

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, May 13, 2010 in the Lehi City Council Chambers.

Members Present: Carolyn Nelson, Marilyn Schiess, Derek Byrne, Kordel Braley, Ed James, Carolyn Player

Members Absent: Kerry Schwartz – excused, Chris Bleak – excused

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

Meeting began at 7:02 p.m.

REGULAR AGENDA

3.1 ANGIE DRAKE & KIM HURST – REQUEST A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL AT 1553 NORTH 180 WEST IN AN EXISTING R-1-12 ZONE.

Christie Hutchings present the request and stated that Angie Drake owns the home and will be running the business with Kim Hurst. They will have one session 2 days a week with 12 children in each session. She has passed her inspections.

Angie Drake was present for the request.

Ed James moved to approve Angie Drake and Kim Hurst's request for a Major Home Occupation permit to operate a preschool at 1553 North 180 West in an existing R-1-12 zone and that approval include any comments made by staff or the Fire Department. Second by Kordel Braley. Motion carried unanimous.

3.2 CLEARWIRE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A WIRELESS INTERNET BROADCASTING ANTENNA THAT WILL BE COLLOCATED ON A 50' HIGH POWER POLE AT APPROXIMATELY 1675 NORTH 1200 EAST IN AN RA-1 ZONE. (Continued from April 22, 2010)

Christie Hutchings presented the request and stated that the applicant was supposed to bring back information from the previous motion. One thing that was mentioned was justification as to this being a priority site and we also wanted a parcel map. She said that the applicant is not planning on being here tonight.

Kordel Braley moved to deny without prejudice Clearwire's request for Site Plan and Conditional Use for a wireless internet broadcasting antenna that will be collocated on a 50' high power pole at approximately 1675 North 1200 East in an RA-1 zone and the reasoning being that we've asked for several items on several occasions and they have not done that and if they do want to get that documentation for us they can come back. Second by Marilyn Schiess.

Christie Hutchings said that if they do come back it will be re-notified.

Ed James wants it clear that there was a significant response from the neighborhood opposed to this for different reasons and he feels this should be one of the reasons to deny with out prejudice.

Kordel Braley moved to amend his motion to add in that the applicant needs to address the 5 items that we've asked for and that we would like someone from the Power Department to represent the City and to be present for questions, noting that there was significant response from the neighborhood opposing this for different reasons. Second stands by Marilyn Schiess. Motion carried unanimous.

3.3 PAUL WASHBURN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR BROADMOOR PARK, A 75-UNIT PLANNED UNIT DEVELOPMENT LOCATED AT APPROXIMATELY 350 SOUTH 600 EAST IN A PROPOSED R-2.5 ZONE.

Christie Hutchings presented the request and stated that this is all single family detached housing. They are requesting this concept so they can come back in with the zone change. This is a PUD so all the roads and open space will be maintained by an HOA. The lots are individual and there is a lot of open space.

Ed James asked about the leeway that the Planning Commission has as far as recommendations for the open space.

Christie Hutchings said that they are slightly under the density.

Ed James is concerned about the disjointed relationship of the detention pond out of the park and the wetland and the open space to the rear.

Brad Kenison said that there is a big storm drainage line on the top right (SE) that they are intending to discharge into.

Ed James would like to see more pedestrian access from the two outside streets. He asked about the guest parking.

Christie Hutchings said that the requirement for guests in the code is for attached units.

Paul Washburn was present and said that this was originally approved with 90+ units and with the market the way it is we've had to change some things. He said that separated units are easier to finance. The density has been decreased by 23%. This project will have a clubhouse, meeting rooms, exercise equipment, basketball courts, etc. We will probably pay a fee in lieu of detention for the detention area. We want two play areas; one for older children and one for younger children. He said most of the units will be 2-story.

Ed James asked if walk ability can be changed to have some kind of pedestrian access to the part with the creek and a cut across to the other street so people don't have to take their car around.

Paul Washburn said that we can do that and we could even throw in some guest parking stalls in the back. This is just the concept. They all have two car garages. HE said they could put 2 – 3 parking stalls in front of the play areas.

Ed James would encourage as many trees as possible put in the project.

Kordel Braley asked about the cross section.

Paul Washburn said it will be a narrow street with parking on one side. There will be 24' of pavement from back of curb to back of curb.

Kordel Braley likes seeing the narrow streets. He would also like to see connection to the commercial to the east for pedestrians. He asked about the low vinyl fence.

