

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 26, 2009 in the Lehi City Council Chambers.

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

Members Absent: Carolyn nelson – excused, Chris Bleak – excused

Others: Dianna Webb, Kim Struthers, Noreen Edwards, Councilmember Mark Johnson, Brad Kenison, Frankie Christofferson

Meeting began at 7:00 p.m.

### REGULAR AGENDA

#### **3.1 WOODBURY – REQUESTS APPROVAL FOR A MODIFICATION OF A PREVIOUSLY APPROVED 25’ POLE SIGN FOR THE DRAKE RETAIL PROJECT LOCATED AT 1338 EAST MAIN STREET IN A COMMERCIAL ZONE.**

Kim Struthers presented the request and stated that it was noted in the staff report that the sign that was approved was a pylon sign. They then came back in for the two pole design but changed their minds. They are now asking that the two pole design considered. It has the same over all dimensions as before just the base would change.

Joseph Johnson with Westfield Properties was present for the request and stated that the sign will be south of the utility box and outside of the utility area. There are 3 reasons we want to switch; the first is that this is an awkward intersection; the line of site will be blocked by a solid base. The second is that the more visibility there will increase the flow of traffic especially out of the project. And third is when Texas Roadhouse saw it they were strongly opposed because of how much of their building would be blocked by the sign.

Discussed the signs for Texas Roadhouse.

Joseph Johnson said that they don’t feel that they will need anything other than their wall signs.

Janys Hutchings said that the two pole sign is a better idea – they already have the utility box blocking it.

Kerry Schwartz asked about the bottom with the tenant signs and whether it is the same height.

Joseph Johnson said that he thinks it is the same height – similar to the other Meadow signs.

*Carolyn Player moved to approve Woodbury’s request for a modification to a previously approved 25’ pole sign for the Drake Retail Project located at 1338 East Main Street in a Commercial zone. Second by Marilyn Schiess. Motion carried unanimous.*

### **3.2 CLAY PECK – REQUESTS CONCEPT PLAN REVIEW FOR MILL POND PLAZA, A COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 700 SOUTH MILL POND ROAD IN AN EXISTING A-5 ZONE.**

Kim Struthers presented the request and stated that this is currently still in an A-5 zone. We are waiting for a zone change to Business Park on this property – it's still pending. The concept plan will be a mixture of office and retail but doesn't take into account Pioneer Crossing Blvd.

Clay Peck was present for the request and stated that 6-8 months ago they showed a concept to the city with something similar to what American Fork Main Street has done. He said they held off to see how this road would affect the property. They know it will be affected – but all in all they want this to be a nice piece of property with the best use. He said UDOT is taking 8.9 acres from the railroad tracks up and if they do stackable walls it will lessen the impact, but if they do a dirt fill the embankment will go a ways out. He said they're still negotiating. The total parcel is 51.9 acres with 16.3 acres of water.

Jason Willes said that the concept is really good. The Business Park fits well in that area. It will be interesting to see what needs to be done with the UDOT roadway there.

Jany's Hutchings asked about a wetlands study.

Clay Peck said that UDOT came and said that there isn't much wetland area on that side – there is some hatching on the Concept Plan where there is wetlands.

*Derek Byrne moved to grant final approval for Clay Peck's request for Concept Plan review for Mill Pond Plaza, a commercial development located at approximately 700 South Mill Pond Road in an existing A-5 zone seeing that it fits in to the soon to be Business Park designation upon water dedication and including DRC comments. Second by Carolyn Player. Motion carried unanimously.*

## **PUBLIC HEARINGS**

### **4.1 SARAH AND KEVIN GORDON – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL FOR BRIGHT BEGINNINGS, A COMMERCIAL DAYCARE LOCATED AT 1135 EAST 3200 NORTH IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is an existing home that was there prior to the other development coming in. They are proposing an access off 3200 North. This is a shared access with an approved Alpine Medical Building to the east. We did look at the reduction in the buffer by 5 feet at one of our work sessions.

Sarah and Kevin Gordon were present for the request and stated that there is a new plan that shows a second entrance where the existing driveway is.

Brad Kenison said that they did submit that plan and it does meet the code with the spacing of that and the next roadway.

Sarah Gordon said that they will not lose any parking spaces and it will strictly be a childcare center – no one will live there.

Janys Hutchings said that she has concerns with approving this where there will be some time before they can actually open. She asked about the 6 foot white vinyl fence and stated that they may want to consider putting masonry pillars every so many feet.

Public Hearing closed at 7:35 p.m.

Sarah Gordon said there is about 503 feet of fencing that they will need to put in.

Janys Hutchings said that part of the reason for the pillars in that area is because of the wind and because it is commercial all around.

Sarah Gordon said that the playground equipment will be commercial quality. The State licensing department has them meet certain standards for the playground equipment. The state also determines how many children they can be licensed for. With what they have they can be licensed for 60-80 children but that doesn't mean there will be that many at one time.

*Janys Hutchings moved to grant final approval of Sarah and Kevin Gordon's request for Site Plan and Conditional Use approval for Bright Beginnings, a commercial daycare located at 1135 East 3200 North in a Commercial zone subject to: 1) the approval of the fire inspection, safety inspection and state inspection; 2) the fencing be a combination of vinyl privacy fence with concrete masonry pillars every 35-40 feet with no more than 40 feet of spacing between the pillars; 3) follow all other DRC comments; 4) include the new site plan with the two accesses on 3200 North; 5) post signs directing the traffic flow from entering on the east and exiting on the west off of 3200 North. Second by Marilyn Schiess. Motion carried unanimous.*

#### **4.2 KEY BANK – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW KEY BANK WITH A DRIVE-THRU IN THE CENTER POINTE COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 1250 EAST SR-92 IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this will be up in the Center Point Development.

