

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 25, 2010 in the Lehi City Council Chambers.

Voting Members Present: Kerry Schwartz, Marilyn Schiess, Ed James, Carolyn Nelson, Carolyn Player, Derek Byrne, Kordel Braley (arrived about 7:50)

Non Voting Members Present: None

Members Absent: Chris Bleak - excused

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

Meeting began at 7:02 p.m.

### REGULAR AGENDA

#### **3.1 CHANDLER SIGNS – REQUESTS RE-EVALUATION OF SLIDER’S DRIVE-THRU SIGN LOCATED AT SLIDER’S GOURMET AT 1362 EAST SR-92, SUITE L IN AN EXISTING COMMERCIAL ZONE. (Original approval February 25, 2010)**

Christie Hutchings presented the request.

Mark Madsen was present for the request and stated that they are trying to keep the costs down. He said he doesn't believe that sign is lit at all.

Kerry Schwartz said that this extra sign is included in the Conditional Use.

Discussed that there was a mistake made in putting the sign in the wrong place on the plans.

Mark Madsen said that with Santa Monica Pizza being at the other end – we didn't want those customers getting mixed up with ours.

Derek Byrne asked if he would be willing to level the secondary sign out so it's not above the rock wall.

Mark Madsen said that it can't be lowered – it's only 5'6" in height.

Ed James is concerned with the second sign and that it should have the same base and material that the other sign has. He feels it's fair to require them to have the same structure on both sides.

Mark Madsen said that there's really not enough room to do much more and that if we do too much more with it – it will interfere with that electrical box.

*Ed James moved to grant final approval of Chandler Signs requests for re-evaluation of Slider's Drive thru sign located at Slider's Gourmet at 1362 East SR-92, Suite L in an existing Commercial zone with the conditions that were made at the last meeting and that we require all exterior signs to have the same base treatment as shown on the ordering board with the base of both signs to be as shown in the exhibit with aluminum base paint to match the split block face of the wall.*

Carolyn Player is concerned if there is room with the base of that back sign being there.

Ed James said we're trying to give the back sign the same look as the order board and he feels that they should both have the same color as the building.

Ed James moved to amend his motion to say that the base shall match the base of the menu (ordering) sign but does not have to have the full width but not less than 24 inches.  
Amendment dies for lack of second.

Carolyn Nelson asked if the sign couldn't be moved back so it's down more in the retaining wall.

Derek Byrne doesn't object to the motion he just doesn't think there needs to be a minimum as long as there are two poles wrapped.

*Ed James moved to amend his motion to state that the base be no less than 24" using the same materials and color as the other sign. Second by Derek Byrne. Motion carried unanimous.*

**3.2 STANTEC/ PETER DUBEROW – REQUESTS SITE PLAN APPROVAL FOR ROADWAY PLANS ON THE MICRON/ IM FLASH PROPERTY LOCATED AT APPROXIMATELY 400 EAST SR-92 IN AN EXISTING TECHNICAL MANUFACTURING ZONE.**

Christie Hutchings presented the request and stated that this application is to construct a road on the Micron property. They just want another road for easier access to their site especially with all the road construction going on there. The only real difference in the plans is that the prior plans show curb and gutter which they are not going to do at this time. The road will be upgraded and widened at the time of their Area Plan approval. She said that this road is only for the Micron piece. There are some wells that they will need to access. They do have an Area Plan that is going through the process and at that time they will widen the road and put in the improvements.

Peter Duberow was present for the request and stated that Micron has two accesses that they use; one is at 89<sup>th</sup> East just west of that there is 'A' road which is strictly for deliveries. As part of the SR-92 construction, UDOT feels that the accesses are too close. This new road will be the replacement for 'A' road. It has just been designed for the rural road standard for now until it comes back for further review. These plans have been coordinated with UDOT and they have agreed to it. They are constructing all the returns up to the right of way.

Kerry Schwartz asked about showing the aqueduct (J4 aqueduct). He said we need to make sure it's not crossing. We just need to have that verified.

Kim Struthers said on page G-1 it shows the aqueduct to the south of this.

