time there was only Hampton Inn and there was a sign approved that was a 2-pole design. However when it was constructed it was a mono pole and it ended up just being a black pole. The Building Department errantly issued a permit and has sent a letter to the applicant stating that they need to conform. She said the commission denied the applicants request in October. They have come back with this new design; it is still a mono pole but has a coating on the pole similar to the Thanksgiving Point sign.

Al Latimer with IG Signs was present and stated that it was approved as a 2 pole structure and when they came in for the permit there was a problem with an easement (right of way) and it was suggested by Clint Carter that they make it a mono pole. He said they had it engineered and brought it back to the Building Department and they approved it and issued the permit. He said they thought had followed all the property procedures. By doing a mono pole it enabled the sign to be placed on the property with out it sticking out and messing up the drive or parking and this way it could go in the landscape area. He said they will paint the pole tan to match the Thanksgiving Point sign. He apologized and said they really thought they had approval.

Kerry Schwartz asked why after we gave approval they thought they could go forward with a single pole.

Al Latimer said that they thought they were ok. He said that they went with the recommendation from Clint Carter. He said that Arnie Hunt approved the plat change as to where the location is and Clint approved the sign. He said there is not room where it is to put another pole - it would stick 10-12 feet into the parking lot.

Discussed moving the sign.

Al Latimer said that they have no plans right now to move it.

Chris ?? with JCW's said that he believes the easement was taken care of by Tony Trane.

Brad Kenison said that he thought that was taken care of with the relocation of the Frontage Road. He said we pulled out that ditch and it is no longer in use at that location. We would probably need to double check with the irrigation company. He said the corner will be taken off there for that new road – so that sign would have been in the way of the relocation.

Public Hearing closed at 8:12 p.m.

Kerry Schwartz is concerned that we have a monopole sign that none of us care for and it is unfortunate that the process happened the way it did. He said we made the neighbor to the south, Maverik, do a lot to their sign to make it in compliance.

Graydon Pierce with Hampton Inn said that in the CC&R's for Thanksgiving Point there was only one sign permitted and we had to grant approval for Maverik to do their sign separately.

Brad Kenison said that the irrigation ditch is not needed any more but it is called out as a PUE. There may be other utilities in there so we may not be able to vacate that easement.

Derek Byrne said that he understands what happened and he asked about the color and what would it match.

Al Latimer said it would match the Hampton Inn which would be very close to the Thanksgiving Point colors.

Carolyn Player said that she feels that there is fault on both sides.

Kerry Schwartz said we approved the site and sign and he thinks we need to make it work. He said we can possibly work on the location but he thinks we need to stick with the sign as originally approved.

Marilyn Schiess feels the same way – and asked if there's room for it to go where it was approved.

Derek Byrne said though he agrees and is disappointed with the end result. He said he would be more comfortable if they painted the pole and added a stone addition to the bottom – but he would approve it as presented tonight.

Carolyn Player said her concern is with the cost involved for the customer.

Al Latimer said that they possibly could do rock on the base of it to give it a platform look and have it look similar to the Thanksgiving Point sign.

Kerry Schwartz said that we could allow the applicant to bring back a new version.

Derek Byrne moved to table item 4.7, IG Signs request for Conditional Use approval to locate an 80 foot high pole sign for Hampton Inn located at approximately 3576 Thanksgiving Way in an existing Resort Community zone to our next meeting so the applicant has a chance to do some revisions to the plan presented to us tonight. Second by Carolyn Player. Motion carried unanimous.

Graydon Pierce said that he is concerned that he has to dump additional funds into this when they had the approval from the City.

4.8 H & H ENGINEERING – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON 34.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST 1000 SOUTH FROM A VLDR (VERY LOW DENSITY RESIDENTIAL AGRICULTURE) TO A COMMERCIAL LAND USE DESIGNATION.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented the request and stated that most of it is currently in the county except for about 1/3 of it which has subdivision approval. She said a good portion of the property has a commercial node. The new road going through does have an affect on that property. You can see the road stubs into this from other subdivisions and the DRC had concerns about that. There is also no access off of Pioneer Crossing Blvd. The piece to the north is surrounded on two sides by residential – and there are a few stub roads.

