

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, January 22, 2009 in the Lehi City Council Chambers.

Members Present: Jason Willes, Kerry Schwartz, Marilyn Schiess, Carolyn Player, Carolyn Nelson, Derek Byrne, Janys Hutchings

Members Absent: Chris Bleak – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Christie Hutchings, Council member Mark Johnson

Meeting began at 7:02 p.m.

REGULAR AGENDA

3.1 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. (Continued from the January 8, 2009 meeting)

Kim Struthers presented the request and briefly went through the history of this Conditional Use application.

Al Latimer with IG Signs, Graydon Pierce with Hampton Inn and Chris Williams with JCW's were present for the request.

Al Latimer said that at the last meeting we explained that we ended up with a single pole sign at approval of the City. He said they thought they were ok with that. He said they are trying to come up with something that will fit, architecturally, etc. that everybody will be happy with.

Marilyn Schiess asked how far out the pole will be after they put the brick or whatever on it.

Al Latimer said it could be out 2-4 inches, but they also have to be careful with the site triangle.

Kerry Schwartz asked for a description of the material.

Al Latimer said it would be a stucco type material to mimic the Hampton Inn building. He said the base would be round and wrapped but it could be square. He said that the one thing they were concerned about was the site triangle.

Graydon Pierce said that anything on the bottom will not be seen because of the drop in the elevation.

Chris Williams said that they are willing to add to the landscaping if that's something you want.

Kerry Schwartz said that he likes the rendering that is not the wrap around.

Graydon Pierce said that they do want some direction but would like the commission to also realize the expense that they have already put into the buildings and the pole. He said now they are going to have to

put more cost into the sign when they thought that it was approved. He said they feel that where there are errors that have gone around they don't feel like they should have all the expenses put on them.

Marilyn Schiess likes the rock and thinks it will match Maverik.

Derek Byrne said that we try to tie the sign with the business. He said that's what they've done and what they want is good enough for him. The rock would tie it to the Maverik but not JCW's or the Hampton Inn. He said that maybe we should just lean towards the stucco look to match the Hampton Inn.

Jany's Hutchings likes the stucco look but would like to see it squared off to tie into the building design more.

Carolyn Player agrees with Derek on the stucco; especially where there were mistakes made on both sides.

Carolyn Nelson agrees with Derek as well.

Kerry Schwartz said that we are trying to make them fit better with the community and to fit our standards. This isn't going to put much more to it than just the wrap around piece.

Jason Willes said that he doesn't mind the stucco look and understanding that mistakes were made and approvals were given that shouldn't be given he would like to at least see it with more of a substantial base.

Al Latimer said that on the Thanksgiving Point sign that base cannot be seen from the Freeway; you only see the poles. So keep in mind that whatever is being done with the base it will only be seen from the Frontage Road. He said that the wrapping will go up to about 24'.

Kerry Schwartz moved to grant final approval of IG Signs request for 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 with the following conditions: 1) that the sign color conform to the color of the hotel; 2) that the collars be placed at the locations on the pole as shown between the marquee signs; 3) that the base of the sign be a square base of materials to match the surrounding buildings and needs to be at least 24 feet high; 4) at that point step it down at least one size for a 2-tiered size base similar to the 2nd rendering (attachment A). Second by Carolyn Player. Motion carried unanimous.

CITY BUSINESS

4.1 REVIEW OF BUILDING ELEVATIONS FOR CENTER POINTE RETAIL BUILDINGS LOCATED AT APPROXIMATELY 1300 EAST SR-92 IN AN EXISTING COMMERCIAL ZONE.

Kim Struthers stated that the applicant did come back in with some different elements than the original. They also brought in a rendering that shows the additional trees and fence to block the lights from the drive thru.

Andrew Hattenworth with R&B Center Pointe Development and Ron Raddon were present for the request. Andrew said that they purchased this from the Patterson Group.

Troy Anderson the architect with Dickson and Associates brought new renderings of the backs of the buildings. He said that they've tried to add more materials and features that mimic Smith's. He said

they've wrapped those features fully around to address the entire site. There will be drive thru's and we have added a split faced block wainscot on the back. The L & K buildings have a similar element with the same kind of projections and same dimension with the same treatments on the back. There is a 40 foot 6 foot tall fence with 5 Austrian Pines so the neighbors will be amply shielded from those lights from the drive thru. The fence will be at the grade of the asphalt at the top.

Kerry Schwartz said that there is still a long look to the back of that. He asked if there wasn't something they can do to break that up a little more like with some offsetting or canopies over the doors.

Andrew Hattenworth said that they had already bid those buildings so there is a cost issue. They can take more off the front and put on the back; but we are capped out on what we can do with construction costs.

