

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 11, 2010 in the Lehi City Council Chambers.

Voting Members: Kerry Schwartz, Ed James, Carolyn Player, Kordel Braley, Marilyn Schiess, Derek Byrne

Non-voting Members: None

Members Absent: Chris Bleak – excused, Carolyn Nelson – excused

Others: Christie Hutchings, Noreen Edwards, Frankie Christofferson, Brad Kenison, Council member Mark Johnson

WORK SESSION

Work Session began at 6:32 p.m.

Discussed the pictures that Christie took of other cities Main Streets. Discussed different things that we can do to make it more inviting for pedestrians. Discussed what area of Main Street would be included in this new zoning area. Whether to do it as an overlay zone....

Work Session ended at 7:00 p.m.

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 MCARTHUR HOMES – REQUESTS REVIEW AND RECOMMENDATION OF THE THANKSGIVING MEADOWS TOWNHOMES CONCEPT PLAN, A REVISION TO THE EXISTING THANKSGIVING MEADOWS PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 3500 NORTH THANKSGIVING WAY IN AN EXISTING R-2 PUD ZONE.

Christie Hutchings presented the request and stated that they currently have 33 units recorded but they have come into issues with being able to have those units financed so they want to change the remainder of the units to townhomes. She said it doesn't affect the density – it's just a change from the manor house to a traditional townhome. The road structure doesn't need to be changed.

Dave McArthur with McArthur Homes was present for the request.

Ed James said he feels comfortable with the changes.

Dave McArthur said that FHA has limited the financing on condos on the insurance. The units will be around 13-14,000 sq. ft. He said they'll probably have to add a third sub-association with the HOA's; they are working with their attorneys on that.

Christie Hutchings informed the commissioners that the CC&R's would come forward with the new plat.

Ed James moved to recommend approval of McArthur Homes' requests for review and recommendation of the Thanksgiving Meadows Townhomes Concept Plan, a revision to the existing Thanksgiving Meadows Planned Unit Development located at approximately 3500 North Thanksgiving Way in an existing R-2 PUD zone and to include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

PUBLIC HEARINGS

4.1 ROB FACE – REQUESTS SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL TO OPERATE WEST COAST TOWING FROM AN EXISTING BUILDING LOCATED AT 710 NORTH 400 EAST IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that the applicant wants to locate at the Dentmaster site. They would be using that back area and an office in the Dentmaster building. The fence is per state standards and is existing.

Marilyn Schiess asked if we can have them clean it up and gravel it.

Rob and Nicole Face were present for the request. Rob stated that he understands that Locust Lane will not be used. There are concrete panels there that are in the way. We are going to put slats in the fence and we will be moving the east fence in about 4 feet to the west. The security hasn't been a problem – but we do have cameras and lights. We do have asphalt in other yards and it causes problems with cars without wheels digging it up.

Carolyn Player said you need gravel or something in there.

Rob Face said there is 4" compacted road base in there – but in the winter it gets kind of muddy. He said if it will make a difference they can also take that back gate out if it's required.

Public Hearing closed at 7:27 p.m.

Kordel Braley said that having a second access can come in handy.

Discussed how to handle the DRC comment on Locust Lane.

Brad Kenison said that we brought comments forward from a past application.

Rob Face said that Locust Lane is such a narrow street that even if it was improved you couldn't turn around in there. He said he doesn't own the property but if they need to do a dedication that's fine but when it was surveyed the lady said that they need to move the fence in 4 feet.

Brad Kenison said that we definitely need to get the right of way for Locust Lane.

Discussed what to do about Locust Lane. On the County it shows that property line going over to the back of the storage units.

Kordel Braley said that he would rather have that part of the road be given back to him and have him go up to the storage units.

Kerry Schwartz said that this may be one to work with Ken Rushton on.

Marilyn Schiess said she thinks we should just deal with what's before us and not worry about what happens with Locust Lane until later on.

Kordel Braley said that he wouldn't move the fence until this whole deal with Locust Lane was taken care of.

