

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 28, 2010 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 PATRICIA KLEINSMITH – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A MARKETING AND SHIPPING BUSINESS FROM HER HOME LOCATED AT 2764 NORTH 675 EAST IN AN EXISTING RA-1 ZONE.

Christie Hutchings presented the request and stated that the applicant wants two employees and she needs to get approval for that extra one. She has scheduled her inspections.

Mr. Kleinsmith, representing his wife, said that they have come out and done the inspection.

Ed James asked about the shipping activity and what would be the frequency and volume.

Mr. Kleinsmith said that they ship UPS once a day and go to Payson and pick it up items when they need them.

Marilyn Schiess moved to grant final approval of Patricia Kleinsmith's request for a Major Home Occupation permit to operate a marketing and shipping business from home located at 2764 North 675 East in an existing RA-1 zone. Second by Carolyn Nelson.

Ed James wants the motion amended to include the number of employees and to include staff comments.

Marilyn Schiess moved to amend her motion to include that there will be 2 employees who will need to park in the driveway; the comments from staff; limit the pick up's to one a day; include DRC comments. Second by Carolyn Nelson stands. Motion carried unanimous.

3.2 KIM BAIRD – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A SALON FROM HER HOME LOCATED AT 424 EAST 1050 SOUTH IN AN EXISTING R-1-22 ZONE.

Christie Hutchings presented the request and stated that the applicant is in the process of building their home. There is plenty of off street parking and the applicant will only have one customer at a time. The applicant will not be able to pass her inspection until they complete the home.

Kim Baird was present and stated that there is a side entrance into the salon and that she will only be doing hair.

Ed James moved to approve Kim Baird's requests for a Major Home Occupation permit to operate a salon from her home located at 424 East 1050 South in an existing R-1-22 zone and as part of approval the applicant would have to submit approval of the fire and safety inspections to city. Second by Marilyn Schiess. Motion carried unanimous.

3.3 VERL GREENHALGH – REQUESTS SITE PLAN APPROVAL FOR FERRELL FAMILY DENTAL, A PROPOSED DENTAL OFFICE LOCATED AT 10 EAST STATE STREET IN AN EXISTING MIXED USE ZONE.

Christie Hutchings presented the request and stated that they have submitted sample materials that will be used on the building. They did put an entrance out onto State Street. They have tried to conform to everything we asked.

Ed James asked if there had been any further discussion on the realignment to State Street.

Brad Kenison said that we would need to have much more of a dedication than this; but at this time the City doesn't have the funds to realign that so we just requested that they show some sort of dedication. There would need to be some modifications made but we haven't required that at this point.

Ed James expressed concern that there will be enough room to actually do something there.

Brad Kenison said that we need to have further discussion with them. The city engineer said that at this time there is no need for this. We may need to go back to them in the future if we need more right-of-way.

Terry Ferrell and Verl Greenhalgh were present for the request.

Kerry Schwartz said he appreciates that they were willing to do what they were asked to do.

Terry Ferrell said that he isn't concerned about the corner. He is willing to work with the city on future realignment of Center and State Street.

Verl Greenhalgh said that the reason they came up with the way it is, is because they can't meet city standards if they move the building any more to the south.

Ed James said he doesn't feel it's necessary to include future radius in the motion.

Ed James moved to approve Verl Greenhalgh's request for Site Plan for Ferrell Family Dental, a proposed dental office located at 10 East State Street in an existing Mixed Use zone and as part of the motion to include DRC comments. Second by Carolyn Nelson. Motion carried unanimous.

3.4 CADENCE CAPITAL – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR SPRING RANCH, A 19-LOT RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 2540 WEST 1500 NORTH IN AN EXISTING R-1-22 ZONE. (Tabled from the October 14, 2010 meeting)

Christie Hutchings presented the request and stated that staff is aware of the block length and they felt that it worked the way it is.

Ed James asked about the buy back.

Christie Hutchings said the buy back is out and this is a standard subdivision.

Tony Trane was present for the request.

Kordel Braley said he is against it because the block length is too long and he considers this poor planning – economics should not be a reason to not put an access in.

Tony Trane said it's not economics that keeps this from working – it won't work with the Design Standards, there is no other way to work it. He said that it's about 200 feet too much on block length. There is an irrigation line and that's why we have separated the two sites. That advantage for the property to the west is that it's all downhill so all the utilities will go the other way and not have to go back and connect in – they will have to connect to the south.

Ed James asked about the validity of block lengths of 1000 feet.

Kim Struthers said there are allowances for exceptions.

Brad Kenison said in evaluating this layout Lorin Powell felt it was better to have it like it is and that it could be an exception to that block length. The development to the north has block lengths of over 1000 feet and there are other areas where we have that but they usually have another access.

Kordel Braley said that there is nothing personal about what he said.

Ed James moved to recommend approval of Cadence Capital's request for Preliminary Subdivision review and recommendation of Spring Ranch, a 19-lot residential development located at approximately 2540 West 1500 North in an existing R-1-22 zone including the DRC comments and that the finding of fact is that there is no detrimental impact to the area for traffic and we are granting the exception for exceeding the 1000 foot block length. Second by Carolyn Player. Motion carried 6-1 with Kordel Braley opposed.