Discussed stacking in the drive thru lanes.

Alyssa Yensen was present for the request and stated that the drive thru lanes look like there could be 3 cars stacked per lane.

Janys Hutchings expressed concerns with stacking out into the road from the drive thru lanes.

Public Hearing closed at 7:54 p.m.

Discussed that landscaping.

Kerry Schwartz said that they have done a nice job with this and there is already some landscaping from the development itself.

*Derek Byrne moved to grant final approval of Key Bank's request for Site Plan and Conditional Use approval to construct a new Key Bank with a drive-thru in the Center Point commercial subdivision located at approximately 1250 East SR-92 in an existing Commercial zone with the following stipulations: 1) that they place additional landscaping in the nature of low lying shrubs in addition to the*

*grass on the north and east; 2) with additional signage to avoid any stacking issues to the lanes of traffic to the south; 3) include DRC comments.*

Discussed whether they need additional landscaping.

*Derek Byrne moved to amend his motion taking out the reference to any additional landscaping except as presented and that the signage on the drive thru be marked as to avoid blocking the intersection and on the north to not enter into the drive thru lanes. Second by Janys Hutchings. Motion carried unanimously.*

**4.3 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION FOR AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE MAP ON APPROXIMATELY 72 ACRES OF PROPERTY LOCATED FROM APPROXIMATELY 300 EAST TO 700 EAST AND FROM 1500 NORTH TO 2300 NORTH, AMENDING THE LAND USE DESIGNATION FROM VLDR ( VERY LOW DENSITY RESIDENTIAL) TO PF (PUBLIC FACILITY).**

Public Hearing opened at 7:00 p.m.

Kim Struthers presented the request and stated that this is for the City to put in a park. This will be for a formal recognition that this is intended for public use in the future so this will become a park. There is a part that is owned by DeSpain's that is not part of the request tonight. There has never been any water dedication at the time of annexation.

Mark Johnson said that we just need to have this moved into the Public Facility zone.

Grant Pearson said that he wants information and asked about the boundary on the south side.

Mark Johnson said there was just an easement along there. That ditch is just not in use any longer and it is on the boundary line of the subdivision.

Kim Struthers said that we did go through some conceptual designs back in 2006 but it's never gone any further. There is some master planning city wide for all the parks and they will take a look at this again with more master planning over the next few months.

Grant Pearson said that he is concerned with the designation changing with different bodies of government. He asked how they can be sure this will actually be a park.

Kim Struthers said that there will be a website where there will be an opportunity for more public input.

Grant Pearson went into what he thinks would be beneficial for having a park there.

Michael Rhoades said that he would like to know whether this will all be a park or will it be an extension of the cemetery.

Mark Johnson said that there hasn't been any discussion as to moving the cemetery into this area.

Michael Rhoades said that on the south side of the property some of the homes sit just 6 feet from that border. He said he would like to have a physical berm left there.

Jay Carter, representing Vivian Carter, said that there is a concern with the boundary line not being correct on the north side of the map. As long as the boundary is where the current fence is then he's ok with it – there is also a power line that runs through there.

Jason Willes said that the design on this property has not moved forward. We are just looking at putting this into the Public Facility designation. He said all those concerns will be addressed at some point.

Ryan Jones asked who has the say over what goes in this park area.

Jason Willes said that the owner in fee would have say over what will take place. The city will have input on what goes in and how it is designed.

Rachel Spencer lives on Airport Drive and backs the DeSpain property. She asked what that will do to the traffic and the access he has to that property.

Mark Johnson explained the history with the past developer. He said there are not many opportunities to develop that land.

Rachel Spencer is concerned with having that property as a dead spot.

Jason Willes said that if the city doesn't purchase the DeSpain property we will have to leave an access, we cannot create a landlocked piece of property.

Rob Reese said that he is for the park but is concerned with traffic flow and access. He said they would like to see more of a walking type park.

Dale DeSpain is concerned with the extension of 600 East.

Jason Willes said that he is not sure the city has a plan to continue 600 East.

Kim Struthers said that there has been some discussion on whether that will happen or not.

Jason Willes said as the design moves forward those things will be addressed.

Nita Lindstrom asked about further notification.

Jason Willes said that as Kim stated there will be a website where you can post comments.

Kim Struthers explained that it will be for the whole city and it will include all the parks – there will also be an open house in April or May.

Public Hearing closed at 8:43 p.m.

*Janys Hutchings moved to recommend approval of Lehi City's request for a General Plan Amendment on approximately 72 acres of property located from approximately 300 East to 700 East and from 1500 North to 2300 North, amending the land use classification from VLDR (Very Low Density Residential) to PF (Public Facility) and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

## **APPROVAL OF MINUTES**

### **5.1 APPROVAL OF MINUTES FROM THE FEBRUARY 5, 2009 WORK SESSION.**

*Kerry Schwartz moved to approve the minutes from the February 5, 2009 Work Session. Second by Carolyn Player. Motion carried unanimous.*

**5.2 APPROVAL OF MINUTES FROM THE FEBRUARY 12, 2009 REGULAR MEETING.**

*Kerry Schwartz moved to approve the minutes from the February 12, 2009 Regular Meeting. Second by Janys Hutchings. Motion carried unanimous.*

**CITY BUSINESS**

Brad Kenison said that for the most part where Pioneer Crossing comes through and where the state already owns the property we cannot do a Conditional Use permit on those areas. But there are other parcels which we currently own which may be intended to be traded to the state and we can review and discuss those.

Dianna Webb said we are not reviewing the design of the pipeline – but based on our ordinance it does require Conditional Use approval.

**ADJOURN**

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

Meeting ended at 8:52 p.m.

Date Approved\_\_\_\_\_

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_