

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, November 12, 2009 in the Lehi City Council Chambers.

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

Non-voting Members: Kordel Braley, Ed James

Members Absent: None

Others: Christie Hutchings, Kim Struthers, Noreen Edwards, Brad Kenison, Frankie Christofferson, Councilmember Mark Johnson

Meeting began at 7:04 p.m.

REGULAR AGENDA

3.1 STEVEN JONES & DIANNE FARLEY-JONES – REQUEST AN EXTENSION OF APPROVAL FOR THE ALPINE HEALTH CLINIC LOCATED AT 1175 EAST 3200 NORTH IN A COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that they need to start construction within one year or they need to come in for an extension. Typically extensions are given for one year from the date of approval so it would be from the April date.

Ed James asked if there was anything altered or changed in the ordinance that would affect this site plan.

Christie Hutchings said not that she can think of.

Kerry Schwartz asked about the access and if it is shared with the daycare.

Christie Hutchings said that it is a shared access with the daycare.

Steven Jones was present for the request and said that he has no additional information on this.

Chris Bleak moved to approve the extension starting Nov. 1, 2009 for one year. Second by Derek Byrne.

Kerry Schwartz questioned whether we can extend it for more than a year from the original expiration date.

Chris Bleak withdrew his motion.

Discussed at what point the one year begins – discussed that the City Council has done the extensions for a year from the date of expiration.

Chris Bleak moved to approve Steven Jones & Dianne Farley-Jones' request for an extension for Alpine Health Clinic located at 1175 East 3200 North in a Commercial zone with the extension going from April 10, 2009 to April 10, 2010. Second by Derek Byrne. Motion carried unanimous.

PUBLIC HEARINGS

4.1 CHARESE LOCKE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR UTAH TIMBER FRAME, A WOODWORKING SHOP LOCATED AT 1551 NORTH STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:04 p.m.

Christie Hutchings presented the request and stated that the applicant wants to start a woodworking business. He does the prefabrication there and assembles on site. There are 13 parking stalls which is more than adequate. He has been working with the building owner to take care of some of the DRC comments.

Ed James is concerned about this being in the Revitalization Plan area. There is nothing to take this towards the Revitalization Plan. The parking stalls are not up to code.

Discussed the landscaping requirement.

Travis Jessop with Utah Timber Frame was present and stated that there have been improvements made. They did not get anything from UDOT giving them permission to have their display in the right of way.

Discussed moving the structure out of the right of way.

Kordel Braley asked about closing one of the exits onto State. He said it's not a good traffic engineering strategy.

Marilyn Schiess said that it looks good. They have cleaned it up a lot and she thinks that since they have the two accesses they should keep them.

Kerry Schwartz said he thinks that the pergolas need to be moved back.

Public Hearing closed at 7:36 p.m.

Jason Willes said that the two accesses are probably not the best traffic planning measures; however he doesn't think we can require this applicant to do anything on State Street since he is just leasing the building. And with the Revitalization Plan – again – he's leasing the space. It does look a lot better than it did. He said in reality we have to say does restricting people so much with existing structures that they leave them empty any better. We don't have any say with his structure being in the UDOT right of way.

Derek Byrne said that his concern is that yes – he is leasing the building and it should be on the owner to bring the building into conformance when a new business wants to go in. Some one leasing is not going to sink money into a project when they may not be there in a year.

Kerry Schwartz said it's the tenant and the landlords' responsibility up front to come to terms with what needs to be done.

Chris Bleak is concerned with the structure being in the UDOT right of way.

Kerry Schwartz said if that was moved back then they could put the landscaping in the right of way.

Travis Jessop said that he feels like maybe he should move to another city – he had no idea there would be such a hassle getting a business license.

Discussed what could be done with this and that it really needs to be the owner who makes the changes.

Kim Struthers said that when this came to DRC – he called the UDOT permit office and they said that they don't allow structures in the park strips but they don't have the manpower to take care of that – they are hoping that the Cities will discourage it.

Jason Willes asked if we could table it and have them bring back a landscape design to us.

Carolyn Player moved to table Charese Locke's request for Site Plan and Conditional Use approval for Utah Timber Frame, a woodworking shop locate at 1551 North State Street in a Mixed use zone to give the applicant time to present a landscaping plan to us that will meet our code. Second by Carolyn Nelson.

Discussed that he could get with the other applicant that is going in the other side and work together on the plan.

Ed James said he thinks that the discussion needs to involve the property owner.

Kerry Schwartz said that they need to move the structure and maybe add something on the front of the building such as lighting, etc.

Mark Johnson said that this burden does fall on the property owner.

Carolyn Player moved to amend her motion to include that we are asking for this to be tabled until the December meeting to allow the applicant to get with the property owner and the other business owner coming in to formulate a plan for the site to meet the ordinances relative to the 10% landscaping and the parking stall requirements and to demonstrate what the site would be like if the structure was moved back out of the UDOT right of way and incorporate things on the building itself like the doors, etc. and by moving that structure off the UDOT right of way to consider the site triangle and to conform with the Revitalization Plan. Second by Kerry Schwartz. Motion carried 5-2 with Marilyn Schiess and Chris Bleak opposed.

**4.2 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:
A. SECTION 05.060 – COMMERCIAL DESIGN STANDARDS, AMENDING THE REQUIREMENTS FOR COMMERCIAL BUILDING MATERIALS.**

Public Hearing opened at 7:04 p.m.

