

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, January 13, 2011 in the Lehi City Council Chambers.

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

Members Absent: None

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

Meeting began at 7:00 p.m.

Kerry Schwartz explained that we are trying the Consent Agenda so if there aren't any questions we can approve those items all together.

ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2011

Kerry Schwartz opened the nominations for Chair.

Carolyn Nelson nominated Ed James.

Carolyn Player nominated Kerry Schwartz.

Kordel Braley moved to close the nominations.

Vote in favor of Ed James: 3-4 with Ed James, Carolyn Nelson and Derek Byrne voting for.

Vote in favor of Kerry Schwartz: 4-3 with Kordel Braley, Marilyn Schiess, Carolyn Player and Kerry Schwartz voting for.

Kerry Schwartz opened nominations for Vice Chair.

Carolyn Nelson nominated Ed James.

Derek Byrne moved to close the nominations.

Vote for Ed James as vice chair was unanimous.

Kerry Schwartz will serve as Planning Commission Chair for 2011. Ed James will serve as Planning Commission Vice-Chair for 2011.

Kerry Schwartz recognized Janys Hutchings as the newest Planning Commission alternate.

CONSENT AGENDA

4.1 KATIA CASALASPRO – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PHOTOGRAPHY STUDIO AND BOUTIQUE FROM HER HOME LOCATED AT 4023 RIVERMIST LANE IN AN EXISTING PLANNED COMMUNITY ZONE.

Ed James moved to approve the items on the Consent Agenda and as part of that motion each of the DRC comments that apply to each application be included. Second by Carolyn Nelson. Motion carried unanimous.

4.2 MICHELLE TAYLOR – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A PRESCHOOL FROM HER HOME LOCATED AT 2739 NORTH 750 EAST IN AN EXISTING RA-1 ZONE.

Ed James moved to approve the items on the Consent Agenda and as part of that motion each of the DRC comments that apply to each application be included. Second by Carolyn Nelson. Motion carried unanimous.

4.3 APPROVAL OF MINUTES FROM THE DECEMBER 2, 2010 WORK SESSION.

Ed James moved to approve the items on the Consent Agenda and as part of that motion each of the DRC comments that apply to each application be included. Second by Carolyn Nelson. Motion carried unanimous.

4.4 APPROVAL OF MINUTES FROM THE DECEMBER 9, 2010 REGULAR MEETING.

Ed James moved to approve the items on the Consent Agenda and as part of that motion each of the DRC comments that apply to each application be included. Second by Carolyn Nelson. Motion carried unanimous.

PUBLIC HEARINGS

5.1 MOUNTAIN HOME DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION FOR EAGLE SUMMIT SUBDIVISION PHASE 7 AMENDED PLAT, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT 5269 EAGLE VIEW DRIVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that they want to split the open space between the two properties so that would become part of the homeowners' responsibility instead of the HOA's.

Ed James asked what the purpose of the trail was.

Jenny Hickman works for the HOA for Traverse Mountain Association and she said that it wasn't a trail access – it was a utility easement for storm drain. The property would be deeded over to those lots.

Christie Hutchings said that it will be under their ownership but there will be an easement that will remain and they won't be able to fence it.

Jenny Hickman said that the owner of the lots came to them and asked if it could be added to those lots if it was just wasted space.

Christie Hutchings said that the plat cannot be recorded until the owners sign it.

Public Hearing closed at 7:13 p.m.

Ed James moved to recommend approval of Mountain Home Development's request for Eagle Summit Subdivision Phase 7 amended plat, a 3-lot residential subdivision located at 5269 Eagle View Drive in an existing Planned Community zone since this is not connecting to any trail system that's been approved and finding that there is no longer any useful purpose for the easement and it would be in the best interest in the area and community to have this changed and include DRC comments. Second by Marilyn Schiess. Motion carried unanimous.

5.2 DON LILYQUIST/ MAVERIK – REQUESTS REVIEW AND RECOMMENDATION FOR THANKSGIVING POINT BUSINESS PARK PLAT E AMENDED PLAT, A 2-LOT COMMERCIAL SUBDIVISION LOCATED AT 3569 NORTH THANKSGIVING WAY IN AN EXISTING RESORT COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that they want a car wash and they want it to be under different ownership but that will be a different approval. Tonight we are just looking at the split.

Ed James asked about a 20' PUE mentioned in the DRC comments. He said it's not shown on the drawing we have.

Brad Kenison said that is the sewer that serves the existing structure.

Kordel Braley asked about a minimum lot line and frontage for this on commercial.

Don Lilyquist was present and stated that he is not sure where the easement is. He would have to look at the construction drawings. He said that there is another company that is going to build the car wash. He said that if the commission wanted maybe it could be approved with a condition that the sewer line does not go between the two buildings.

Kordel Braley asked if there would be shared access.

Don Lilyquist said that it would be shared entrance – there wasn't enough room for the standard setback so Thanksgiving Point has allowed a reduction in the setbacks.

Kim Struthers said that in Thanksgiving Points Area Plan and in their CC&R's they have the ability to reduce that and relieve themselves of their own CC&R requirements.

Public Hearing closed at 7:25 p.m.

Ed James is concerned with the confinement of the lot and how it will affect the parking lot area and would like to see some standards on setbacks. He said we don't have a clear cut picture of where the building might be placed and we don't know where the sewer easement is.

Derek Byrne said that this would come up in the next meeting on the site plan review. They will have to make it clear to us that they can make this work.

Ed James moved to table this item until the applicant can bring back the location of the sewer easement and sewer line seeing that even though that's not our issue tonight we need to know if it will work. Motion died for lack of second.