Victor Hansen with H&H Engineering was present and stated that he is representing the property owners. He said the hard part is we don't know what the final use will be. Part of the problem is with the Pioneer Crossing Blvd.; half acre lots up against a busy road don't make sense any more.

Kerry Schwartz said that we need to address those stub roads and subdivisions that are in place.

Victor Hansen said we could possibly put cul-de-sacs on those stub roads to the west and to the east. Another thought is should those roads actually connect? He asked if it was possible to take part of what we're asking for and leave it residential and have part as commercial. He said the south end would have a larger user – the north side would need some clustering, whether it is professional office space or another use similar. He said we also have that power line trail corridor. He said we could possibly get traffic out onto 1100 West with right-in right-out only.

Kerry Schwartz asked him to address the VLDRA, which we tried to protect on the south side of town, and now you're asking for something that's taking away part of that property. The area adjacent to this went commercial and this body wasn't necessarily in favor of that.

Victor Hansen said that animal rights don't seem to interest people. They want the larger homes so a lot of the character of that area changed with that road going in and we're trying to use that. The node does provide a small amount of neighborhood commercial. This area would attract the traffic that was going around town.

Kerry Schwartz said that we knew that road was planned when the VLDRA went into place.

Tim Bentley lives in the neighborhood north and is not opposed to progress but if they have to access on the other roads through the neighborhoods it could cause concerns. There is a park on the north. He is concerned with the traffic control and what will be dumped into the neighborhoods.

Brad Bennett doesn't live by this but got impacted by a big commercial development and said that the people that built down there did so not for the commercial and not necessarily for animal rights but for the seclusion. Those people built there for what is currently there.

Public Hearing closed at 8:43 p.m.

Marilyn Schiess is concerned with that park on that corner and if they want to bring traffic into that property.

Victor Hansen said that may be the only access for any use in there.

Christie Hutchings said that we also have the power line trail that would go through there.

Carolyn Player has the same concerns as DRC.

Kerry Schwartz said that there is more property than what we would want for commercial. The use would be very limited with the power line trail, the access to the north and Pioneer Crossing Blvd.

Derek Byrne moved to recommend denial of H&H Engineering's request for a General Plan Land Use Map Amendment on 34.5 acres of property located at approximately 1100 West 1000 South from a VLDRA to a Commercial land use designation finding that it doesn't conform to the current plan and zoning map and we prefer the current zoning. Second by Carolyn Player. Motion carried unanimous.

Derek Byrne said that he feels there is enough commercial in that area; the neighborhood commercial in the node is enough and he feels it needs to stay with what was planned for.

Frankie Christofferson said that this node was not an original one; it came through later at the request of the property owners.

4.9 MARK SEITER – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR OLD PARK SUBDIVISION, A 3-LOT COMMERCIAL SUBDIVISION LOCATED AT 1200 NORTH 500 WEST IN A MIXED USE ZONE.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented the request and stated that the applicant was given approval for a 2 lot subdivision but it was never filed – now they are coming back through with a request for 3 lots. He said the Harris’s may be purchasing lot 3. Their fence is built over the property line. There is also existing parking on lot 3 and there would be a cross access easement so patrons of both lots could use that parking.

Mark Seiter was present and stated that they have a written variance by UDOT that an access would be granted on State Street. He said it has been applied for online and is in the process of approval. We are prepared to comply with the DRC comments.

Carolyn Player asked if they have the boundary line agreement yet.

Mark Seiter said that Mr. Harris has agreed to purchase lot 3 for his parking. If Harris’s decide not to buy that property then we have a plat with Select Title that will allow the back of Harris’s building to be the property line.

Frankie Christofferson asked if he was proposing an amendment from what we have tonight.

