

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 6, 2009 in the Lehi City Council Chambers.

Members Present: Jason Willes, Kerry Schwartz, Carolyn Nelson, Marilyn Schiess, Carolyn Player, Ed James, Kordel Braley, Derek Byrne,

Members Absent: Chris Bleak

Others: Christie Hutchings, Noreen Edwards, Kim Struthers, Frankie Christofferson

Meeting began at 5:47 p.m.

Jason Willes welcomed Kordel Braley as a new commissioner and recognized Kerry Schwartz and Carolyn Player as being re-appointed.

### WORK SESSION

#### 1. **GSBS ARCHITECTS – PRESENTATION OF THE PROPOSED LEHI CITY PARKS, TRAILS & RECREATION MASTER PLAN.**

Peter Beeton and Bruce Jorgensen presented the web enabled trails master plan. Peter went over the different aspects of the website and the survey results of what people want to see in the parks. They have had the blog up and running for a couple months now. They gave recommendations as to what could be done in each park.

Kim Struthers said this is a public hearing at the next meeting next Thursday, so if there are any comments they can be addressed then.

Discussed the trails, the connectivity, and other possibilities such as future rodeo ground location, etc.

### REGULAR SESSION

#### 3.1 **GARY ROGERS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN AUTOMOTIVE REPAIR BUSINESS LOCATED AT 208 WEST STATE STREET IN A MIXED USE ZONE. (Tabled from July 9, 2009 meeting)**

Christie Hutchings presented the request and stated that this was tabled for a couple reasons – the access into the trailer court and the building elevations. She went over the new elevations. She said the monument sign will be brought into conformance with some landscaping.

Gary Rogers was present for the request and said that he has been in contact with Beth Powell and they have negotiated the terms for the easement. A title company is trying to find all the details to that easement. Gary said he does have a commitment of insurance with the title company showing he is in the process of getting this cleared up.

Marilyn Schiess said that Betty Powell mentioned that there are two parcels.

Gary Powell said since it's been deeded so many times it's a mess trying to find all the information on it. Betty has been working with Bert Wilson and Gary is trying to work through Bert as well.

Marilyn Schiess said that we may want to suggest in the motion that the right of way be kept painted.

Gary Powell said that he has in the past and will continue to do that.

Ed James asked about purchasing those parcels and what type of easement would remain.

Gary Powell said that it is a right of way with 25 feet in both directions.

Jason Willes asked if UDOT needs to give any approval for access where it is being moved over.

Discussed that the whole area seems to be an open access along there.

*Derek Byrne moved to grant final approval of Gary Rogers' request for Site Plan and Conditional Use for an automotive repair business located at 208 West State Street in a Mixed Use zone with the conditions that the right of way issues discussed tonight such as the preservation of the right of way, getting the title all straightened out and the maintenance of the right of way be taken into account and also include the comments about maintaining the striping of that right of way for the safety of pedestrians and the public and include DRC comments. Second by Carolyn Nelson.*

*Derek Byrne moved to amend his motion to include that in addition to the right of way striping that the parking stalls be striped on the old and new buildings. Second stands by Carolyn Nelson. Motion carried unanimous.*

### **3.2 JERRY LARSON C-STORE RV DUMP.**

Christie Hutchings said this was approved back in 2007 – it was for a convenience store and gas station. When they came back for an extension it then included an RV site. They are proposing to remove 7 stalls on the top to put in the RV dump site. They will still have more than adequate parking; they need 32 stalls and they have 50.

Kim Struthers said the City approached Jerry about putting in the RV dump.

Jared Peterson the General Contractor was present as well as Gerald Larson. Jared said that there should be plenty of room in there.

Jerry Larson said that there is more than ample room along there to get the truck and trailer straightened out to dump and then pull out. He said it will work where we put it. There won't be any room to stack if it's put somewhere else. He said it wouldn't break his heart if it was denied – the City Council is the one that wanted it there.

Kim Struthers said that it was reviewed by DRC and this is probably the best site; we went through the same process of where to put it. Jerry has already put in a 6 foot concrete wall on the north so it shouldn't bother the neighbors.

Mark Johnson said that after looking at the plans and hearing the concerns, you could instruct staff to present this location to City Council. It seems pretty awkward and he would like City Council to reconsider this as a location for an RV dump.

Discussed that the city does need a site like this.

Mark Johnson said that the City shouldn't be charging Jerry the fees for this dump.

Jerry Larson said that the proposal made by City Council states that it is a joint partnership to put this in. He said that he would rather not be in joint partnership. He said he will put it in and maintain it and will pay the sewer and water connection fees if it's approved.

*Kerry Schwartz moved to approve Jerry Larson C-Store RV dump amendment to the site plan and recommend that the City Council look at the functionality of the RV dump at this point and include DRC comments. Second by Marilyn Schiess. Motion carried 6-1 with Ed James opposed.*

## **PUBLIC HEARINGS**

### **4.1 JOE DICENZO – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR JLC CONSTRUCTION LOCATED AT 880 NORTH 100 EAST IN A MIXED USE ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that there have been some nuisance issues with cars parking from past businesses. The applicant wants to use this as a construction office and a place to store their vehicles. She said that DRC addressed the billboard; the top sign is legal but the bottom sign had been added illegally. The bottom part of the sign needs to come down. The applicant is proposing to upgrade the building – he will also be putting in a 6 foot masonry fence with a gate along the front.

Joe Dicenzo was present for the request and stated that Simons Outdoor Media owns the billboard and pole. He wanted to paint the pole to the top of the building to make it look better. He said Simmons also installed the lower sign which he thought he could use.

Discussed what to do about the billboard.

Jason Willes said that if the City wants to pursue Simmons on the illegal bottom sign it has nothing to do with the applicant.

Public Hearing closed at 8:16 p.m.

*Ed James moved to grant final approval of Joe Dicenzo's request for Site Plan and Conditional Use for JLC Construction located at 880 North 100 East in a Mixed Use zone conditional on the DRC comments being addressed. Second by Carolyn Player. Motion carried unanimous.*

## **CITY BUSINESS**

Frankie Christofferson said that Kim had been approached by several property owners starting at the old Peck property on State Street going east past Osmond's – they want to investigate the possibility of getting together and investing in a pole sign and where it won't be under one ownership and it would advertise all those businesses along there. She said he was just wondering how you would look at that.

Discussed how that is addressed in the revitalization plan.

Jason Willes said we need to read the code and see what our interpretation of that would be.

**ADJOURN**

*Ed James moved to recommend that staff investigate the second sign located under the billboard at the site of JLC Construction to see if it was permitted or not and the date as to when it went up to see if it falls under the grandfather clause. Second by Carolyn Nelson. Motion carried unanimous.*

*Carolyn Player moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.*

Meeting ended at 8:25 p.m.

Date \_\_\_\_\_

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_