*Derek Byrne moved to approve Stantec/ Peter Duberow's request for Site Plan for roadway plans on the Micron/ IM Flash property located at approximately 400 East SR-92 in an existing Technical Manufacturing zone as shown and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**PUBLIC HEARINGS**

**4.1 BRANNON LUCAS – REQUESTS APPROVAL OF LUCAS SUBDIVISION, A 2-LOT SUBDIVISION WITH AN EXISTING HOME LOCATED AT 1910 NORTH 600 WEST IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that this came through as a Conditional Use and was approved. This flag lot is a little different as the existing home is set back in so the new home will be in the front. One of the conditions is that curb and gutter be run down to the south. They have worked a deal with their neighbors to do that.

Ed James asked about encroachment on the east side.

Kim Struthers said it will be dedicated right of way.

Brannon Lucas was present for the request.

Brad Kenison said it was an extension of the curb in lieu of detention –if they run it down it can join in with the storm drain.

Public Hearing closed at 7:46 p.m.

*Carolyn Nelson moved to approve Brannon Lucas's request for the Lucas Subdivision, a 2-lot subdivision with an existing home located at 1910 North 600 West in an existing RA-1 zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

Kim Struthers said lot one will not be big enough for animal rights.

**4.2 DJ INVESTMENT GROUP, LLC – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON 78 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4000 NORTH 600 WEST FROM AN R-1-12 TO AN R-1-8 ZONE.**

Public Hearing opened at 7:02 p.m.

Dave Mast has asked that this be continued.

*Carolyn Player moved to continue this item to the April 22<sup>nd</sup> meeting at the request of the applicant. Second by Marilyn Schiess. Motion carried unanimous.*

**4.3 MCARTHUR HOMES – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THANKSGIVING MEADOWS MANOR HOMES, 144-TOWNHOME UNITS LOCATED AT APPROXIMATELY 3600 NORTH THANKSGIVING WAY IN AN EXISTING R-2 PLANNED UNIT DEVELOPMENT ZONE.**

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that we just saw this as a concept. They do have several buildings constructed already. They have submitted elevations and have three different ones for visual break up. Part of what was handed out tonight is the amenities – they will have tot lots, the clubhouse with a pool, etc.

Ed James asked about the count on plant material.

Kim Struthers said that it well exceeded the minimum requirement for plant material.

John Gassman with McArthur Homes was present and said that buyers can't get FHA financing. Only a certain percentage of a condo project can get that kind of financing. He said as far as the landscaping goes, we'll be happy to do what you want. The color pallets will come with the final approval of the first phase. Most of the buildings will be 4-plexes but there will be a few 6-plexes. We have discussed having

something like side yard fencing for some privacy – the limited common will be addressed in the final CC&R's.

Teresa Quig lives in Pilgrim's Landing and is unsure of what they're doing.

John Gassman explained that they are just changing from Condo's to townhome units.

Public Hearing closed at 8:01 p.m.

*Ed James moved to recommend approval of McArthur Homes request for Preliminary Subdivision review for Thanksgiving Meadows Manor Homes, a 144-townhome units located at approximately 3600 North Thanksgiving Way in an existing R-2 Planned Unit Development zone as presented and that this approval contain the DRC comments and that clarification in the CC&R's be made for common and limited common for the backs of the buildings and that the applicant submit the landscape plant material schedule to the city and that the materials and the color scheme match the existing phases of the subdivision. Second by Carolyn Nelson. Motion carried unanimous.*

#### **4.4 PROVO RIVER CONSTRUCTORS – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE A TEMPORARY CONSTRUCTION OFFICE FOR THE I-15 CORE PROJECT AT 750 SOUTH MILL POND DRIVE IN AN EXISTING LIGHT INDUSTRIAL ZONE.**

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that this is a temporary field office but it will be there for about 3 years and our ordinance for temporary uses is for only 3 months. One of the plans shows a septic tank and they are now coming back to tie into the sewer. It will have to be pumped but they will be able to connect. The outdoor storage area on the east side will have a 6 foot fence. DRC thinks they need an expiration date and we thought that April 1, 2013 will be a good date.

Ed James asked why we're putting a time limit on this one.

Christie Hutchings said that we have done this for temporary uses that are conditional uses – and if it was more permanent we would be requiring more for them to do.

Brad Kenison said that it is his understanding that the Pioneer Crossing team is closing 850 East at about 600 South for several months for the ramp to be built.

Discussed how all those businesses are going to be able to access their places.

Mark Johnson said they want to keep it open as long as possible. Jose Rodriguez is the project manager and is the contact for that.

Rick Smith with PEPG Engineering representing Provo River Constructors said that they will get with them on that road closure.

Kerry Schwartz asked about stock piling on the yard to the east.