Mark Seiter said that this was with Mr. Harris buying that property for parking. He said if there is concern with Mr. Harris purchasing this then they are prepared to change that if Mr. Harris doesn’t agree with it.

Christie Hutchings said that it is addressed in the DRC comments.

Kerry Schwartz said that this changes the lot line – it’s a new plat.

Christie Hutchings said that if it’s a lot line adjustment then Dianna Webb can do that.

Discussed that this is a boundary issue not a lot line issue and how to precede with this.

Frankie Christofferson said that this can be amended as it goes forward to City Council.

Public Hearing closed at 9:02 p.m.

Marilyn Schiess moved to recommend approval of Mark Seiter’s request for Preliminary Subdivision approval for Old Park Subdivision, a 3-lot commercial subdivision located at 1200 North 500 West in a Mixed Use zone including DRC comments. Second by Carolyn Player. Motion carried unanimous

4.10 GREAT BASIN – REQUESTS REVIEW AND RECOMMENDATION FOR AN AMENDMENT TO THE CENTER POINTE COMMERCIAL SUBDIVISION LOT 22 LOCATED AT APPROXIMATELY 1300 EAST SR-92 IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:08 p.m.

Christie Hutchings presented items 4.10 and 4.11 together. She stated that each building has a drive thru and that’s why it’s a Conditional Use. The subdivision is on the two lots – it was one lot and they are splitting it.

Jeff Randall with Raddon Development was present for the request and stated that lot 22A (as labeled on the Site Plan) is where the new building is going.

Kerry Schwartz asked about a signature block on the plat for that aqueduct that goes through there.

Jeff Randall said that there is a previous subdivision agreement and he will check with them to see if they need to sign it or if their previous agreement will go with this.

Kerry Schwartz asked about the drive thru.

Jeff Randall said that one exits onto road B and the other exits to the north. He said that the buildings on lot 11 and 12 are multi-tenant buildings.

Brad Bennett lives in Alpine Vista asked about the building and the hours of operation.

Andrew Hattenward said it would be what the city allows for commercial use and would be similar for what Smith's is doing. He said that Emerald City Smoothies has signed on and will be on lot 10. He said that they don't have any signed leases with building B on lot 22A.

Brad Bennett said that they don't want a drive thru on any building backing their back yards. He said one concern is for the traffic flow and if the drive thru is open into the evening hours he said they will have car lights in their back windows all night. He said the other concern would be the time that it is open. He said if they're looking at having food in those shops there will be a lot of food emptied into those dumpsters and we would ask that those dumpsters be emptied on a daily basis. There are several issues with that; raccoons, transients, smell, etc. He said we would also ask that there be no outside storage or generators. That is a big issue we have with Smiths – the generators are noisy and there is the diesel smell that comes into the houses. He said also the additional outside speakers would be an issue. We would ask for a limitation on delivery hours primarily for the locations backing our back yards. There are restrictions for Smith's. (Deliveries restricted from 7 am to 10 pm to help with the noise issues)

Brendy Fotheringham lives directly behind the building and is concerned with the drive thru. She is concerned about the lights coming into their homes. She is also concerned with the closeness of where the cars would be driving. She said they can see into our homes. She said she wouldn't mind businesses where people only enter through the front of the buildings.

Andrew Hattenward said that they jointly purchased the property after the initial site plans were approved. He said that we anticipate these buildings as being the typical strip mall businesses. He understands the concern with the drive thru issues and he thinks he can help mitigate the lights late in the evening. He said they could plant more shrubbery or trees where the light will go into the homes. There is a possibility of doing it with landscaping on the high intense areas where the drive thru's go through. He said they certainly will pay attention to how it impacts the neighbors. He said he is willing to meet with those neighbors to get their concerns as we go.

Angela Bennett re-clarified things that had already been said and stated that they would suggest some kind of a sound barrier wall. She is also concerned with people being able to see into their homes.

Public Hearing closed at 9:29 p.m.

