

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, June 11, 2009 in the Lehi City Council Chambers.

Members Present: Ed James, Carolyn Nelson, Derek Byrne, Chris Bleak

Members Absent: Kerry Schwartz – excused, Marilyn Schiess – excused, Carolyn Player – excused, Jason Willes - excused

Others: Kim Struthers, Christie Hutchings, Noreen Edwards, Brad Kenison, Council member Mark Johnson

Meeting began at 7:06 p.m.

Derek Byrne was appointed temporary chair for the meeting.

### REGULAR AGENDA

#### **3.1 FIONNA HARRIS – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION TO OPERATE A HAIR SALON FROM HER HOME LOCATED AT 1083 NORTH 1300 EAST IN AN EXISTING R-1-8 ZONE.**

The applicant asked that this be tabled until the next meeting on July 9<sup>th</sup> because she will be unable to attend tonight.

*Ed James moved to table Fiona Harris's request for a Major Home Occupation to operate a hair salon from her home located at 1083 North 1300 East in an existing R-1-8 zone. Second by Chris Bleak. Motion carried unanimous.*

### PUBLIC HEARING

#### **4.1 LEHI CITY/ GSBS ARCHITECTS – REQUESTS REVIEW AND RECOMMENDATION ON A NEW LEHI CITY PARKS, TRAILS & RECREATION MASTER PLAN, ADOPTING THE PLAN AS AN ELEMENT OF THE LEHI CITY GENERAL PLAN.**

This item was withdrawn by the applicant.

#### **4.2 SCOTT LITKE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A STORAGE BUILDING AT EMMETT'S LOCATED AT 90 EAST MAIN STREET IN A MIXED USE ZONE.**

Public Hearing opened at 7:06 p.m.

Christie Hutchings presented the request and stated that the applicant had always proposed a future expansion and now he is here to get approval for that. It was determined by the Planning Dept that the use in the accessory building is a Conditional Use. The building is only 500 sq ft. Through working with the Planning Department they have attempted to make the architectural standards match the existing building. There is a 5 foot setback on both the rear and side.

Ed James said that the footprint shows a square building but the site plan shows a rectangular building.

Christie Hutchings said that it is a square building.

Ed James said that one site plan shows a side walk and the other does not.

Will Stewart was present for the request and said that the site plan shown is one of the first ones they submitted and is the wrong one. He said it's the small one that was in the packet. There are 5 foot setbacks on the west and south sides with 4 feet on the other two sides.

Ed James asked if there were any plans for landscaping on the west side. He thinks there should be additional landscaping. He also brought up that there needs to be a screen or something to cover that vent on the side.

Will Stewart said that there is a little bit of a retaining wall that will shelter it but not block off the air flow.

Brad Kenison said that if he did put more screening around those units it could be a problem because it is in the site triangle and anything further we put in that could obscure the site triangle.

Brett Hutchings owner of Hutch's Home Furnishings was present and stated that Mr. Litke has his employee's park in Hutch's parking lot. There are also 4 businesses that are being run out of there. He said they even sell pasta in the parking lot. He complimented Will on the building but stated that his complaint is that people park where they shouldn't park. Brett said he doesn't have a problem with them parking in his lot – but the problem is that people block the lanes where the semi's come in to unload and then people come in and park their trailers and block where the semi's come in to unload. He said that people block the entrance where it's painted red. They have 19 parking spaces and they should have a minimum of 33 parking spaces. They also have a Realty office in there and the City was told that only 1 guy works that. His proposal is that if they take out the 8 parking stalls on the south end and put parking spaces on the west and have a 20x20 area on the corner and have parking on the south and then have 3 more by the dumpster. He said they could add to their parking – he feels this is a reasonable way to increase parking and is concerned that by adding another building it will cause more parking issues. He also said that the detention area can be covered over – like they do with the churches and other businesses.

Leonard Wing with Wing Mortuary was present and said that he also thinks they need more parking. He said that the detention pond is an eye sore – and they do need more parking.