Rick Smith said it's a lay down yard with pipe.

Kerry Schwartz asked about the fencing.

Rick Smith said it's to keep kids out and to keep people from stealing the pipes. He said they have one on 11400 South and Aims does a great job of keeping it looking good. He said they are just leasing this property.

Ed James asked how close to the Mill Pond will they be located and if the city ever had any water issues with that pond.

Kim Struthers said we do own a lot of the water in that pond.

Ed James asked about containment on the site.

Rick Smith said the dump trucks are pre-washed before they are parked and there will be dumpsters on site. We will also turn in an erosion control plan.

Brad Kenison said that with the water there and the high water table we were very adamant that they get away from the septic system.

Rick Smith said they can berm that along the pond and we can show something like that on the erosion control plan.

Kim Struthers said we did ask them to restore the site back to the original condition when they're done.

Brad Kenison said that another DRC comment indicates that any substantial damage done to the roads needs to be addressed.

Rick Smith said the fueling stations are all contained – we put in a rubber liner with gravel on top.

Brad Kenison would like to get a copy of the video surveys of the roads that they have done if possible.

Public Hearing closed at 8:30 p.m.

Kerry Schwartz would like to see some kind of buffering on the frontage and would like some screening on the fences.

*Ed James moved to approve Provo River Constructors' request for Site Plan and Conditional Use approval to operate a temporary construction office for the I-15 CORE Project at 750 South Mill Pond Drive in an existing Light Industrial zone with the following conditions: 1) that the DRC comments be included; 2) that a buffer treatment be placed along 850 East that would include a xeriscape solution of rock material; 3) that some opaque slats be placed in the fence along 850 East; 4) that no construction refuse be taken or stored on the site – not including construction material; 5) that all cleaning and washing of vehicles be done off site; 6) that the erosion control plan meet the requirements of the City Engineering Department and include protection of the pond through the berming process; 7) that the time limit be valid through April 1, 2013; 8) and that there be no on-site residential uses. Second by Carolyn Nelson. Motion carried 4-2 with Derek Byrne and Carolyn Player opposed.*

Rick Smith said that DRC has asked for a SWPPP and we would request not to do that but to do an erosion control plan.

## **CITY BUSINESS**

### **5.1 DISCUSSION OF WALL SIGNS AND TEMPORARY SIGNS.**

Kim Struthers said that we're struggling with the signs on the side of Porters because they're not permanent but temporary ones can only be up for 30 consecutive days. Do we classify those as wall signs or temporary signs or do we need a new definition.

Discussed having a contest open to the public for some one to paint a mural on the side of that building; something of historic nature. Discussed having it to unveil during the round up.

Christie Hutchings said that the Historic Commerce District would be a part of Chapter 5. She said she wants to get a feel for it before we get into it too far.

Ed James said that we need to have wording in there for residential living space in the district and we need to address opening up Main Street with breezeways, etc. We need to focus on parking too.

Marilyn Schiess said to add in some where that it's residential business enhanced.

Kordel Braley said it's the Civic stuff that draws people down.

Christie Hutchings said we can add the civic interaction with Main Street.

Kim Struthers said that on the April 8<sup>th</sup> meeting, Micron will be here with their 42 page Concept Plan. We suggested holding a second hearing on April 22<sup>nd</sup> so there's enough time to digest it. Since that's going until the 22<sup>nd</sup> it has freed up time on the work session to discuss other items. We need to decide what we want to discuss.

Kordel Braley said that the combined meeting is in May with City Council so we may want to summarize what we will be discussing then.

Ed James suggested forming two working committees so we can work on those other two issues and report back.

## **APPROVAL OF MINUTES**

### **6.1 APPROVAL OF MINUTES FROM THE FEBRUARY 25, 2010 REGULAR MEETING.**

*Ed James moved to approve the minutes from the February 25, 2010 regular meeting. Second by Carolyn Nelson. Motion carried unanimous.*

### **6.2 APPROVAL OF MINUTES FROM THE MARCH 4, 2010 WORK SESSION.**

*Marilyn Schiess moved to approve the minutes from the March 4, 2010 work session. Second by Carolyn Player. Motion carried unanimous.*

## **ADJOURN**

*Marilyn Schiess moved to adjourn. Second by Ed James. Motion carried unanimous.*

Meeting ended 9:07 p.m.

Date Approved \_\_\_\_\_

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_