

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, September 23, 2010 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:05 p.m.

### REGULAR AGENDA

#### **3.1 ALANA MYERS – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALON FROM HER HOME LOCATED AT 1682 WEST 400 SOUTH IN AN EXISTING R-1-12 ZONE.**

Christie Hutchings presented the request and stated that the applicant wants to convert her garage to living space to run the salon out of. She said we have allowed others to convert part of their garage for Home Occupations. The applicant did not want to put in for a building permit until she knew she had approval so your motion would have to be contingent on that.

Ed James said that he is concerned with converting a garage into living space. He asked if they would be allowed to make it a separate living unit.

Kordel Braley asked if the applicant was going to put in a normal door in place of the garage doors.

Christie Hutchings said nothing has been turned in for this.

Discussed that anyone can convert their garage into living space with no architectural requirements.

Derek Byrne said that it's in her best interest to have the best looking front for her business.

Ed James said he hasn't seen anything about why she wants to use this whole area as a salon.

Kerry Schwartz said that anyone can finish their garage and then come in for a Home Occupation in it and we'd probably be ok with it.

Derek Byrne said that Home Occupation ordinance allows for one other employee and it is a possibility that she could have two stations.

*Marilyn Schiess moved to approve Alana Myers request for a Major Home Occupation permit to operate a salon from her home located at 1682 West 400 South in an existing R-1-12 zone on the condition that she apply for a building permit and pass her inspections. Second by Carolyn Player. Motion carried 6-1 with Ed James opposed.*

**3.2 VERL GREENHALGH – REQUESTS CONCEPT PLAN REVIEW FOR FERRELL FAMILY DENTAL, A PROPOSED DENTAL OFFICE LOCATED AT 10 EAST STATE STREET IN AN EXISTING MIXED USE ZONE.**

Christie Hutchings stated that they want to build the office on the south with parking on the north end. There is a significant slope so the applicant is requesting a walk out basement. They would hopefully lease out the lower level in the future.

Kerry Schwartz asked about the drainage.

Brad Kenison said that one of the DRC comments is that drainage is not available on State Street; the closest is to Dry Creek to the west – so it would be a little bit off site.

Verl Greenhalgh and Dr. Ferrell were present for the request.

Ed James asked about the parking and said that it needs to be to the back of the property.

Verl Greenhalgh said that there are some difficulties because of the slope of the lot; it does not allow for a walk out basement if they orient the building closer to State Street. He said the rear elevation doesn't have the interest as the north and west elevations so if we were to orient it that way, State Street would have a bland looking view and the parking lot would have the nice view.

Ed James said that we're trying to improve State Street as a main entrance feature into Lehi; it's a very prominent site. He said they could get a two story look with the full walk out facing State Street.

Verl Greenhalgh said they went through a lot of effort putting it on State Street and in order to have a walk out basement facing State they'd have to come back at least 20' and they'd have to have about 13 steps up to the sidewalk.

Discussed the site plan and elevations of the building.

Verl Greenhalgh said that the NE corner elevation is 4588' and the SW corner is 4582' so there is a 6' drop from State Street to Center Street.–

Kerry Schwartz asked about the revitalization plan and Center Street being one of those connections. He mentioned that with frontage on both State and Center can the Center Street frontage be the frontage we're looking for?

Kim Struthers said that was something that was discussed in DRC.

Kordel Braley asked what type of tenants they would be looking for.

Dr. Ferrell said he's open to everything.

Kordel Braley said that tenants may want to have a window that doesn't look into a window well so maybe by making it nicer it will bring in better tenants.

Ed James said that you could get a better tenant and a better price if you had the lower level open so they are almost class 'A' type facilities. He said that if we didn't have the 'guidelines' then it would be a great plan but we want the street presence with the buildings out by the street.

Dr. Ferrell said that the big issue was the elevation change and having to take out a lot of that dirt and have large retaining walls.

Verl Greenhalgh said that they would have to raise the building and the parking would be up.

Kordel Braley said that if it does stay more this way with the offset with the existing house and this structure and if the building is going to be that close you'll need to make sure there is some good screening.

Verl Greenhalgh said they were told they need a 12 foot buffer and a tree every 30'. He said there is also a sewer line underneath there and they are hesitant about putting in big trees.

Kordel Braley said that with our goal of trying to be a pedestrian friendly we'd like to see better pedestrian access into the building; some kind of sidewalk connection in. He also asked if they were sure a vehicle could get in and out easily of that ADA stall closest to Center Street.

Verl Greenhalgh said they put the template on there and it worked.

Kordel Braley asked if the City would consider shifting the line of Center Street to line up with State Street better. He thinks that some kind of deal could be worked out to do that.

Brad Kenison said that we could look at that. He said if they were willing to dedicate that property there's a possibility that the City would make some of those changes. He said the City doesn't have the right of way to just do it but if they worked with us on that we'd look at it.

Mark Johnson said the City may pay for those improvements on that corner too.

Carolyn Nelson said she is wondering about a fence between that home.

Verl Greenhalgh said we're planning on a split face masonry fence there.

Derek Byrne said that he thinks it might be more difficult to rent out that bottom if they have to walk around to get into the basement.

Kerry Schwartz asked about street parking; there is parking available on both Center Street and State Street. He wonders if they would have the same egress and ingress if they moved the building forward.

Verl Greenhalgh said that one of the issues was with the storm drain and the suggestion was to take it over to Dry Creek - but it would go across private property. What if they don't give us the easement to run a storm drain line across the back of their property? He said that he would see if their Engineer is willing to meet with any City employee to show that they can maintain on site water storage.