Will Stewart said that they would rather have a covered one but the city said they were trying to get away from them. He said if the City would allow it they will put it in.

Public Hearing closed at 7:36 p.m.

Ed James asked staff if outdoor sales are allowed.

Christie Hutchings said that they were never approved by the City and they got in trouble with the board of health and she believes that they can't do that any more.

Brett Hutchings said that now they bring in a covered van and sell out of it about once a month.

Chris Bleak asked about the other businesses running from there.

Christie Hutchings said that the real estate office is permitted and they do have a license.

Will Stewart said that Mr. Litke does come in and take care of spices within the kitchen and sells them. Mr. Litke invents ice cream flavors and sells them to other companies.

Christie Hutchings said that those two uses were approved with the original approval.

Will Stewart said that they would need approval from the Health Dept and he did take the plan to the USDA and Health Department and they have addressed it with conditions.

Ed James asked about the other businesses in there and the required parking.

Christie Hutchings said that they have 82 seats and it requires 1 parking stalls for every 2½ seats and then the office would require parking per square feet of the building. The Mixed Use zone does allow flexibility to allow less parking than is required especially in the down town area.

Ed James said he would like to have them go back and look at more parking, and look at some kind of underground retention system. He said if they did that they could increase parking by about 6 stalls.

Brad Kenison said that typically they don't allow sumps and it would have to go back to DRC for review.

Discussed tabling this with the suggestion that they comeback with a technical response to the drainage, see if there is a revision of the parking stalls and they need to look at where to put the accessory building.

*Ed James moved to table Scott Litke's request for Site Plan and Conditional Use approval to construct a storage building at Emmett's located at 90 East Main Street in a Mixed Use zone and have the applicant reassess the drainage, the parking layout and the location of the accessory building and that landscaping be included some how to buffer the two uses. Second by Chris Bleak. Motion carried unanimous.*

**4.3 BRYCE WADSWORTH – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 6.34 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1000 SOUTH 850 EAST FROM AN A-5 TO A LIGHT INDUSTRIAL ZONE.**

Public Hearing opened at 7:06 p.m.

Christie Hutchings presented the request and stated they were here in April for a General Plan Amendment and Concept which was approved by City Council. So this is in conformance with the recently approved General Plan.

Allen Shurtleff with Pontis Architectural Group was present and stated that UDOT has acquired most of the north parcel. There were wetland issues that came up and since then we did get a wetlands study from the Army Corp of Engineers. They have formally said that some of it is in wetlands.

Public Hearing closed at 7:15 p.m.

*Chris Bleak moved to recommend approval of Bryce Wadsworth's request for a Zone District and Zone District Map Amendment on approximately 6.34 acres of property located at approximately 1000 South 850 East from an A-5 to a Light Industrial zone. Second by Carolyn Nelson. Motion carried unanimous.*

**4.4 GARRIN ELLIS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN AUTOMOTIVE REPAIR SHOP LOCATED AT 266 EAST MAIN STREET IN A MIXED USE ZONE.**

Public Hearing opened at 7:06 p.m.

Christie Hutchings presented the request and stated that the applicant will be increasing the landscaped area and there will be parking along the side of the building. He can also park several vehicles inside while they are being worked on. He has proposed updates to the building with lighting on the side and a different awning and potted plants along the front.

Ed James asked about the 25 stalls mentioned in the report. He also asked if outside storage and work is permitted.

Garrin and Stephanie Ellis were present for the request. Stephanie said that they do have an additional letter from Doyle Kohler stating that they would also be able to use some of his parking stalls.

Garrin Ellis said that they will not be doing outside work or storage – the tools are all inside that we would need to use.

Ed James asked about the screening of the dumpsters.

Derek Byrne said that they would have to comply with City standards and it is a DRC comment #6. He also asked about vehicles being towed in.

Garrin Ellis said that they could pull in off Main or off 2<sup>nd</sup> east. Dr. Davis does know that we may be using the back access.

Stephanie Ellis said the Dr. Davis also has delivery trucks come in there.