3.5 MATT GNEITING – REQUESTS REVIEW AND RECOMMENDATION OF AN AMENDMENT TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT ON APPROXIMATELY 4 ACRES OF PROPERTY LOCATED APPROXIMATELY AT 400 NORTH 1200 EAST, CHANGING THE LAND USE DESIGNATION FROM LDR (Low Density Residential) TO HDR (High Density Residential). (Tabled from the October 14, 2010 meeting)

Christie Hutchings presented items 3.5 and 3.5A together. She stated that the use was good but the commission didn't like commercial designation there in case the development fell through. She said that they applicant pulled back their request to only the part they need and they are requesting HDR. The neighbors felt that a residential use would be better in case something happened to the development. The parking was an issue and today they filed a code amendment that would be more suitable for this type of use.

Kim Struthers said they want to change the Table of Uses to match the nursing home requirement for parking which requires less.

Ed James said that he would like to see that whole piece as one designation and look at where the MDR goes to.

Kim Struthers said that we could probably take the MDR all the way up to 500 North. He said their previous request was for all commercial. They have no intention to develop that bottom piece right now and they wanted to avoid that controversy of commercial going up against that retirement community. He said that the family just wants to keep farming that bottom part.

Matt Gneiting was present for the request and went through the reasons for this use and why it's a good use. He said there is a current need for this type of facility. The residents did not want commercial there and that's why we went with HDR but if the commission feels that it should all be commercial then we'd be glad to do that since that is what we originally applied for. He stated that the owner does see that bottom portion going commercial someday.

Ed James said that this is a good transitional buffer to the development to the west.

Matt Gneiting said that one of the suggestions by staff is to put in two entrances into the facility.

Ed James asked if they would consider putting in an access on the south side for joint access into that bottom property.

Kordel Braley said that he likes Ed's comment about the bigger access that can be shared with the property to the south. He would like to see that access line up with the access to the condos – but he doesn't see that working. He would like to see pedestrian connectivity between the property to the west and this. He would like to see possibility of cross access to the south.

Discussed that there is a block wall they would have to cut through on the development to the west.

Kordel Braley thinks that this will generate more traffic than the low density residential would have.

Matt Gneiting said that they are still open to having it all Commercial.

Ed James said that only problem with that is that there is no control when it's commercial.

Carolyn Player moved to recommend approval of Matt Gneiting's request for an amendment to the Lehi City General Plan Land Use Map on approximately 4 acres of property located at approximately 400 North 1200 East changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential) including all DRC comments. Second by Marilyn Schiess. Motion carried 6-1 with Ed James opposed with the reasoning that he is in total agreement with the use but feels that this is an example of spot zoning.

3.5A MATT GNEITING – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR A PROPOSED 90-UNIT ASSISTED LIVING FACILITY ON PROPERTY LOCATED AT 400 NORTH 1200 EAST IN A PROPOSED R-3 ZONE. (Tabled from the October 14, 2010 meeting)

Discussion included under item 3.5.

Ed James moved to recommend approval of Matt Gneiting's request for Concept Plan review and recommendation for a proposed 90-unit assisted living facility located at approximately 400 North 1200 East in a proposed R-3 zone with the consideration that access be considered on the south side of the property so other uses can use that access and if possible that the applicant look into connectivity to the parcel to west. Second by Carolyn Nelson.

Ed James moved to amend his motion recognizing that fact that it doesn't meet the parking requirements and that will need to be addressed at a later date and to include DRC comments. Second stands by Carolyn Nelson. Motion carried unanimous.

Jody Jones Samuels, daughter of owner, wanted clarification of where the city wants access points.

Kordel Braley feels we need to look at the access along the whole corridor.

CITY BUSINESS

4.1 SANDRA MANOOKIN – REQUESTS REVIEW OF A PREVIOUSLY APPROVED SITE PLAN AND CONDITIONAL USE FOR PM AUTO.

Christie Hutchings said that PM Auto was on about 2 months ago and they are back tonight asking for reconsideration of the motion – some of the comments they wanted to see if the motion can be changed.

Sandra Manookin and Lee Adamson were present for the request.

Lee Adamson asked if there is a specific type of landscaping required for this – it's black top now. He asked if they were required to cut that open and run water out to it or what?

Ed James explained his motion and stated that it can be rock, drought resistant plants, etc.

Lee Adamson is concerned with weeds growing in there and it will end up looking worse than it does with the asphalt.

Ed James said it was meant to block off that entrance onto Main Street. And if you want to police that there is no parking on the west then that's fine.

Kerry Schwartz said that the motion said to remove that parking on the west which would lead some to think they need to take out the black top – both of their requests are reasonable.

Ed James moved to reconsider the requirements for PM Auto with the first requirement for landscape xeriscape to be extended to May 1, 2011 and secondly that the removal of the parking can be accomplished by 'no parking' signs and a planter box as shown on the new site plan. Second by Carolyn Nelson. Motion carried unanimous.

Kim Struthers asked if the commissioners want to move the meeting in December back to the second week. We moved it because we usually have a Christmas party then but that has been done away with.

Kerry Schwartz said that should be ok.

Discussed having the work session on December 2nd with a regular meeting on December 9th. Noreen will send out email reminders.

Kim Struthers said that Micron is back online – we should see their Concept on Nov 18th.

Discussed things we need to see on our work session agenda. (Conditional Use approvals, Micron, Sign Ordinance)

APPROVAL OF MINUTES

5.1 APPROVAL OF MINUTES FROM THE OCTOBER 14, 2010 REGULAR MEETING.

Derek Byrne moved to approve the minutes from the October 14, 2010 regular meeting. Second by Carolyn Player. Motion carried unanimous.

ADJOURN

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

Meeting ended at 9:00 p.m.

Date Approved _____

Chairman _____

Secretary _____