Brad Kenison said that we need to look at that more in depth when the site plan comes through - as a general rule that retention is not allowed in the City.

Derek Byrne asked about the bus stop on State Street and if it was still operational.

Verl Greenhalgh said that people do wait for the bus there.

*Ed James moved to approve Verl Greenhalgh's request for Concept Plan for Ferrell Family Dental, a proposed Dental Office located at 10 East State Street in an existing Mixed Use zone and include all DRC*

*comments and in addition to that a condition that when the applicant comes back for site plan that design considerations be made to implement the design guidelines, specifically orienting the building to State Street; having a one or two story façade and that you work with your civil engineer and the City on the possibility of squaring up Center Street to see if it can work and that the site plan clearly indicate that on the south side there be a solid wall between the two uses and the last condition, that the site plan shows a pedestrian friendly orientation from State Street and Center Street into the building wherever it's placed. Second by Kordel Braley. Motion carried unanimous.*

Bob Hadley, an attorney with Dr. Ferrell, asked if there would be some allowance in the event that we can't get the right of way from the property owner to the west.

Kerry Schwartz said that they need to work with City staff.

Brad Kenison said that if they can't then we can look at that but Dry Creek isn't too far away.

### **PUBLIC HEARINGS**

#### **4.1 SANDRA MANOOKIN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE PM AUTO LLC, AN AUTO SERVICE BUSINESS FROM AN EXISTING BUILDING AT 414 EAST MAIN STREET IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:05 p.m.

Christie Hutchings present the request and stated that this was Joe Adamson Auto and they just want to do safety and emissions testing, no other repairs and no overnight storage of vehicles. She said that one of the issues is that there is an access down the side to the apartments.

Joe Adamson said they want to share the building and that they want to keep the auto sales business in there as well. He said that he bought the apartments so he could use the part in front to park cars on.

Ed James asked about a requirement for parking stalls being identified.

Sandra Manookin was present and stated that she would hope to fill the six in front of the building. She said she hasn't discussed the parking situation with the owner yet – but we would prefer to have the parking by the building. She said they're only leasing that east side and the roll up door area.

Ed James asked about the space on the side on 400 East and if something can be done with that. He wants to know if the Main Street entrance can be closed.

Joe Adamson said that they could close that entrance – they don't use it anyway.

Ed James asked if they could do away with the parking on the west and if they could do some kind of landscaping along the front.

Joe Adamson said they can do that.

Kerry Schwartz said that Mr. Adamson has improved that building over the years and it looks nice.

Joe Adamson said he has pressurized irrigation out front.

Public Hearing closed at 8:17 p.m.

*Ed James moved to approve Sandra Manookin's request for Site Plan and Conditional Use to operate PM Auto LLC, an auto service business from an existing building at 414 East Main Street in an existing Mixed Use zone and as part of motion to include DRC comments and that the applicant submit to Planning staff a revised site plan indicating correct dimension showing parking stalls 18'x9' with a 23' back up and that 6 stalls be designated for the applicant and the remaining be designated for the existing business in the building and the next addition to the motion is that any entrance that might still be existing on Main Street be closed off and either a landscape treatment, xeriscape treatment or some kind of barrier treatment that would be in keeping with the design guidelines be put in along Main Street and along 400 East, the existing marked parking stalls against the building be eliminated and some xeriscape solution be put along the building and that from the entrance to the parking lot from 400 East up to Main Street some kind of xeriscape or landscape treatment designating that as a barrier for parking so we have a parking entrance and as clarification that staff gets this revised site plan and that they approve it. Second by Kordel Braley.*

Discussed what would be involved in these improvements and the cost. Landscaping along Main Street down to the entrance and on 400 East where the parking stalls are coming out. It was suggested that they may be able to do rock-scape or some kind of landscaping.

Kordel Braley feels that it's in their best interest to define the parking area so someone doesn't get hit – even if it's just with planter boxes or boulders that can be moved eventually.

Discussed whose responsibility it is to curb and gutter that road.

Christie Hutchings said that before we issue the business license we have to sign off on it and she's not clear as to what the commission wants.

Ed James said that he left it up to staff to decide if what we require is adequate.

Carolyn Player said that on an existing building we haven't required as much of a detailed site plan.

Christie Hutchings said that we've been more lenient on existing buildings.

*Motion carried 5-2 with Kerry Schwartz and Marilyn Schiess opposed.*

*Ed James moved to amend the motion to include that these items in the motion have to be completed within 90 days of the issuance of a business license. Second stands by Kordel Braley. Motion carried 5-2 with Kerry Schwartz and Marilyn Schiess opposed.*

Kerry Schwartz said the reason he's opposed is that he's ok with the landscape buffer on Main Street but the parking on the west side is ok. We're trying to do more there than we need to. He advised the applicant to work with City staff.

## **CITY BUSINESS**

Kim Struthers reminded the commissioners about the joint Work Session with City Council on Tuesday, October 5<sup>th</sup> at 5:30 probably at the Senior Center. He said there will probably only be a couple items on the agenda but it's not set yet: The concept plan for Traverse Mountain and an overall discussion of the General Plan. On the concept plan – we don't want a formal presentation but want to be able to discuss it between the two city groups. And then we just want to discuss broad scope issues related to the General Plan.

Mark Johnson said there seems to be a lot of focus on what we want to see as Commercial and Business Park, especially along Pioneer Crossing. We need to evaluate that area.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE SEPTEMBER 9, 2010 REGULAR MEETING.**

*Carolyn Nelson moved to approve the minutes from the September 9, 2010 regular meeting. Second by Ed James. Motion carried unanimous.*

**ADJOURN**

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

Meeting ended at 8:50 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_