

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 05, 2009 in the Lehi City Council Chambers.

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

Members Absent: Chris Bleak – excused

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

Meeting began at 7:02 p.m.

REGULAR AGENDA

3.1 GADI SORIANO – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 750 WEST 700 SOUTH IN AN EXISTING R-1-8 ZONE.

Kim Struthers presented the request and stated that they already have approval for one home occupation here for a preschool and they are requesting a daycare as well. She would like to care for 7 children but our code allows a maximum of 6. The commission may want to stipulate that no more than 6 children for daycare and no more than 12 for both at any one given time.

Gadi Soriano was present for the request.

Kirgo Soriano stated that a lot of their clients have had their families grow and now they also need daycare services for the younger children.

Gadi Soriano said that her husband would help her if this is approved. She is working on her Associates Degree for child care. She said she will have a state license.

Janys Hutchings moved to grant final approval of Gadi Soriano's request for a Home Occupation permit to operate a preschool and daycare from her home located at 750 West 700 South in an existing R-1-8 zone stating that no more than 6 children can be in the Day Care with no more than 2 under the age of 2 and no more than 12 children at a time for both and the approval contingent on State licensing. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARING

4.1 CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD) – REQUESTS CONDITIONAL USE APPROVAL TO INSTALL NORTH SHORE AQUEDUCT ALONG PIONEER CROSSING BLVD. FROM 1700 WEST TO APROXIMATELY 300 EAST.

Public Hearing opened at 7:02 p.m.

Kim Struthers presented the request and stated that as part of the construction for Pioneer Crossing Blvd. they want to put in a water line within that right of way and our code states that this needs to be a Conditional Use on only the part that is City owned where we have secured the right of way. The maps in your packet just show you generally where these will be going.

Brad Kenison said that as a clarification – this actually goes further west than 1700 West. It goes to our City boundary line. He said that if this was noticed for only going to 1700 West then he’s wondering if it would have to come back for the rest of it going out to the river.

David Pitcher was present and stated that there is one package from 1700 West to 300 East and there is another two packages that go from 1700 West to Redwood Road. He also said that they work with the communities that the construction goes through – UDOT doesn’t do the same courtesy.

Jason Willes asked the commission what they think we should do.

Discussed that they could say that it is approximately in the city boundaries of approximately 1700 West because that is what was advertised.

David Pitcher said that the actual start of construction on the pipeline part of it will start in Saratoga Springs with UDOT being the contracting party.

Kim Struthers reminded the commission that they are only approving areas within Lehi City.

Public Hearing closed at 7:22 p.m.

Brad Kenison said that we need to make sure DRC comments are included. The applicant has been really good bringing in the plans to us.

Janys Hutchings moved to grant final approval of Central Utah Water Conservancy District’s request for Conditional Use approval to install North Shore Aqueduct along Pioneer Crossing Blvd. located from approximately 1700 West to approximately 300 East including all DRC comments and noting that we can only grant approval through areas Lehi City has control and that the addresses are approximate and they may go further than stated. Second by Carolyn Player. Motion carried unanimous.

CITY BUSINESS

6.1 DISCUSSION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE ADDING USE CLASSIFICATION FOR RESIDENTIAL CARE FACILITIES FOR DRUG AND ALCOHOL DEPENDENCE.

Kim Struthers explained that Christie Hutchings has been working on this and there have been more and more requests to put these types of treatment centers in.

Dianna Webb said that our attorney has advised us that we need to address this and specify an area.

Janys Hutchings asked about item 14 and if this would restrict a court ordered treatment.

Kim Struthers said he can check on that.

Discussed treatments centers and whether they’re in lock down type or what.

Janys Hutchings asked about restrictions to proximities to schools. She said we may want to look at that and add something about a distance from a school, maybe the same as a drug free zone.

Discussed the drug free zone and what the definition of school is.

Kim Struthers said we could define it the same way as we did schools – accredited

Jason Willes instructed staff to add those comments to the ordinance for the next meeting.

ADJOURN

Janys Hutchings moved to adjourn. Second by Marilyn Schiess. Motion carried unanimously.

Meeting ended at 7:35 p.m.

Dianna Webb said we do have more city business to discuss.

Kim Struthers said that we had an issue come up with a bond release on Willow Falls. Ron Nuttall had a trail shown on his plans which is not a city trail – just a side path. The comment said a 4 foot trail as per city standards but we don't have a standard for a 4' path or trail. So we are asking if it's ok for him to just have the 4 foot gravel trail for this amenity change.

Janys Hutchings said that she remembers that we didn't do this to city standards because it was kind of a side path – not actually part of the trail. We knew at the time that it would be gravel.

Jason Willes said that he doesn't feel the developer needs to black top it. The city can do it after if they feel it needs to be done. We should release the bond because he has done what was approved.

Kim Struthers said that Harward Irrigation has a building going up at Pilgrim's Landing and they want to put up a pole sign. Our ordinance has changed so that they have to have 3 acres to justify a pole sign. They do not have that much. He was trying to put in a monument sign but he only has about 5 feet of a landscaping strip and the sign he is proposing will not fit on that strip. In our code it says that they can bring it through for an exception and it would have to go to City Council as well. For a monument sign the code says that the base has to be the same width all the way up the sign. Kim said that they have multiple spaces they are leasing in this building.

Janys Hutchings said we already gave him a buffer reduction so he basically did this to himself – he hasn't left himself a place for a sign.

Discussed that this is an example of why they need them to keep their landscape buffer for commercial buildings.

Brad Kenison said that the planter strip in front is a PUE and we don't allow signs in a PUE either. We did think that he could possibly put one on the left side with that entrance off Thanksgiving Way. He would lose a couple parking stalls but he could put it on the corner.

Kim Struthers said that he is at the minimum number of parking stalls so we can't delete any of those.

Jason Willes said at this point we aren't inclined to grant any more exceptions.

Dianna Webb said that on Tuesday April 7th at 6 pm we will have a joint work session with the City Council. It will take the place of our normal work session that would have been held on the April 2nd.

Meeting ended at 7:51 p.m.

Date Approved _____

Chairman _____

Secretary _____