Troy Anderson said that they have put the funds where they will most likely be seen. He said it comes down to an economic issue. He said they can change up the color on the back a little bit, extend the parapet up a couple feet and change the color so there will be some variation of height and color.

Janys Hutchings moved to grant final approval of the building elevations for Center Pointe retail buildings located at approximately 1300 East SR-92 in an existing Commercial zone with the suggestions given on extending the columns and coloration differences. Second by Carolyn Player. Motion carried unanimous.

4.2 DISCUSSION OF LANDSCAPED BUFFER REDUCTION FOR BRIGHT BEGINNINGS COMMERCIAL DAYCARE LOCATED AT APPROXIMATELY 1120 EAST 3200 NORTH.

Kim Struthers said that we need to get some preliminary input; we have a daycare that wants to locate in a home but before they spend a lot of effort and time in the design they want to know if a landscape buffer reduction is possible. In order to make the parking work in front they will only have 20' instead of 25' for a landscape buffer. They want to reduce it by about 5 feet. He said David Peterson did bring in the site plan drawings today and it did show a 2' berm. They will have the trees put in and the back play area will all be grass as well as the front between the road and the parking.

Jason Willes said that in the past we have granted a lot of variances. He doesn't think we should keep giving variances to this; we either need to stay with the code or change it.

Marilyn Schiess wondered if most of them work out or have we created a problem by allowing a reduction.

Kim Struthers said that most of it is aesthetics.

Discussed approving a reduction with amenities.

Jason Willes asked if anyone has a problem with this particular item.

Janys Hutchings said she would just like to see that berming carried on down there.

Discussed that the commissioners are ok with the 20' landscape buffer if they maintain the berm.

4.3 DISCUSSION OF REVISED BUILDING ELEVATIONS FOR THE LEHI MEDICAL PLAZA BUILDINGS LOCATED AT APPROXIMATELY 3300 NORTH 1120 EAST.

Kim Struthers said that there were 2 buildings approved for right there. They want to move forward but they've changed the construction of the buildings from a steel frame to a wood frame. He said that nothing really changed except for the construction type and the exterior elevations. The footprint didn't change and the outside is still very similar.

Jason Willes said that no one has an issue with that change.

Kim Struthers said that DRC was ok to move forward at this point. The applicant will just need to replace the check off sheets with new ones. They are ready to get a building permit.

4.4 DISCUSSION OF COMMERCIAL DEVELOPMENT STANDARDS INCLUDING BUILDING MATERIALS, FENCING, LANDSCAPING AND SET BACKS.

Dianna Webb said that we will add these items to a work session but we wanted to get you thinking about it.

Christie Hutchings said that the first thing we need to consider is setbacks, the next is building orientation on arterial roads and the third is landscaping. She went through pictures of different buildings that we did grant reductions on.

Kim Struthers said that we could do an average so if it goes wider in some areas they can average it.

Jany's Hutchings said that to do the 25' buffer on commercial is high. She likes the trade off idea.

Jason Willes said that we need to come up with a way that is consistent and fair for all parties, such as for every foot of variance we require a % of extra plantings.

Dianna Webb said that we have been working on an ordinance for Gary Powell and we want to give you some material on that so you can review it before the work session in a couple weeks.

Discussed making the motor cycle business legal before we approve a test track. He said we need to have Ken Rushton explain that just because Mr. Powell has a business license doesn't mean he has a legal business; he still needs Conditional Use approval.

Jason Willes directed staff to come up with a final written opinion from Ken Rushton on whether they need to make that a legal business to begin with before we can act on changes to the Development Code for this.

Jason Willes excused himself at 8:25 p.m.

Marilyn Schiess took over as vice chair.

Derek Byrne excused himself at 8:30 p.m.

4.5 DISCUSSION OF ALLOWED USES IN THE MIXED USE ZONE.

Discussed that the Mixed Use zone needs to be leaned up. Discussed that there may need to be a different zone. Discussed that we need to bring some maps and survey what is in the different areas to a work session. We need to look at breaking up the Mixed Use.

Kim Struthers said just for information sake that McDonald's will be doing some changes and they will be doing a metal roof that will tie more into the Roller Mills.

Dianna Webb said that we need to publish the schedule for the year and there were a couple meetings in July that we needed to clarify.

Marilyn Schiess said to keep the schedule like it is.

APPROVAL OF MINUTES

5.1 MINUTES FROM THE JANUARY 8, 2009 REGULAR MEETING.

Kerry Schwartz moved to approve the minutes from the January 8, 2009 regular meeting. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

Carolyn Player moved to adjourn. Second by Janys Hutchings. Motion carried unanimous.

Meeting ended at 8:51 p.m.

Date Approved _____

Chairman _____

Secretary _____