Paul Washburn said that it's going to be a fence similar to another project in Orem with a combination of solid colored vinyl with wrought iron connections and have brick corner posts so you can see through it but have some kind of privacy.

Kim Struthers said that there is a standard for rear facing lots on a road like that.

Ed James moved to recommend approval of Paul Washburn's request for review of a Concept Plan for Broadmoor Park, a 75-unit Planned Unit Development located at approximately 350 South 600 East in a proposed R-2.5 zone with the following recommendations: that the DRC comments be included; that the applicant shows a walk-able community connecting the various sides of the development; that they provide guest parking at various points in the subdivision; noting that if the road is 24 feet that parking be on only one side. Second by Kordel Braley. Motion carried unanimous.

PUBLIC HEARINGS

4.1 EFRAIN & DANIA GARCIA – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE MONKEY ISLAND FUN CENTER AT 400 SOUTH MILL POND DRIVE IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that there are 6 doors in and out of the facility. She went through the businesses that are already approved and how many parking stalls were assigned for each one. There are plenty of parking stalls with an excess of nine stalls over all. She said a building permit will be required and they will need to pass their inspections - so that will need to be part of your motion.

Dania Garcia was present for the request and stated that the landlords are allowing them to use 65 spaces. There will be no more than 250 children at the most at one time and the parents stay with the kids at all times.

Derek Byrne said that he goes over by there twice a week and he's never seen that parking full.

Lynn Rindlisbacher, owner of the building, was present and said that this complex should have plenty of parking; he's not concerned. He said the traffic flow on this building is really good.

Public Hearing closed at 7:41 p.m.

Marilyn Schiess moved to grant final approval of Efrain and Dania Garcia's request for Site Plan and Conditional Use approval to operate Monkey Island Fun Center at 400 South Mill Pond Drive in an existing Commercial zone including DRC comments and make sure they pass the inspections. Second by Derek Byrne. Motion carried unanimous.

4.2 SCOTT CARLSON – REQUESTS REVIEW AND RECOMMENDATION OF ZONING ON THE GUNNISON VALLEY ANNEXATION, APPROXIMATELY 0.04 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2264 NORTH 1450 EAST TO A PROPOSED R-1-15 ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that the applicant is just trying to straighten out his property line and needs to annex the piece into the city.

Scott Carlson was present for the request.

Public Hearing closed at 7:43 p.m.

Ed James moved to recommend approval of Scott Carlson's request for review and recommendation of zoning on the Gunnison Valley Annexation, approximately 0.04 acres of property located at approximately 2264 North 1450 East to a proposed R-1-15 zone including DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

4.3 KEN MENLOVE – REQUESTS REVIEW AND RECOMMENDATION FOR PLATINUM FIELDS PLAT C, AN AMENDMENT TO PLATINUM FIELDS PLAT A, COMBINING 3 LOTS INTO 2 LARGER LOTS, LOCATED AT 322 NORTH 2375 WEST IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:02 p.m.

Christie Hutchings presented the request and stated that the next two are related and she presented them together. She said the applicant wants to combine 3 lots into 2. All the subdivision improvements are in and it would be the southern portion of the subdivision. There is an easement in between the two lots for a drive way in. They will build on lot 1 now and then they will put another building on lot 2 in the future.

Kim Struthers said that the Development Code requires a $\frac{3}{4}$ mile spacing between one care facility and another unless you choose not to enforce that so if they put another building there you will need to mention that and let them know if you're ok with that or not at this point.

Ed James said where this is so residential in character he thinks the $\frac{3}{4}$ mile is not applicable for this.

Christie Hutchings said that they feel the parking on the site plan is way more than what they need. You can waiver the amount of parking they are showing. They feel that the 11 stalls are adequate for visitors and staff.

Ken Menlove was present and stated that the owners are here tonight as well as the civil engineer.

Ed James asked about the drive way that goes into a hammer head.

Ken Menlove said that the hammer head is for drop off – there will not be any parking in that area.

Dennis Toland, the owner, said that they have 40 of these homes in the state. We have 131 in 15 states and all of them are small homes. As far as the parking issue – out of the 40 homes there is only one gentleman that drives; most of the residence don't drive. He said that most of the folks are with us because they can't be alone and need a place to go. All of them are ambulatory with walkers or canes. We have two workers there almost 24 hours a day but there is always one there. Sometimes in the morning we have a third person. There are not a lot of visitors and he feels that 11 stalls are plenty. He said they don't have trucks that drop things off to us; we do our own shopping.

