

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, August 27, 2009 in the Lehi City Council Chambers.

Voting Members: Jason Willes, Kerry Schwartz, Derek Byrne, Marilyn Schiess, Carolyn Player, Carolyn Nelson, Edwards James

Non-voting Members: Kordel Braley

Members Absent: Chris Bleak - excused

Others: Christie Hutchings, Noreen Edwards, Brad Kenison, Councilmember Mark Johnson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 CARYL ANN WARD – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE THE CUTTING COTTAGE SALON FROM HER HOME LOCATED AT 1721 NORTH 300 EAST IN AN EXISTING R-1-8 ZONE.

Christie Hutchings presented the request and stated that the applicant has passed her safety inspections. There is ample parking at her home and she has mentioned that she will only have 1-2 clients at a time. She is state licensed.

Caryl Ward was present for the request and stated that there is an entrance at the back of the house. She only wants to work 2 days a week for maybe 2-3 hours a day; 10 hours a week at the most.

Carolyn Player moved to approve Caryl Ann Ward's request for a Major Home Occupation permit to operate The Cutting Cottage Salon from her home located at 1721 North 300 East in an existing R-1-8 zone. Second by Carolyn Nelson. Motion carried unanimous.

3.2 ERIN RICKS – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE MISS ERIN'S LITTLE EXPLORERS DAYCARE FROM HER HOME LOCATED AT 376 WEST 2600 NORTH IN AN EXISTING R-1-12 ZONE.

Christie Hutchings presented the request and said that the applicant would not have any more than 6 children at one time. She has a fenced yard and a large driveway for parking and she has passed her safety inspection.

Erin Ricks was present and stated that the daycare is down in the basement and it is finished with a bathroom. There is a window well ladder for emergency exit but other than that they will come in the front door.

Ed James moved to approve Erin Ricks' request for a Major Home Occupation permit to operate Miss Erin's Little Explorers Daycare from her home located at 376 West 2600 North in an existing R-1-12 zone. Second by Marilyn Schiess. Motion carried unanimous.

3.3 KRISTI HOLBROOK – REQUESTS A MAJOR HOME OCCUPATION PERMIT TO OPERATE KREATIVE KIDS PRESCHOOL FROM HER HOME LOCATED AT 1767 WEST 1340 NORTH IN AN RA-1 ZONE.

Christie Hutchings presented the request and stated that the applicant is requesting up to 12 children per session. This will be located in the basement of her home and she has past her safety inspection.

Kristi Holbrook was present for the request.

Marilyn Schiess moved to approve Kristi Holbrook's requests a Major Home Occupation permit to operate Kreative Kids Preschool from her home located at 1767 West 1340 North in an RA-1 zone. Second by Carolyn Player. Motion carried unanimous.

3.4 CODY BLACK – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN AUTO SALES BUSINESS IN THE CHECKER FLAG COMPLEX LOCATED AT APPROXIMATELY 1400 EAST STATE STREET IN AN EXISTING MIXED USE ZONE. (Tabled from August 13, 2009)

Christie Hutchings presented the request and stated that it was tabled because of the parking issue. The applicant did submit a letter addressing those concerns.

Ed James said one of the purposes of his motion was to gather more information.

Christie Hutchings said that the applicant did not feel he could afford a traffic engineer to do the study.

Cody Black was present and presented pictures of cars parked at the business. He feels there is plenty of parking so he doesn't feel it's an issue.

Ed James said that there were a couple issues that were brought up – the parking stalls and the circulation with in the project itself.

Cody Black said in the pictures it shows that there is plenty of room to maneuver in the parking lot.

Kerry Schwartz asked about bringing cars through the lube.

Discussed the parking and the room to drive around.

Jason Willes asked about the parking and how many are allotted for each business. He is also concerned with where the customers would park.

Jason Bennett was present and said that the car wash only leases the part in front of their building so there is no parking. The transmission shop only has in front of their building leased for parking. He said that they want to use the office upstairs and they will only have about 3 cars to sell. It won't be anything big. The employees park to the side of the lube. He said for all four businesses there are a total of 7 employees. He is aware that they have to have the whole parking lot re-painted.

Jason Willes asked how they intend to advertise vehicles for sale.

Jason Bennett said that most of their advertising will be done on KSL, Auto Trader, etc. they do have to have one sign for the State Licensing which would be on the building.

Christie Hutchings said that they would have to come back for any signage.

