

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, August 12, 2010 in the Lehi City council chambers.

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

Members Absent: Chris Bleak

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

Meeting began at 7:03 p.m.

REGULAR AGENDA

3.1 EMILY MEYERS – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A NAIL SALON FROM HER HOME LOCATED AT 2145 WEST 400 SOUTH IN AN EXISTING R-1-12 ZONE.

Christie Hutchings presented the request and stated that she wants to operate a nail salon from her home. She has indicated that parking can be in her driveway – no more than 2 patrons per hour –

Emily Meyers was present for the request and stated that her hours of operation would be by appointment and from about 8:00 a.m. to about 8:00 p.m.

Carolyn Player moved to approve Emily Meyers' request for a Major Home Occupation permit to operate a nail salon from her home located at 2145 West 400 South in an existing R-1-12 zone. Second by Marilyn Schiess. Motion carried unanimous.

3.2 KRISTI HANSEN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE MONKEY TREE PRESCHOOL FROM HER HOME LOCATED AT 172 WEST 2200 NORTH IN AN EXISTING RA-1 ZONE.

Christie Hutchings presented the request and stated that the applicant wants to operate a preschool. There is plenty of parking and she will have a maximum of 12 children per session.

Kristi Hansen was present for the request and stated that there is a break in the sessions and most of the students are within walking distance, there may be 8 cars maximum when dropping off. We have been waiting on approval for a lot line adjustment and when that is approved we will be putting in the fence; hopefully in September. I have passed the safety inspection.

Marilyn Schiess moved to approve Kristi Hansen's request for a Major Home Occupation permit to operate Monkey Tree Preschool from her home located at 172 West 2200 North in an existing RA-1 zone. Second by Carolyn Player. Motion carried unanimous.

3.3 MARGARITA GUZMAN – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION TO OPERATE A MULTI-LEVEL MARKETING DEMONSTRATION BUSINESS FROM HER HOME LOCATED AT 1188 NORTH 1800 WEST IN AN EXISTING RA-1 PUD ZONE.

Christie Hutchings presented the request and stated that there is a discrepancy on her application. She has stated that she would have 10 clients. 10 per hour are more than the code would allow. The applicant has said that she will have people attending a presentation on a product she sells. The parking needs to be off street, so that may need to be in the motion because there has been a complaint from a neighbor.

Kordel Braley asked about the off street parking.

Kim Struthers said the code says that they need to have adequate off street parking.

Margarita Guzman was present and stated that she would have only a couple at a time for about 30 minutes each and there would be no more than 10 people in a day. She said she will be doing this from about 9:00 a.m. to about 4:00 p.m. There may be 15 minutes between the couple which would make it so there may be just one car at a time but no more than 2 cars. She said she is marketing Amega Products. The presentation will include a CD for them to watch but she said there will be nothing to sell just the presentations. She said that since she speaks Spanish she agreed to do the presentations.

Carolyn Nelson moved to approve Margarita Guzman's request for a Major Home Occupation permit to operate a multi-level marketing demonstration business from her home located at 1188 North 1800 West in an existing RA-1 PUD zone adding that the parking needs to be in compliance with the code and that there not be any on-street parking. Second by Ed James. Motion carried unanimous.

PUBLIC HEARINGS

4.1 ROBERT & KIMBERLY BROWN – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL FOR PERFORMER'S PLACE, A FINE ARTS ACADEMY LOCATED AT 182 NORTH 850 EAST IN AN EXISTING COMMERCIAL ZONE.

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this is a building behind the Conservation Sprinkler Company. On the site plan they needed to address additional parking for patrons and they had to move the parking to give a more circular flow. She said that their busy times are opposite from the sprinkler company's.

Ed James asked about the number of parking stalls needed for the Sprinkler Supply Company.

Kim Struthers said they are leasing from the sprinkler company so the parking is collaborated.

Ed James asked about cross property line use. He said the parking stalls are smaller than normal and he doesn't think there is adequate back up space with the drive way being only 21'6".

Christie Hutchings said she believes there is a shared access agreement with Big O Tires.

Brad Kenison said that there was concern with DRC as well about adequate parking.