Kordel Braley asked about the parking being in the back.

Dennis Toland said that they've tried that and it didn't work out with the site plan. The residents don't like to walk around outside of the home. There will be a little path on site – but typically they don't want to go too far in fear of falling. –

Marilyn Schiess said that she has been in the one in American Fork and it's very nice. She said the residents visit with each other and rarely go outside.

Ron Tolley, of 477 N. 2375 W., is concerned with his property value going down. He is concerned with some of the risks that are there; the road, the canal and the poor visibility problems on that corner. He said with the Jr. High there and others that head to Willow Park – the traffic may be an issue.

Ed James said that the scale of the building and the materials used along with the buffering will only improve that corner.

Joyce Tolley said that two or three times a day there are school buses that go all along there and it makes it a one lane road. Adding more traffic will not help. She thinks that 3 houses on there would be better.

Kordel Braley said that based on the national data looked at there would be more traffic but with how this facility is described it wouldn't be much more.

Ed James said that he feels this would be better than individual homes because when the people come in here they stay in.

Mark Johnson said that he has a lot of experience because he has two in-laws that are in these types of homes. He said as he looked at this he would just ask that they consider that the hammerhead be a full turn around even if they have to have the landscape area in the center. He said that when they pick up his mother-in-law or drop her off it takes awhile to get them in and out of the car. When you move them in you may have a small utility trailer with their stuff and it would be wise to have a turn around area where you don't need to do a 3 point turn.

Discussed the drop off and turn around area.

Public Hearing closed at 8:18 p.m.

Dennis Toland said that as far as the value of the property dropping, in every single case so far the value has gone up not down. As far as canals and the other things – he'd be more worried about having little kids there. He said they could have the covered load and unload zones any where but we like how this looks and it works well. We feel adequate about the hammer head – we've seen it work before and it works well.

Ken Menlove said as far as the landscaping and the site triangle – there are not any trees in that area.

Dennis Toland said that they love to have their people around schools; it makes them feel apart of things.

Ed James asked about only having 5 stalls with the other building.

Ken Menlove said that they are buying all the lots to the north and that will help too.

Derek Byrne asked about the fencing: on the side that will be 2300 West it will require a more durable fence.

Dennis Toland said that he has talked to the planners about this and when that happens we will do what ever is required.

Brad Kenison said that one of the DRC comments is in regards to impact on utilities that this may have with 32 units instead of 3 homes. He said they have provided data to us but it will only be about double which is less than we thought it would be. The other question brought up was the site triangle; we have a standard but on a case by case basis you may need to look at this. That is a sweeping corner going around 2350 West so we may need to really look at this to keep the trees out of there.

Kordel Braley asked about the over hang for drop off.

Ken Menlove said that it's about the same height as the soffit - maybe about 10-12 feet at the highest.

Kordel Braley said that he doesn't know if he agrees with Ed that this fits the size and scape for the neighborhood. He thinks it's really large and he thinks it will look too institutional for a residential neighborhood.

Ed James said that he likes Mark's comments about the ingress and egress. He's not comfortable with one building having 11 stalls and the other having 5.

Ed James moved to recommend approval of Ken Menlove's request for Platinum Fields Plat C, an amendment to Platinum Fields Plat A, combining 3 lots into 2 larger lots, located at 322 North 2375 West in an existing R-1-22 zone subject to DRC comments. Second by Carolyn Player. Motion carried unanimous.

4.4 KEN MENLOVE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR BEEHIVE HOMES, A RESIDENTIAL CARE FACILITY FOR THE ELDERLY, LOCATED AT 322 NORTH 2375 WEST IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:02 p.m.

Discussion included under item 4.3

Public Hearing closed at 8:18 p.m.

Ed James moved to grant final approval for Ken Melove's request for Site Plan and Conditional Use approval for Beehive Homes, a residential care facility for the elderly, located at 322 North 2375 West in an existing R-1-22 zone with the following conditions: include DRC comments; that a variance be granted for parking requirements to provide for the 11 stalls as shown on the site plan; that the line of site be approved by the City Engineer on the corner; that the landscape plan and all other design factors be part of the Conditional Use permit; add that this would be considered to be phase one and that phase two would be a mirror image of phase one plus any additional conditions for that site that seem necessary at the time; that the site plan show some kind of ingress egress for ambulance as a combined design feature for both lots showing documentation that vehicles including an ambulance can turn around. Second by Derek Byrne.