Jason Willes said that we had discussed the intensity of the LED signage that they presently have – he feels it is a safety issue and wonders if we can cause the intensity of that signage to be lowered.

Cody Black said the intensity has been turned down on the sign.

Kerry Schwartz was concerned about the same thing – and he apologized for how harsh he was last meeting and recognized that Cody had come back in for the permit.

Derek Byrne said that the 3-4 cars mentioned tonight is more reasonable.

Ed James still has a concern about them adding 6 more stalls. He doesn't feel they are appropriately placed and that they will crowd the site. He thinks that having a fourth business tends to crowd the site.

Marilyn Schiess is also concerned with 4 businesses in that space.

Kerry Schwartz said we would need to make the approval contingent on the parking being repainted.

Kordel Braley said that it's not ideal but he doesn't see it as too big of a problem. He agrees that the re-striping needs to be part of the motion.

Kerry Schwartz moved to approve Cody Black's request for Site Plan and Conditional Use approval for an auto sales business in the Checker Flag complex located at approximately 1400 East State Street in an existing Mixed use zone conditional on the auto sales business being limited to only 3 vehicles onsite; the painting and restriping must be completed prior to issuance of business license permit; the existing cars on the west must be removed from the stalls; and that this application will be reviewed by the commission as close to one year from tonight's date as it can be. Second by Carolyn Nelson. Motion carried 5-2 with Ed James and Marilyn Schiess opposed.

Kerry Schwartz moved to rearrange the order of the Public Hearings to allow GSBS to be first. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARINGS

4.5 LEHI CITY/ GSBS ARCHITECTS – REQUESTS REVIEW AND RECOMMENDATION ON A NEW LEHI CITY PARKS, TRAILS AND RECREATION MASTER PLAN, ADOPTING THE PLAN AS AN ELEMENT OF THE LEHI CITY GENERAL PLAN. (Continued from August 13, 2009)

Public Hearing left open from previous meeting.

Peter Beeton and David Garce were present for the request. Peter stated that they had requested to bring back a recreation analysis – he proceeded with his presentation. He stated that they used NRPA standards for this feature. The benefit of this program is that changes can be made in 6 months to a year unlike a paper copy. There are a still few things that need to be fixed.

David Garce said that when City Council approves it - that would be the cutoff time. Then the city could do it themselves to update it or they can service it.

Mark Johnson asked about having all the HTML files and folders so we can update it ourselves.

Peter Beeton said that yes that would all be included upon City Council approval.

Ed James asked about the capital improvement updates and if those could be updated as well.

Public Hearing closed at 8:15 p.m.

Marilyn Schiess moved to recommend approval of Lehi City/ GSBS Architects request for review and recommendation on a new Lehi City Parks, Trails and Recreation Master Plan, adopting the plan as an element of the Lehi City General Plan with a table showing the park improvements for 5, 10 and 20 years. Second by Carolyn Player. Motion carried unanimous.

4.1 CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD) – REQUESTS CONDITIONAL USE APPROVAL TO AMEND THE PREVIOUSLY APPROVED CONDITIONAL USE APPROVAL TO INSTALL NORTH SHORE AQUEDUCT ALONG PIONEER CROSSING BLVD. FROM LEHI CITY’S WEST BOUNDARY AT APPROXIMATELY THE JORDAN RIVER TO LEHI CITY’S EAST BOUNDARY AT APPROXIMATELY THE SPRING CREEK CHANNEL.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that we just need to include the entire span of the project going through the city.

Kasey Shaw with CUWCD was present for the request and stated that they just want to clean this up so as we move forward it is approved from the Jordan River to Spring Creek.

Public Hearing closed at 8:20 p.m.

Derek Byrne moved to grant final approval for Central Utah Water Conservancy Districts’ request for Conditional Use approval to amend the previously approved Conditional Use to install North Shore Aqueduct along Pioneer Crossing Blvd. from Lehi City’s west boundary at approximately the Jordan River to Lehi City’s east boundary at approximately the Spring Creek Channel. Second by Carolyn Player. Motion carried unanimous.

4.2 FNS PROPERTIES – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 3.7 ACRES OF PROPERTY LOCATED AT 1697 WEST 2100 NORTH FROM AN A-1 TO A LIGHT INDUSTRIAL ZONE.

Public Hearing opened 7:00 p.m.