Robert Brown was present for the request and stated that there will be a few classes in the morning. Sprinkler Supply shuts down in the winter and that's when our business picks up. ¾ of their building is actual warehouse space. When our operations are actually functioning they're slow. The reason we are asking for the extra is because we have a stage on the one end and we will occasionally be having performances. Most of the performances would be on the weekend. He said he couldn't find anything on angled parking stalls in the code. There is a drop zone. The smaller parking stalls that are angled seemed to work better.

Kordel Braley asked if they had talked to Big O Tires and the Credit Union to see if they will allow parking for these events.

Robert Brown said they would have 40 students per session. Once a month the parents can come in for a session but there would not be 40 parents at the same time. The majority of the students are 18 and younger so not very many would be driving to the classes. He said that 10 stalls on an average would be enough.

Ed James said that the parking stalls should be wider with fewer stalls.

Christie Hutchings said that any signage does need additional approval so you may need to put that in your motion.

Ed James thinks they should put parallel parking on the Big O side.

Kordel Braley asked about the drop zone.

Robert Brown said that they have them come in on the one side and drop off then drive around and out.

Public Hearing closed at 7:40 p.m.

Kordel Braley said he doesn't want to see them cram all the parking in there. He would like them to look for opportunities to share nearby business parking when not in use.

Ed James moved to approve Robert & Kimberly Brown's request for Site Plan and Conditional Use permit for Performers Place, a fine arts academy located at 182 North 850 East in an existing Commercial zone with the following conditions: that 8 stalls be allocated to the Sprinkler Supply building in the front; that a minimum of 12 parking stalls be striped and marked at 9'x18' in a pattern acceptable to the Planning Department and that the re-striping be in place within 30 days of approval; include DRC comments and making mention that the sign needs a separate approval. Second by Carolyn Player. Motion carried unanimous.

4.2 I.R. LEHI – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 39 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1400 WEST 2100 NORTH FROM A RESORT COMMUNITY ZONE TO A COMMERCIAL ZONE.

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that we approved a temporary sign for this project so you should be familiar with it. The property is currently Resort Community which means it needs to be part of Thanksgiving Point. They don't want to do that and since they don't have the 70 acres for a Resort Community they need to change the zoning.

Joe Rich with Woodbury Corp was present for the request and stated that this will be a better development outside of the Resort Community.

Pete Heart asked about what the intended business development is for this property.

Joe Rich said that the plan will be a neighborhood commercial shopping center. There will be a grocery store that we are contracting with that will hopefully be in the next few months. We are working with UDOT on some of the property.

Public Hearing closed at 7:50 p.m.

Ed James moved to recommend approval of I.R. Lehi's request for a Zone District and Zone District Map Amendment on approximately 39 acres of property located at approximately 1400 West 2100 North from a Resort Community to a Commercial zone including the DRC comments finding that it's in conformance with the General Plan and the anticipation years ago was that it would go into the Thanksgiving Point Development and since it doesn't fit in the parameters of the Resort Community it makes sense to have it go to Commercial. Second by Marilyn Schiess. Motion carried unanimous.

4.3 IVORY DEVELOPMENT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR THE GARDENS AT IVORY RIDGE, A 56-UNIT RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 3320 NORTH 460 EAST IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that the product is mainly single level homes like what's in the Parkside Development. The units will have alleys in the back and the front will come out onto green courts.

Kordel Braley asked about Brad Kenison's DRC comment about a 5 ft sidewalk.

Brad Kenison said that is a typo.

Kordel Braley asked if there has been any discussion with this tying into the trails.

Kim Struthers said that Ivory left an opening in the fencing in another part of their development for trail connection.

Ed James asked about the amenities.

Kim Struthers said that these people will have access to the pool and the clubhouse.

Brad Mackay was present for the request and stated that there is a trail access by lot 104. He said they can carry the trail out next to what is labeled as parcel A as well. On the south end of the project there is already a wall that was put in with the rest of the project. There will be shorter picket fences along 460 East so it's more open. The trash will be picked up in the alleys – they contract with Ace disposal. He said behind the gazebo area, the residents could put in little community gardens if they want to.

Howard Johnson said they live just east of this development and when this first came up there were concerns but they say these will match what they have so that's good.

Ted Thackson lives east of this development and said he is concerned with the size of the houses. He asked if there will be 2-story buildings and he wants to know if they will be smaller or similar to Brookhaven's sizes. He is concerned with the irrigation. He said there is a pond there right now on the north end and after October it will probably be drained. He wonders where the farmers will get the water.