Public Hearing closed at 8:00 p.m.

*Ed James moved to approve Garrin Ellis's request for Site Plan and Conditional Use approval for an automotive repair shop located at 266 East Main Street in a Mixed Use zone with the following conditions: 1) that there be no outside activity such as repairs or storage; 2) that all trash and excess parts are to be kept indoors or put in the trash dumpster; 3) include DRC comments. Second by Carolyn Nelson. Motion carried unanimous.*

**4.5 KENNETH KNIGHT – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR RAGE FITNESS, A FITNESS CLUB LOCATED AT APPROXIMATELY 1560 NORTH TRINNAMAN LANE IN A MIXED USE ZONE.**

The applicant asked that this be tabled until the next meeting on July 9<sup>th</sup> because he will be unable to attend tonight.

*Ed James moved to table Kenneth Knight's request for Site Plan and Conditional Use approval for RAGE Fitness, a fitness club located at approximately 1560 North Trinnaman Lane in a Mixed Use zone. Second by Carolyn Nelson. Motion carried unanimous.*

**4.6 ALPINE SCHOOL DISTRICT – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A NEW ELEMENTARY SCHOOL LOCATED AT APPROXIMATELY 2500 WEST CHAPEL RIDGE ROAD IN THE TRAVERSE MOUNTAIN DEVELOPMENT LOCATED IN A PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:06 p.m.

Christie Hutchings presented the request and stated that there is a letter from Traverse Mountain with issues about the landscaping and some of the planting materials. She said Traverse Mountain also wanted a little more detail on the front and they would like the fencing to be a vinyl coated chain link. Traverse Mountain said that they have been in discussion with Alpine School District.

Derek Byrne asked if Alpine School District and Traverse Mountain had agreed upon the items in the letter.

Christie Hutchings said that Jack Hepworth presented this as a review from the HOA and they said that they would get Dave Holdaway a copy.

Ed James said he has some concerns with the Site Plan. He said the city just approved mass grading up there and right now all those trucks are there constantly. Here we have a major access off that road and in his opinion that is an area of concern. He also has concerns about the architectural design and the non residential character of the school. He said it doesn't fit the Design Standards of the HOA and doesn't fit in with the style or even the color pallet that we are all required to follow up there. He also asked about that triangular piece from the subdivision and if that is included in this Site Plan.

Dave Holdaway, facilities director for Alpine School District, was present and said that they gave the developer and his approval organization the right to review the plan with us and to make recommendations. Then we would sit down and try to negotiate any issues and try to come to a consensus. He said he had met with Mr. Hepworth and he was concerned about the metal and its durability. He took Jack to some of the schools like this and he thought the colors were fine – he has agreed that we can try to find some examples of this metal. He said that this is something that we usually address when we get into building but we will pursue that with him. He said as far as the fence issue – we are very cautious of the cost in these schools so what he suggested to Jack is that they would bid the vinyl coated chain link as an alternate bid and see what that would actually cost and then we can sit down if we share the cost or if it's not too much then the district would cover it. He said that Jack felt like by moving some of the planting material around it would work better. He said that they had suggested that someone from his organization sit down and look at this entire landscape theme – again we would be looking at cost. He said they will pursue that with Mr. Hepworth – to come up with mutually acceptable planting materials.

Mark Babbit with Great Basin Engineering said that in regards to that triangular parcel at the entry area – we have written a legal description for that sliver and we can incorporate that into the plat so it can get recorded with the plat. He said that on that roadway it will be one way in – so they won't be coming out with the trucks; they will come in off Fox Canyon and exit out onto Chapel Ridge Road. He said they haven't designed a turn pocket into this at this point.

Ed James is just concerned about the grading up there which will affect this.

Mark Johnson said that the traffic has to go down Sage Canyon. He said there approval was based on how they remove the material – so if they are going down that road we need to contact them.

Derek Byrne asked about the entrances. He said if they have one-way to the north then you can circulate through the parking.

Mark Babbit said that yes – and there is only one way in on the north but on the south you can either enter or exit.