Christie Hutchings presented the request and stated that this is on the General Plan as Light Industrial and this request is consistent with that. They have been working with the Building Department and will be fixing the buildings.

Discussed the zoning with residential there as well.

Brad Fullmer was present for the request and stated that they just want to run a landscape business out of there and they need to change the zoning. That building has sat there for 17 years.

Public Hearing closed at 8:28 p.m.

Kerry Schwartz moved to recommend approval of FNS Properties’ request for a Zone District and Zone District Map Amendment on approximately 3.7 acres of property located at 1697 West 2100 North from an A-1 to a Light Industrial zone based on the fact that it is consistent with the General Plan. Second by Marilyn Schiess. Motion carried unanimous.

4.3 BLAKE & JENNY BARLOW – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR THE BARLOW ARTS CONSERVATORY, A BALLET STUDIO LOCATED AT 261 SOUTH 1350 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this falls under athletic instruction. There is a future use that has been submitted to share the site – the other use will be on in September. They have done site improvements. They stagger the classes so they don’t all get out at once. There are 22 on site

parking stalls to accommodate parents as well as staff. One issue with DRC is that the parking needs to have some kind of a turn around in there.

Discussed that the turnaround needs to be part of the motion – it did not make it into the DRC comments although it was discussed.

Blake Barlow was present for the request and stated that they just put in as many parking stalls that would fit - if there is flexibility to take some out they can do that.

Public Hearing closed at 8:36 p.m.

Ed James moved to grant final approval of Blake and Jenny Barlow's request for Site Plan and Conditional Use approval for the Barlow Arts Conservatory, a ballet studio located at 261 South 1350 East in an existing Commercial zone including the DRC comments and that the applicant be required to provide a turnaround for traffic at the end of parking lot subject to the approval of the City Engineering Department and that the site have a minimum of 19 parking stalls. Second by Carolyn Nelson. Motion carried unanimous.

4.4 DAVID LINDENLAUB – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR MOUNTAIN STATE WINDOWS AND SIDING LOCATED AT 601 WEST STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the sign is illegal – they cannot have a pole sign. Also we have leeway on the landscape requirement on existing buildings in the Mixed Use zone.

David Lindenlaub was present for the request and said that as far as the lease goes – he has gone back and forth with DeeRay and under the conditions of the lease if the City will not allow him to use that pole sign then DeeRay will put in a monument sign for this business – his lease only includes the paved area.

Discussed getting clear understanding on the issues of what he is leasing for his business and what the owners' position on the back part of that site is.

David Lindenlaub said that the back part has been used as an impact yard for the owner of Bennett's.

Christie Hutchings said she would have to do some research on whether Bennett's were approved to use that back part or not. She said that we need to address the reduced landscaping in the motion.

Public Hearing closed at 8:58 p.m.

Ed James moved to deny David Lindenlaub's request for Site Plan and Conditional Use approval for Mountain State Windows and Siding located at 601 West State Street in an existing Mixed Use zone based on the site plan did not include the entire property. Motion died for lack of a second.

Kerry Schwartz moved to grant final approval for David Lindenlaub's request for Site Plan and Conditional Use approval for Mountain State Windows and Siding located at 601 West State Street in an existing Mixed Use zone with a variance on the landscaping to 4% from 10%, noting that he will be required to come back for additional approval for signage and that he will work with the property owner to address the entire parcel based on the fact that a previous business had been given approval for this location and include DRC comments. Second by Marilyn Schiess. Motion carried 6-1 with Ed James opposed. Ed James reassured the applicant that the use is fine but there are too many unknowns on the site for him to give approval at this time.

CITY BUSINESS

No City business at this time.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE AUGUST 6, 2009 MEETING.

Discussed how to designate those members who are present but don't vote.

Carolyn Player moved to approve the minutes from the August 6, 2009 meeting. Second by Kerry Schwartz. Motion carried unanimous.

6.2 APPROVAL OF MINUTES FROM THE AUGUST 13, 2009 MEETING.

Ed James said on page 1, he wanted clarified that because everyone was in agreement to approve the request he wants added in "if we approve".

Kerry Schwartz said on page 4, take out 'what' and include 'design rendering' they turned in tonight. Also on page 8, he was opposed to the motion on item 4.6.

Derek Byrne moved to approve the minutes from the August 13, 2009 meeting with the changes. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

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

Meeting ended at 9:20 p.m.

Date Approved_____

Chairman_____

Secretary_____