Christine Wetzel lives in Ivory Ridge and is on the HOA committee. She said she is bringing the comments from within the community so far. There is not one person that is happy about this. When this was developed we were told that this would be the crown jewel. She said that now there are townhomes everywhere – townhomes bring more newlyweds. The people have bought into having a single family neighborhood. There are so many complaints about the lack of maintenance in the landscaping and they are also concerned about parking and snow removal. They are concerned with the club facilities and that

older people don't like the noise from children and they will be sharing the same things as the families are.

Anna Rasmussen lives in Ivory Ridge and is concerned with the facilities and bringing in more memberships - it is going to get very crowded. Another concern is the picket fence. She feels they are getting good diversity in our area and that there is already a good balance of families and older people. She read a note from Tiffany Riley who said that she bought with the understanding that there would be family's not older people.

Christie mortenohorton (?) asked at what point they are required to have them live up to what they promised. The neighborhood is very over crowded right now and she is concerned that her property values may go down.

Alicia Mahoney lives in Ivory Ridge and agrees with what has been said and is worried about her decreasing property values as well.

Sharon Faxton said that she was happy to hear that the houses are single level. She would prefer to see single homes that are not so crowded. She is also concerned if they can rent them.

Daniel Mahoney lives in Ivory Ridge and echo's everything that's been said. He is worried about property values and that there won't be the families that they were promised.

Public Hearing closed at 8:23 p.m.

Brad Mackay addressed some of the issues and said that there will be access to the Murdock Canal. He said that the irrigation the pond is not functional and hasn't been since phase 1 of the development. Vivian Carter is getting a pipe from the canal to his private ditch for his irrigation water. These are all homes designed for empty nesters; all rambler single story homes with around 1300 – 4000 sq feet depending on if they have a basement or not. He said that the overall density was 835 units and the overall as the plan exists is 835 units so there is no more than originally planned. This project is not as dense as the Brookhaven one is. These people will all be members of the club. We have restricted some memberships and have given some the option to either opt in or opt out of the club so there will be 200 less members. In order to keep the club functional we have had junior memberships and we can always take those temporary memberships away. Ivory Homes subsidizes the HOA because there are not enough members to keep it in the black. Parking will be allowed on 460 East. If they park in the garage there is a two car driveway and there are parking spots located within the development. A lot of this is addressed at the HOA meetings.

Ed James said that density is pretty reasonable for what it is zoned for.

Brad Mackay said that we aren't maxing that density out.

Kerry Schwartz excused Derek Byrne for a family emergency at 8:35 p.m.

Kordel Braley asked about the club.

Brad Mackay said that the HOA owns the property and the facility but there are 300 outside members that can buy into the club and then there are temporary memberships that they can give out like for the junior tennis club. He said the original CC&R's have 2 bodies that govern; a master association with 2 other delegates- then there is a club committee. The 300 are equity members. Brad said they can restrict it to 55 yrs and over. We are going to age-target our CC&R's. The State law lets you restrict it to 55 and older and then 75 and over – the law allows 20% to be under 55.

Ed James moved to recommend approval of Ivory Development's request for Preliminary Subdivision review for The Gardens @ Ivory Ridge, a 56-unit residential development located at approximately 3320 North 460 East in an existing Planned Community zone based upon the findings of fact that 1) it's in conformance with the parameters of the zoning; 2) it's in conformance with the Area Plan; 3) it does not increase the overall density of the Area Plan; 4) it utilizes the open space in an attractive way and in a manner to encourage pedestrian movement; 5) it conforms with the City Standards; 6) include DRC comments. Second by Carolyn Player.

Ed James moved to amend his motion to add that an access to the Murdock Canal be designed between parcel A and lots 106, 107 & 108 and to clarify that there are 57 lots in this project. Second by Carolyn Player stands. Motion carried unanimously.

4.4 WILLIAM MARK DOXEY – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR THE THANKSGIVING POINT STORAGE PROJECT LOCATED AT 4285 NORTH THANKSGIVING WAY IN AN EXISTING LIGHT INDUSTRIAL ZONE.

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that there is currently an outdoor storage display which will be removed. There will be improvements along the Frontage road and they will meet those standards. This is a large building that will be phased. The block wall will go all the way around with landscaping in the front.

Ed James asked about the easements.