Brad Kenison said that there are two fences and that canal is 100 feet wide. There is a 6 foot fence on the residential side and a 6 foot fence on the commercial side which also has landscaping. He said that is about 175 feet from the back of that building to their property line. He said the grade does rise up higher.

Marilyn Schiess moved to recommend approval of Great Basin's request for an amendment to the Center Pointe commercial subdivision, lot 22 located at approximately 1300 East and SR-92 in an existing Commercial zone including DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.11 GREAT BASIN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR CENTER POINTE RETAIL LOCATED AT APPROXIMATELY 1300 EAST AND SR-92 IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:08 p.m.

Further discussion held under item 4.10.

Public Hearing closed at 9:29 p.m.

Christie Hutchings said that a reminder of the commercial design standards say that all four sides of the building need to be considered equally.

Discussed that all 4 sides were looked at in DRC but the elevations are not in the file.

Troy Anderson the architect said that the buildings have a 4-sided architecture on the roof top and there is variation of materiality.

Kerry Schwartz said that we want to see variation in building materials, roofline and pop outs on the back.

Troy Anderson said he will re-review those standards and make the changes necessary. He said we might be able to vary the roof line with projections and change the roofline to a more square shape.

Kerry Schwartz said that since we don't have those elevations before us tonight we can ask to see them – we can review them at a work session. He said that some of these things were already addressed in the over all project and have been approved.

Jeff Randall said that the traffic study was done for the over all development; the internal circulation comes up on a case by case basis. He said he agrees with the headlights and drive thru going 24 hours a day. There are some things we can do to mitigate those impacts on the neighbors. He said none of the dumpsters have been moved and there would be one dumpster to share between building B and the future building. The dumpsters will be enclosed in a 6 foot brick enclosure. Emptying of the dumpsters depends on how quickly they fill up. Depending on the type of use would also depend on how often the dumpster is emptied. He said that there is no outside storage on these strip malls anyway. There would be no outside generators. The Smith's generator is on the roof and is only for emergencies. He believes the generators Mr. Bennett's talking about are on the trailers with refrigerator units.

Derek Byrne moved to grant final approval of Great Basin's request for Site Plan and Conditional Use approval for Center Pointe Retail located at approximately 1300 East and SR-92 in an existing Commercial zone for the 3 commercial buildings as noted with the following conditions: 1) that any drive thru have fencing or screening for both lights and noise to protect tenants in the back; 2) that any tenant with drive thru have reasonable hours of operation; 3) the delivery issues were handled with the over all Site Plan but the deliveries be limited to similar hours as Smith's; 4) include that the Commercial Design Standards be enforced on all 3 buildings and on all 4 sides - that they be attractive as indicated in our Design Standards; 5) the elevations be reviewed by us at a work session or next meeting. Second by Carolyn Player. Motion carried unanimous.

Kerry Schwartz said that we are limited with screening because of the federal aqueduct.

APPROVAL OF MINUTES

5.1 APPROVAL OF MINUTES FROM THE DECEMBER 4, 2008 REGULAR MEETING.

Kerry Schwartz said that on page 9 his motion needs to have ‘moved to approve’ added.

Carolyn Player moved to approve the minutes from the December 4, 2008 regular meeting with the correction on page 9 item 6.1. Second by Marilyn Schiess. Motion carried unanimous.

CITY BUSINESS

Kim Struthers said that by way if information we have recently along with GSBS Architects been doing an update to our trails master plan. Their time table is January and we want to be done by mid June. They’d like to have a steering committee and we were wondering if Marilyn Schiess would be our representative.

Kerry Schwartz said the commission has been invited by the Chamber of Commerce to come to a government forum at the Senior Center.

Christie Hutchings said that Tuesday and Wednesday there is a preparedness seminar at Fox Hollow.

ADJOURN

Carolyn Player moved to adjourn. Second by Derek Byrne. Motion carried unanimous.

Meeting ended at 10:00 p.m.

Date Approved _____

Chairman _____

Secretary _____