Christie Hutchings presented the request and stated that only 2 changes have been made – took out glass and added in secondary materials –

Discussed all-glass buildings.

Public Hearing closed at 8:18 p.m.

Jason Willes said it needs to come back to clarify the glass issue.

Carolyn Nelson moved to table Lehi City's request for an amendment to the Lehi City Development Code Section 05.060, Commercial Design Standards, amending the requirements for commercial building materials and to have it come back to clarify the glass issue. Second by Marilyn Schiess. Motion carried unanimous.

Ed James said that staff needs to come back with specific examples of different levels of glass being used in the architecture.

B. TABLE 05.030B – TABLE OF NON-RESIDENTIAL USES, AMENDING USES RELATED TO BODY ART AND OTHER MISCELLANEOUS USES.

Public Hearing opened at 7:04 p.m.

Christie Hutchings presented the request.

Kerry Schwartz said that this change brings it into conformance with the County.

Public Hearing closed at 8:22 p.m.

Derek Byrne moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Table 05.030B, Table of Non-Residential Uses, amending uses related to body art and other miscellaneous uses. Second by Carolyn Player. Motion carried unanimous.

C. CHAPTER 20 – HOME OCCUPATIONS, ADDING A NEW SECTION FOR PROHIBITED HOME OCCUPATIONS AND CLARIFYING REQUIREMENTS FOR A BUSINESS LICENSE.

Public Hearing opened at 7:04 p.m.

Christie Hutchings presented the request and stated that there was a new section added as well – section 20.100.

Public Hearing closed at 8:23 p.m.

Kerry Schwartz moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Chapter 20, Home Occupations, adding a new section for prohibited Home Occupations and clarifying requirements for a Business License. Second by Marilyn Schiess. Motion carried unanimous.

D. CHAPTER 36 – DEFINITIONS, ADDING DEFINITIONS FOR BODY ART AND XERISCAPE.

Public Hearing opened at 7:04 p.m.

Christie Hutchings presented the request and stated that there are 3 changes.

Public Hearing closed at 8:25 p.m.

Kerry Schwartz moved to recommend approval of Lehi City's request an amendment to the Lehi City Development Code Chapter 36, Definitions, adding definitions for body art and xeriscape seeing the body art definition is consistent with the County code and that xeriscape is added. Second by Carolyn Player. Motion carried unanimous.

CITY BUSINESS

5.1 DISCUSSION OF SIGNAGE PLAN FOR THE HARWARD IRRIGATION RETAIL/ COMMERCIAL BUILDING LOCATED AT APPROXIMATELY 4000 NORTH THANKSGIVING WAY IN A COMMERCIAL ZONE.

Kim Struthers said that Mr. Harward came in Tuesday and met with the City Administrator, the City Attorney as well as himself. They have some challenges with the location and the building has some unique frontages. Some of what they want to do is outside the standard sign ordinance. He said the primary wall would have 15% for signage and 5% on the secondary walls – that could be broke up to have several smaller signs. He said we do have some flexibility if they bring it through as a conditional use so we may allow them to exceed the maximum allowed sq footage. They want to use some EMD signs but our ordinance reads that they can only be on a pole or monument sign. They want to use it as a wall sign. In order to over ride the sign regulations it would need to go to Planning Commission and on to City Council. They want to get some feed back before they put too much money into it.

Ed James said EMD signs are very dynamic. He said we ought to pursue looking at them with a careful eye – the use maybe ought to be more restrictive.

Dalyn Ward with IG Signs, representing Mr. Harward, was present and stated that Mr. Harward is looking at bringing in 16 new businesses. The building is for retail and office space. More than one side of the building has primary frontage so we want the conditional use so we can have more signage space. He stated that all the tenants that will be locating in this building are doing so mainly for the freeway access and the visibility. The building is set up so all the sides are primary frontage. There will be 3 stories in back and 2 stories in the front. There will be retail spaces on the bottom; the top floors would be office space. He said a monument sign would not be visible from the freeway. He said when this building was built pole signs were allowed and since then the ordinance has been changed so we're not allowed a pole sign now.

Dave Mulheim was present and stated that the topography is what makes it a challenge.

Marilyn Schiess would like to see the plans that they have for the signs.

Jason Willes said he is more opposed to the printed banner type signs. He likes Ed's ideas about the hanging artisan type signage. He said he's not overly opposed to an electronic sign on one of the towers but that's just his preferences. He said we would need a series of concepts for us to look at. Jason said to come up with some concepts; about 4 or 5 in the order of how they would like to place signage on the structure.

Kerry Schwartz asked if they will be looking more for directional signs once you're on the premises. Especially with 16 businesses and with the size of the building – some of those businesses will be in pretty small spaces.

Derek Byrne clarified whether we are asking them to bring plans that are within the code.

Jason Willes said no.

Kerry Schwartz asked about the double frontage.

Kim Struthers said it is visible from Mayflower Ave although there is another lot below it. He said its double frontage visible – but they have only one physical frontage.

Discussed having this in a work session combined with the Dec 3rd meeting.

Ed James directed staff to prepare a revision to the ordinance governing Conditional Use applications so the property owner becomes the primary applicant. He asked that it come back with a draft of some change and to look at it at in a work session in the coming year.

Mark Johnson said in the revitalization areas it's appropriate to send the property owners' letters that they need to bring their buildings up to code.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM OCTOBER 29, 2009.

Derek Byrne moved to approve the minutes from October 29, 2009. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

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

Meeting ended at 9:27 p.m.

Date Approved _____

Chairman _____

Secretary _____