Brad Kenison said they are being utilized with this project: the sewer is only needed because of the office. He believes they are private.

Mark Doxey was present for the request and showed a color board that will be used. He said at this point we are doing it in 2 phases so we can begin renting while we're doing the second phase. If it goes good they will go with the 3rd phase. He explained the exterior of the building.

Ed James asked about this being a high visibility area of Lehi The façade on the front is the most dominant feature and he hasn't seen anything about the entire front façade.

Mark Doxey explained the walls being 8 feet tall with the buildings to the north being a dropped down one story with 14 foot tall doors for RV storage. There will be a 15 foot tall building behind the wall. The landscaping is in front of the walls.

Public Hearing closed at 9:06 p.m.

Jared Doxey, partner and brother said that this is a class A design with masonry walls all around, masonry front, etc – it's a high quality looking project.

Ed James moved to approve William Mark Doxey's request for Site Plan and Conditional Use approval for Thanksgiving Point Storage located at 4285 North Thanksgiving Way in an existing Light Industrial zone with the following conditions: 1) include all the DRC comments; 2) that the buildings be built in accordance with the color board submitted as part of this file; 3) in addition to the landscape areas shown that the emphasis be given to the entry way to the satisfaction of the Planning Department; 4) noting that any signage for this project is separate from this approval. Second by Marilyn Schiess.

Brad Kenison suggested that the Planning Commission consider that the developer provide written easements for the easements within the property lines.

Ed James moved to amend his motion to include that there be written and recorded documentation provided for the private easements; the storm drain and basin area and for the sewer and that a 10' PUE in the front be indicated and recorded along Thanksgiving Way. Second by Marilyn Schiess stands. Motion carried unanimous.

4.5 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF UPDATES AND AMENDMENTS TO THE LEHI CITY MASTER TRANSPORTATION PLAN.

Public Hearing opened at 7:03 p.m.

Brad Kenison presented the request and stated that we have made some minor revisions, most of them due to the Frontrunner closures. He said that 300 East, 300 South and 1220 North will be closed. The city has gone through and shown cul-de-sacs on many of those roads. The construction for all of these was in the 2010 project list.

Public Hearing closed at 9:32 p.m.

Ed James believes that this should be called a circulation plan; Trax, light rail, bikes, auto, pedestrian. He is concerned with the linkage between the two rail systems and the other transportation plans. We need to place emphasis on how to get people into the stations. We need to start thinking of a more comprehensive pattern of how we move people around.

Kerry Schwartz said that the trails are addressed on our General Plan map.

Brad Kenison said that Lorin Powell had forgotten to draw on the plan the changes to the road system at Bull River Road and 1200 West. The grades are really steep trying to get up and over the Murdock Canal so we would just be putting a note on the plat about future changes on Bull River Road. UDOT has agreed to extend the trail under I-15 and the funding has been secured for that.

Kordel Braley moved to recommend approval of Lehi City's request for updates and amendments to the Lehi City Master Transportation Plan with the changes as shown on the draft copy including that city staff should always strive to make the plans as comprehensive as possible. Second by Carolyn Player. Motion carried unanimous.

APPROVAL OF MINUTES

5.1 APPROVAL OF MINUTES FROM THE JULY 8, 2010 REGULAR MEETING.

Carolyn Player moved to approve the minutes from the July 8, 2010 regular meeting. Second by Marilyn Schiess. Motion carried unanimous.

CITY BUSINESS

Brad Kenison presented a drawing of a large regional detention basin that is being constructed by the City out by Pilgrim's Landing in the pit area. He said that this will service SR-92, city flows from Pilgrim's Landing and in the future for parts of Traverse Mountain. It can also be used as a park in the future but because of funding restraints we are not putting in the sod or anything else now. In the future we will be putting in a large parking lot on the south side and a restroom area. He said we are also putting plans together for Spring Creek Irrigation Pond where the old treatment plant was. The intent is to capture water that has been discharged from Pioneer Crossing and drainage water from Mini Creek and use it for a PI

system. We will have to pump it. He said we have put a traffic counter out on Main Street to see the traffic difference after Pioneer Crossing opens.

Kim Struthers said that we need to get a count for the APA Conference on September 31 and October 1. We need to know who will be attending by Monday or Tuesday morning at the latest.

ADJOURN

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

Meeting ended at 10:00 p.m.