Kordel Braley moved to grant final approval of Rob Face's requests for Site Plan and Conditional Use approval to operate West Coast Towing from an existing building located at 710 North 400 East in an existing Mixed Use zone with the proposed conditions: 1) that slats be put in the existing fence (he doesn't think paving the lot is necessary and he thinks it's unfair to ask them to improve the road when we don't know what's going on back there); 2) include DRC comments except for Brad's comments. Second by Carolyn Player.

Kordel Braley doesn't think it's that big of a deal right now because they go through Dentmaster.

Discussed what type of gravel or other surface material could be used that might look better.

Discussed that they should have to work with engineering and the City attorney to see who owns Locust Lane and if it them then have the City abandon that upper part of the road.

Kordel Braley moved to amend his motion to include that the applicant work with staff, the Engineering Department and the City Attorney and that they have one meeting, within a one year time frame, to see what the City wants to do with Locust Lane and to work out the road issue noting that they can obtain their business license now. Second by Carolyn Player stands. Motion carried 5-1 with Kerry Schwartz opposed.

4.2 DALLEN WARD/ IG SIGNS – REQUESTS REVIEW AND RECOMMENDATION ON A CONDITIONAL USE PERMIT FOR EXCEPTIONS TO THE TYPE AND AMOUNT OF WALL SIGNS ALLOWED ON THE HARWARD IRRIGATION BUILDING LOCATED AT APPROXIMATELY 4161 NORTH THANKSGIVING WAY IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that they are requesting some exceptions to the ordinance. There are two things they want to do: put two EMD's on the building; one on the north and one on the south and the second to allow the north side of the building to be a primary frontage which allows from 5 to 15 % of advertising space.

Ed James said that the west side of the building will not be visible.

Christie Hutchings said that they are allowed 5% which is all they're requesting – the south side would have 5% as well.

Dallin Ward with IG signs was present for the request.

Ed James said that he feels that what is proposed won't be effective at 55 mph. He asked if they would get more from the signs in the front.

Dave Milnheim said that the visibility from the north is more critical than the south side – the east side doesn't have much affect from the freeway.

Christie Hutchings said that the sign on the south side is more than 5% so we would need to clarify that in the motion as well.

Dave Milnheim said that we need to make sure we're all on the same page – we came back and showed you basically what we have now.

Public Hearing closed at 8:29 p.m.

Ed James moved to recommend approval of Dallen Ward/ IG Signs' request for Conditional Use for exceptions to the type and amount of wall signs allowed on the Harward Irrigation building located at approximately 4161 North Thanksgiving Way in an existing Commercial zone as follows: 1) the north facade of the building be identified as a primary side and that it allow 15% plus the LED sign, 2) the west facade is within the 5% signage, 3) on the south facade that an LED be allowed and that we allow 10% coverage total - LED and other signage, 4) on the east facade they need to conform to City ordinance and it's a secondary facade and be limited to the 5% rules. Motion dies for lack of second.

Derek Byrne moved to recommend approval of Dallen Ward/ IG Signs' request for Conditional Use for exceptions to the type and amount of wall signs allowed on the Harward Irrigation building located at approximately 4161 North Thanksgiving Way in an existing Commercial zone with the exception that the north side be considered a primary side with 15% signage, the west and south sides to be allowed 5% signage, and the east side be considered as a primary side as per code with 15% and allow LED's on the north and south sides with the south side to go with the lower sign and up to 5% signage and accept DRC comments. Second by Marilyn Schiess. Motion carried 4-2 with Ed James and Kerry Schwartz opposed.

APPROVAL OF MINUTES

5.1 APPROVAL OF MINUTES FROM JANUARY 28, 2010.

Ed James said on page 3, his comment should say 'with an **architects** view'.

Carolyn Player moved to approve the minutes from January 28, 2010 with the correction. Second by Marilyn Schiess. Motion carried unanimous.

CITY BUSINESS

Discussed when we could follow up with a work session for some of the items we've gotten behind on. Decided to just doing it at a work session; have a long work session (with dinner?) the first Thursday of every month until we catch up. Check in By-laws to see if it's appropriate to discuss items or share information before the meetings.

ADJOURN

Carolyn Player moved to adjourn. Second by Ed James. Motion carried unanimous.

Meeting ended at 8:45 p.m.

Date Approved _____

Chairman _____

Secretary _____