

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 29, 2009 in the Lehi City Council Chambers.

Voting Members: Derek Byrne, Carolyn Player, Kerry Schwartz, Chris Bleak, Jason Willes, Marilyn Schiess, Carolyn Nelson

Non-voting Members: Kordel Braley

Members Absent: Ed James – excused

Others: Kim Struthers, Christie Hutchings, Brad Kenison, Frankie Christofferson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 Britta Anderton – Requests approval of a Major Home Occupation to operate a salon from her home located at 1203 West 400 North in an existing R-1-22 (single family residential/agricultural) zone.

Christie Hutchings presented the request and stated that the applicant is requesting approval to operate a salon from her home. She has indicated that she would expect 1-2 clients at any given time, and there is ample parking in the large driveway to the side of her home. Patron access to the salon will be from the front door of the home. The applicant has also passed her safety inspection.

Britta Anderton was present to represent the request. She said there is a window on the west side of the home that was taken out and replaced with a door that would be used as the entrance to the salon.

Chris Bleak asked if there would be any tattooing.

Britta Anderton stated that there would be no tattooing.

Marilyn Schiess asked if there would be any employees.

Britta Anderton indicated that she would have no employees.

Kerry Schwartz asked about the hours of operation.

Britta Anderton indicated that at the beginning her hours would be infrequent, but as she builds up clientele, she hopes to have more regular hours.

Jason Willes asked if there would be any particular hours during the day.

Britta Anderton hopes to have hours close to the middle of the day, and maybe occasional evenings. She has a large concrete driveway, which is available for off-street parking.

Kerry Schwartz asks if she anticipates any conflict with the neighbor across the street with the day care.

Britta Anderton does not anticipate any conflict. She has lots of space for parking on her lot, and there is a temporary turnaround adjacent to the daycare.

Carolyn Player moved to approve Britta Anderton's request for a major home occupation to operate a salon from her home located at 1203 West 400 North in an existing R-1-22 Zone. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARING

4.1. Dale Harvey – Requests Site Plan and Conditional Use approval for a Burger King restaurant with drive-thru facilities to be located at approximately 1466 East SR-92 in an existing C (Commercial) zone

Public hearing opened at 7:01.

Christie Hutchings presented the request. She stated that the applicant is requesting approval to construct a new burger king with a drive thru facility. The lot is an existing lot that was subdivided with the Center Point commercial subdivision where Smiths is located. The proposed restaurant is 3678 square feet and based upon the required parking of one space for 100 square feet would require 37 spaces – the site is providing 38 spaces. A portion of the site is already landscaped, as it is adjacent to SR-92 and an entrance road into the commercial subdivision. The total landscaping of the site will be 32% which is well in excess of the 10% required by ordinance. The developer has also provided building elevations, and it is up to the Planning Commission to determine if the elevations meet the intent of the Commercial Design Standards fro Chapter 5 of the Development Code. The drive thru is the reason this is before the commission as a conditional use.

Chris Bleak asked how the drive thru worked.

Christie Hutchings explained that the drive-thru is entered from the north.

There was a question about spacing from the adjacent intersection; DRC decided it met the ordinance for intersection spacing.

Kerry Schwartz asked for a clarification on the lot boundaries, and the existing landscaping.

Christie Hutchings clarified that there is existing landscaping on the site that was installed by the overall developer.

Kerry Schwartz also asked to clarify the parking requirements.

Kordel Braley asked about whether a traffic study was ever done on the overall development.

Lorin Powell indicated that a traffic study has not been done for the overall site.

Dale Harvey was present to represent the application. He said this Lehi building is 12 feet longer than the one built in Draper.

Kerry Schwartz asked about the amount of rock on the building.

Derek Byrne noted that it may be due to the fact that the building was longer.

Dale Harvey said there is less stone on the area where the playground was. He said this building was 47% rock.

Kordel Braley asked how many vehicles could stack in the drive-thru.

Dale Harvey indicated that the drive-thru will accommodate 7 vehicles, which he feels is adequate for the amount of traffic they anticipate.

Jeff Vincent, architect on the project was present to answer questions.

Chris Bleak asked about the exit of the drive-thru.

Dale Harvey and Jeff Vincent stated that the old design of the drive-thru was to make the right turn and into the parking and then left into the main parking lot. This was a lot of turning, especially when juggling food with 3 maneuvers going on in a 30 foot driveway area. They think the new design would be easier for the guests, and it also creates more parking.

Kordel Braley stated that being close to the corner with vehicles coming from other directions, there are possible conflicts; however he doesn't see it as too big of a problem.

Derek Byrne noted on the landscaping plan that there were some trees near the exit.

Jeff Vincent indicated that his came up at DRC, and on subsequent plans, the sight triangle is noted.

Derek Byrne asked if they would be willing to increase the rock on the building to 65%.

Jeff Vincent said if this was a condition, they would comply.

Kerry Schwartz asked about the trash enclosure being near the front of the store. He is concerned that the dumpster will be visible from the main parking lot.

Jeff Vincent said the north side was actually the main entrance. They have tried to heavily landscape the dumpster area and the enclosure is all rock.

Derek Byrne asked for clarification on where the exits were.