Kim Struthers asked for clarification on how to show the documentation.

Ed James said to lay a template on the site plan.

Brad Kenison said that if they make changes they will need to be reflected on the plat.

Ed James moved to amend his motion to add that if they do make changes that the plat will need to reflect those changes and the subdivision plat will need to be recorded prior to the building permits being issued. Second stands by Derek Byrne. Motion carried 5-1 with Kordel Braley opposed stating that he is not convinced it's the right place and he thinks it may look too institutional.

4.5 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY 855 ACRES OF PROPERTY LOCATED APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 WEST, AMENDING THE LAND USE DESIGNATION FROM TECHNICAL MANUFACTURING TO A PLANNED COMMUNITY DESIGNATION. (Continued from April 8, 2010)

Public Hearing left open from April 8, 2010.

The applicant was unable to attend and asked that this be denied without prejudice.

Ed James moved to deny without prejudice Micron Technology, Inc's requests under items 4.5, 4.6 and 4.7. Second by Marilyn Schiess. Motion carried unanimous.

4.6 MICRON TECHNOLOGY, INC – REQUESTS REVIEW AND RECOMMENDATION OF ZONING FOR THE MICRON II ANNEXATION, APPROXIMATELY 158.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 WEST TO A TH-5 (TRANSITIONAL HOLDING) ZONE. (Continued from April 8, 2010)

Public Hearing left open from April 8, 2010.

The applicant was unable to attend and asked that this be denied without prejudice.

Ed James moved to deny without prejudice Micron Technology, Inc's requests under items 4.5, 4.6 and 4.7. Second by Marilyn Schiess. Motion carried unanimous.

4.7 MICRON TECHNOLOGY, INC – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PLANNED COMMUNITY ON APPROXIMATELY 747 ACRES OF PROPERTY LOCATED AT APPROXIMATELY ON THE NORTH SIDE OF SR-92 BETWEEN 500 WEST AND 1700 WEST IN A PROPOSED PLANNED COMMUNITY ZONE. (Continued from April 8, 2010)

Public Hearing left open from April 8, 2010.

The applicant was unable to attend and asked that this be denied without prejudice.

Ed James moved to deny without prejudice Micron Technology, Inc's requests under items 4.5, 4.6 and 4.7. Second by Marilyn Schiess. Motion carried unanimous.

4.8 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE, SECTION 26.060, ARCHITECTURAL CONSIDERATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES, CLARIFYING THAT ACCESSORY BUILDINGS MUST BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN STRUCTURE.

This item has been withdrawn from the agenda.

CITY BUSINESS

5.1 ANDREW BYBEE – REQUESTS AN INTERPRETATION OF CHAPTER 5, COMMERCIAL DESIGN STANDARDS, FOR A PROPOSED COMMERCIAL BUILDING LOCATED AT THE NORTHEAST CORNER OF ASHTON BLVD. AND CLUBHOUSE DRIVE IN AN EXISTING RESORT COMMUNITY ZONE.

Applicant has withdrawn his request. He would like to have it discussed at the next meeting.

Derek Byrne moved to table Andrew Bybee's request for an Interpretation of Chapter 5, Commercial Design Standards, for a proposed commercial building located at the Northeast corner of Ashton Blvd. and Clubhouse Drive in an existing Resort Community zone to next meeting on May 27th. Second by Ed James. Motion carried unanimous.

Other City Business:

Kim Struthers said that with the Lowes - Costco shopping center there is the pad next to Walgreen's that has not been built on. The developer has a building they want to put on there (Noodles & Company). The site plan has been approved and as a commission you don't get the chance to see the buildings. He said there would be 3 units going in. We just want to make you aware.

Kim Struthers reminded everyone that we only have one regular meeting in June and one in July.

Mark Johnson said that with Lorin and some money out of his budget we would like to show how the buildings downtown can look. We need to put together some elevations – the burden is on us to sell it.

Discussed how and what to do to get there.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE APRIL 22, 2010 REGULAR MEETING.

Carolyn Player moved to approve the minutes from the April 22, 2010 regular meeting. Second by Marilyn Schiess. Motion carried unanimous.

ADJOURN

Carolyn Player moved to adjourn. Marilyn Schiess. Motion carried unanimous.

Meeting ended at 9:10 p.m.

Date Approved_____

Chairman_____

Secretary_____