Derek Byrne likes the design of the kindergarten drop off.

Public Hearing closed at 8:22 p.m.

*Chris Bleak moved to approve Alpine School District's request for Site Plan and Conditional Use for a new elementary school located at approximately 2500 West Chapel Ridge Road in the Traverse Mountain Development located in a Planned Community zone including DRC comments and referencing the letter from Mountain Home Development that they meet the conditions the HOA has for them and that Mountain Home Development and the School District work out the fencing, etc. Second by Ed James. Motion carried unanimous.*

**4.7 CAL ROBINSON – REQUESTS REVIEW AND RECOMMENDATION FOR A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY 7 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1100 WEST 1700 SOUTH FROM A VLDRA (VERY LOW DENSITY RESIDENTIAL AGRICULTURE) TO AN LDR (LOW DENSITY RESIDENTIAL) LAND USE DESIGNATION.**

Public Hearing opened at 7:06 p.m.

Christie Hutchings presented this request and stated that when this was before you they were requesting IHDR and now they have come back requesting LDR. She said the two subdivisions to the side were approved prior to the VLDRA. She believes the infrastructure is in so if the density is increased they would have to tear up the road to increase that. She said that the concept show R-1-10 lots – he would still have to come back to request the R-1-10 zoning. There was a concern that the frontage would still need to be met at 80 feet.

Calvin Robinson was present for the request and said that if you look at the subdivision and if you notice to the east where we tied into an existing road and subdivision – those lots are mostly about 8000 square feet. The lots we are proposing are about 50% larger than all those down that street.

Ed James said that they would have to rip up the improvements and would have to recap the street. He asked if they think that would be more economical and if it would benefit them more by adding those lots and ripping up all that.

Calvin Robinson said that they have not had any offers and with the market the way it is – they have people interested if the lots were smaller. He said if he doesn't do something he will probably lose it. The banks won't work with anyone very well right now.

Carolyn Nelson asked if they had looked at any clustering of the homes.

Kim Struthers said you have to have at least 10 acres to do a PUD.

Public Hearing closed at 8:37 p.m.

Ed James said that he remembers the same conversation with the Bangerter property and he is not comfortable with that zone. He said it's contrary to the plan and the zone to consider this. He would be more apt to deny this – it's not consistent with the zone.

Discussed whether we need to relook at the VLDRA designation.

Ed James said we should be looking at this as part of the planning for the city and not get involved in the financial reasons.

Derek Byrne said that there is also the issue from the engineering side with the infrastructure that we need to consider.

*Ed James moved to recommend denial of Cal Robinson's requests for General Plan Land Use Map Amendment and Concept Plan review for Aspen Ridge, approximately 7 acres of property located at approximately 1100 West 1700 South from a VLDRA to an LDR finding that this proposal does not support the intent of the zone. Second by Carolyn Nelson. Motion carried unanimous.*

**4.7A CAL ROBINSON – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR ASPEN RIDGE LOCATED AT APPROXIMATELY 1100 WEST 1700 SOUTH, A PROPOSED 20-LOT DEVELOPMENT LOCATED IN A PROPOSED R-1-10 ZONE.**

Discussion included under item 4.7

*Ed James moved to recommend denial of Cal Robinson’s requests for General Plan Land Use Map Amendment and Concept Plan review for Aspen Ridge, approximately 7 acres of property located at approximately 1100 West 1700 South from a VLDR to an LDR finding that this proposal does not support the intent of the zone. Second by Carolyn Nelson. Motion carried unanimous.*

**CITY BUSINESS**

Christie Hutchings mentioned that Dianna Webb is retiring and that Kim Struthers is the new Planning Director.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE MAY 28, 2009 REGULAR MEETING.**

*Chris Bleak moved to approve the minutes from the May 28, 2009 regular meeting. Second by Ed James. Motion carried unanimous.*

**ADJOURN**

*Ed James moved to adjourn. Second by Chris Bleak. Motion carried unanimous.*

Meeting ended at 8:50 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_