Jeff Vincent clarified the location of the exits and he indicated that people would not have to cross the drive-thru.

Jason Willes asked about the actual color of the building.

Dale Harvey said the awnings are copper and the rock is a reddish orange sandstone.

Public hearing closed at 7:23.

Kerry Schwartz commented on Derek's concern on the amount of rock.

Derek Byrne said he thinks it would be a nice addition where it is right on the main entrance of the project.

Marilyn Schiess agrees with Derek.

Chris Bleak believes the requirement for more rock is a valid one, since we are in the process of clarifying our standards to encourage more rock.

Kordel Braley comment on the trees and the sight triangle. We may want to make that a condition of approval to make sure visibility is good.

Chris Bleak moved to approve Dale Harvey's request for site plan and conditional use approval for a Burger King restaurant with drive-thru facilities to be located at approximately 1466 East SR-92 in an existing commercial zone with the following conditions: that the rock face be 65% of the total building; that the sight triangle be free of any interference; and that all DRC comments be included. Second by Carolyn Nelson. Motion carried unanimous.

4.2. Lehi City – Requests review and recommendation of revisions to the October 2004 edition of the Lehi City Design Standards and Public Improvement Specifications Manual.

Public hearing opened at 7:01.

Christie Hutchings presented the request. She indicated that the Assistant City Engineer, Brad Kenison, was present to explain the changes.

Brad Kenison said he has been working on the changes over the last 6-8 months. The standards have not been revised since 2004. He has met with each department individually, as well as during DRC, to collect input on the changes. There is a summary of the changes in the Commissioners' packets.

Kordel Braley commented on the sidewalk widths, with questions regarding whether the sidewalk should always be a 5-foot minimum

Brad Kenison commented that the 1-foot protection strip has been removed and is suggesting that the sidewalk be brought to the property line.

A discussion was held regarding planter strips, whether they are worthwhile, and how maintenance and planting is to be handled.

Jason Willes suggested that the one foot protection strip may be useful in protecting the City if a sidewalk were to inadvertently be placed inside of the private property. He also asked about the as-built requirements in Section 3, specifically regarding the requirement for as-builts to be set to NAD83.

Brad Kenison indicated that this requirement is for the GIS Department so the as-builts can more easily be loaded into the GIS system

Jason Willes also asked for a clarification in the requirements for survey monuments.

Brad Kenison indicated that staff may need to revise this.

Jason Willes asked about the unit conversion – that NAD83 is a metric conversion. He suggested making the clarification so that surveyors could more easily understand what is required.

Public hearing closed at 7:43 pm

Kordel Braley asked if there was a highlighted version available that showed the changes.

Brad Kenison indicated that there is one available.

Kerry Schwartz asked how this document pertains to the average citizen. He feels uncertain how the standards pertain to private landowners.

Brad Kenison stated that these are design guidelines for development projects, both residential and commercial. If a homeowner wanted information, there are other guidelines available for them.

Lorin Powell indicated that these standards generally apply to public improvements and facilities that would normally be bonded for with a development.

Kerry Schwartz suggested clarifying in the introduction what the intent of the document is, clarifying specifically that this document doesn't apply to individual homeowners.

Derek Byrne asked about the landscape 1 detail, specifically about staking trees. He has seen this standard used in City parks, where a metal tree stake is being used. He feels that some type of plastic cap be placed upon the tops of the metal stakes.

Brad Kenison indicated that a change has been added to the text, but the detail has yet to be changed.

Kerry Schwartz wanted to clarify which employees have worked on the document.

Brad Kenison indicated that the Water and Wastewater Department has made changes, as have the Fire, Parks, Public Works, and DRC have all had a chance to review and make revisions.

Kerry Schwartz wondered if there could possibly be any other design standards that could perhaps be needed as we look to future projects.

Lorin Powell indicated that the manual is now set up similar to the Development Code where individual sections can be amended, without having to redo the entire document.

Chris Bleak moved to recommend approval for Lehi City's request for review and recommendation of revisions to the October 2004 edition of the Lehi City Design Standards and Public Improvement Specifications Manual with the amendments as discussed. Second by Carolyn Player.

Discussion was held as to whether or not the Commission wanted to see the document again with the suggested changes before forwarding on to City Council.

Additional discussion was held regarding the issue on sidewalks.

Motion carried unanimous.

CITY BUSINESS

Kim Struthers reminded the Commission of the City Halloween party tomorrow at the Legacy Center.

Kim Struthers also reminded the Commission that early voting will be tomorrow at the City building – it is the last day that early voting will be available.

Chris Bleak stated that early voting should be made available for some extended hours for those that work far away.

Kim Struthers also clarified the remaining meeting schedules for the rest of the year.

Kim asked for work session items and Carolyn Player asked for an email with the suggestions from Ed James.

APPROVAL OF MINUTES

6.1 Approval of minutes from October 1, 2009

Kerry Schwartz moved to approve the minutes from October 1, 2009 as presented. Second by Chris Bleak. Motion carried unanimous.

6.2 Approval of minutes from October 8, 2009

Chris Bleak moved to approve the minutes from October 8, 2009 as presented. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

Chris Bleak moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.

Meeting ended at 8:02

Date Approved_____

Chairman_____

Secretary_____