Kordel Braley moved to recommend approval of Don Lilyquist/ Maverik's request for Thanksgiving Point Business Park Plat E amended plat, a 2-lot commercial subdivision located at 3569 North Thanksgiving Way in an existing Resort Community zone including all DRC comments. Second by Marilyn Schiess.

Brad Kenison asked if Kordel would consider adding lots 4A and 4B shall have a cross access easement in the motion

Kordel Braley moved to amend his motion to include that lots 4A and 4B shall have a cross access easement. Second stands by Marilyn Schiess. Motion carried 6-1 with Ed James opposed.

5.3 RICHMOND AMERICAN HOMES – REQUEST CONDITIONAL USE APPROVAL FOR A MODEL HOME LOCATED IN THE WINTER HAVEN SUBDIVISION AT 5025 NORTH FOX HOLLOW WAY IN AN EXISTING PLANNED COMMUNITY ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is their only model home and there is parking in the driveway.

Ed James asked about the model homes being 'onsite'. This is in a different phase of the subdivision.

David Vitek with Richmond American Homes was present and stated that it has been their interpretation that the model home is for the subdivision so we are in compliance with that. He said that they will alter the driveway so there will be off street parking.

Public Hearing closed at 7:38 p.m.

Ed James moved to approve Richmond American Homes' request for Conditional Use approval for a model home located in the Winter Haven Subdivision at 5025 North Fox Hollow Way in an existing Planned Community zone as per all DRC comments. Second by Carolyn Player. Motion carried unanimous.

5.4 SCOTT WOFFINDEN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR COBALT REFRIGERATION LOCATED IN AN EXISTING BUILDING AT 575 EAST STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that this is an existing business adjacent to A-1 Garage Doors and is moving his business into their building. There was a subdivision on this property and the applicant will be back to finish that subdivision. This is just for site plan tonight. Most of his employees go out to job sites so parking stalls are more than adequate.

Scott Woffinden was present for the request.

Ed James said that this is a good step in the right direction for the revitalization plan.

Public Hearing closed at 7:44 p.m.

Derek Byrne moved to grant final approval of Scott Woffinden's request for Site Plan and Conditional Use for Cobalt Refrigeration located in an existing building at 575 East State Street in an existing Mixed Use zone finding that it conforms to Section 09-050 and add DRC comments and commend the owner for taking good steps in taking this property in the direction we're looking for. Second by Marilyn Schiess. Motion carried unanimous.

5.5 TYLER LOVERIDGE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR HORSEPOWER TOWING LOCATED IN AN EXISTING BUILDING AT 253 EAST STATE STREET IN AN EXISTING MIXED USE ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings presented the request and stated that about a year ago the applicant got approval for an impound yard at Hadco. He is just moving his operation to where Transwest Auto was located. He is requesting approval for the impound yard and repair services. Everything is ready to be an impound yard – this site is adequate for what he wants.

Ed James asked about the lane to the north west.

Christie Hutchings said that its part of the old city street and it is public right of way.

Tyler Loveridge was present and stated that there are three gates to the yard. He said the auto repair would be in the shop. The shop is divided in two and the one half will be to service our own trucks and trailers and the other half will be leased out to do auto repair.

John Roberts, the owner, said that the buildings that run east and west is what Tyler will have. He said the other building imports things and they ship from there.

Clara Delacruz said she received a letter and lives at 244 East State Street. She is wondering how this would affect her.

Christie Hutchings explained the 300' noticing.

Public Hearing closed at 7:55 p.m.

Marilyn Schiess moved to grant final approval of Tyler Loveridge's request for Site Plan and Conditional Use for Horsepower Towing located in an existing building at 253 East State Street in an existing Mixed Use zone and include DRC comments. Second by Ed James. Motion carried unanimous.

5.6 IVORY DEVELOPMENT – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION FOR PLATINUM FIELDS, A 48-LOT PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 2300 WEST 300 NORTH IN AN EXISTING R-1-22 ZONE.

Public Hearing opened at 7:05 p.m.

Christie Hutchings said this came through as a Concept. The density is still the same but they are dedicating open space to the city. The open space parcel is on the other side of Dry Creek and there will be a crossing going across the creek. She said there are also CC&R's.

Kordel Braley disclosed that his company has done work for Ivory Homes recently but not on this or for Brad so he feels he is ok with this.

Christie Hutchings said that this is as approved at Council on the Concept.

Brad Mackay was present and stated that as of yesterday the title is clear and they are ready to go on this.

Ed James asked about Platinum Drive; was that property line abutting the City right of way.

Brad Kenison said that there will be half plus 10'.

Christie Hutchings said that their design is as City ordinance.

Lloyd Gurney is concerned with the one access in and out.

Christie Hutchings said that city code allows up to 50 lots with only one access.

Lloyd Gurney just feels it is a safety issue.

Public Hearing closed at 8:04 p.m.

Ed James moved to recommend approval of Ivory Development's request for Preliminary Subdivision for Platinum Fields, a 48-lot Planned Residential Development located at approximately 2300 West 300 North in an existing R-1-22 zone including all the DRC comments especially the general and redline comments. Second by Carolyn Nelson. Motion carried unanimous.

CITY BUSINESS

Kim Struthers said that the current plan for the Adobe Project is that they would like to get some time at the work session in February to go over this. They want to be able to do some utility and grading work – so with them submitting for preliminary they can start doing that. They want to start doing grading work in March and in June they want to start going vertical with the building. The building will span Cabela's Blvd and will be a 4 story office building that will go over the road. Kim asked about the consent agenda and if it worked out ok.

ADJOURN

Ed James moved to adjourn. Second by Derek Byrne. Motion carried unanimous.

Meeting ended at 8:12 p.m.

Date Approved _____

Chairman _____

Secretary _____