

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, April 9, 2009 in the Lehi City Council Chambers.

Members Present: Derek Byrne, Kerry Schwartz, Carolyn Player, Marilyn Schiess, Carolyn Nelson, Janys Hutchings

Members Absent: Chris Bleak – excused, Jason Willes – excused

Others: Dianna Webb, Christie Hutchings, Noreen Edwards, Brad Kenison, Frankie Christofferson, Council member Mark Johnson

Meeting began at 7:00 p.m.

REGULAR AGENDA

3.1 BRYAN THRESHER – REQUESTS MAJOR HOME OCCUPATION APPROVAL TO OPERATE A PERSONAL RECREATIONAL RENTAL BUSINESS FROM HIS HOME LOCATED AT 1378 EAST 1500 NORTH IN AN EXISTING RA-1 ZONE.

Christie Hutchings presented the request and stated that the applicant has personal items that he wants to rent out. This would only be for his items. Staff has concerns that a Home Occupation needs to take place in the home. The ordinance says that it can't be in an out building but it says nothing about outside the home. She said this is at your discretion. The safety inspection was done on the home where the office will be.

Bryan Thresher was present and stated that he is a contractor who is not doing much work right now – his business is being conducted from his office in the home.

Kerry Schwartz asked if his contractor business is being run out of the same location.

Bryan Thresher said that business is being run from Highland. He will only be running this business from here. He stated that he has a list of the items that he will be renting or selling: 6 ATV's, 8 snow mobiles, toy hauler, cargo trailer, flat bed trailer, dump trailer, horse trailer, 2 boats, 2 wave runners, travel trailer, ATV trailer and snowmobile trailer. He understands that there is no signage allowed. He will probably rent the toys with the trailers or just the toys with the people providing their own trailer. He said he will advertise on line and by word of mouth. He is trying to go through the resorts where they rent them and then he just takes them up to the resorts. He said the hours of operation would be from about 9:00 am to – dusk.

Carolyn Player moved to grant final approval of Bryan Thresher's request for a Major Home Occupation to operate a personal recreational rental business from his home located at 1378 East 1500 North in an existing RA-1 zone and include: that there can be no signage; limited to the existing equipment (6 ATV's with a trailer, 8 snow mobiles with a trailer, a toy hauler, an enclosed cargo trailer, a flat bed trailer, a dump trailer, a horse trailer, 2 boats, 2 wave runners and a travel trailer) and not to included any other equipment not listed here; hours of operation to be from 9:00 a.m. – dusk. Second by Kerry Schwartz. Motion carried unanimous.

3.2 ALPINE SCHOOL DISTRICT – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN ADDITION TO SEGO LILY ELEMENTARY SCHOOL LOCATED AT 550 EAST 900 NORTH IN AN R-1-8 ZONE. (Tabled from 3/26/09)

Christie Hutchings presented the request and stated that this was tabled because of concerns. The school district has submitted quite a bit of new information. One of the concerns was with the cul-de-sac where kids were being dropped off; there was concern about the bus dropping kids off at the dead end.

Dave Holdaway the facilities director with Alpine School District was present for the request and stated that there was the issue of the cul-de-sac. He said they have gone over this a number of times with the different concerns. He said that there are only 3 buses that drop off here.

Brad Ormsby with Peck Ormsby Construction was present and explained what they had done to make it safe. He said the bus drop off will be in the front and the parent drop off will be to the back. The visitor parking will be allowed on the front northwest side. The kids will still be able to get into the school through the fence and there will be construction fencing up to keep kids out of the construction area.

Kerry Schwartz said he is concerned with special event parking – how is that addressed.

Dave Holdaway said that during construction there is no easy answer; there are 30+ parking stalls on the east and 10-12 stalls on the north.

Brad Ormsby said that there will still be parking across the front of the school.

Dave Holdaway said that they like to have about 80 permanent parking stalls for the school but to address special events - that is an issue all throughout the school district. He said for normal operation of the school and for moderate events the parking should be adequate but during construction it will be a problem.

Janys Hutchings said that the faculty parking allowed during construction is not enough for the number of classrooms – so the visitor and faculty parking will have to be shared during construction.

Dave Holdaway said there may only be about 45 stalls during construction.

Brad Ormsby said that they could possibly put in more on the asphalt by where the kids play. He said the length of the construction will hopefully be less than a year if the weather is good.

Kerry Schwartz said he is still concerned about special events. He asked if they could keep those to a minimum during construction where parking is limited. He suggested talking to the principal about that.

Dave Holdaway said that he hasn't specifically talked about that. He said they can evaluate that property to the south for more parking.

Janys Hutchings said a minimum parking stall number would be about 60.

Clay Johnson & Rob Fisher were present – they said they could probably extend the asphalt to add about 20 stalls.

Dave Holdaway said they could extend past the parent drop off to the south. He also said he doesn't know why the bus is going in the cul-de-sac but he can find out.

Marilyn Schiess said if they can come up with 20 more parking stalls and talk to the bus people to make sure they drop the children off out front instead of using the cul-de-sac then that would work. She said that the commission really appreciates them addressing the concerns.

Derek Byrne moved to grant final approval of Alpine School District's request for Site Plan and Conditional Use for an addition to Seego Lily Elementary School located at 550 East 900 North in an R-1-8 zone with the following conditions: that the Alpine School District plan an additional 20 parking spaces and find a way to get the special needs bus closer to their classroom and out of the cul-de-sac. Second by Carolyn Nelson.

The parents were concerned about the parking after construction.

Shay Clark said that when it's done there will be adequate drop off in front of the school.

Alan Delimont asked about blocking that fence opening off so kids can't get through.

Discussed having a plan for parent drop off after construction.

Dave Holdaway said that with the small number of buses that come to this school, we can make the bus drop off the smaller one and have the parents drop off on the larger sight – so they could swap drop off sides.

Derek Byrne moved to amend the motion and included that we encourage the Alpine School District to consider different drop off zones by maybe switching the bus drop off and the parent drop off and to also have the school district work with the school on long term drop off and pick up. Second by Carolyn Nelson stands. Motion carried unanimously.

Dave Holdaway said that the city owns that road and could regulate that cul-de-sac.

3.3 TYRELL GRAY – REQUESTS REVIEW AND APPROVAL OF FENCING CHANGES ON THE MARSHALL GROVE SUBDIVISION LOCATED AT 2100 NORTH 500 WEST IN AN R-1-8 ZONE

Christie Hutchings presented the request and stated that this is for an alteration to a recorded subdivision. This has been picked up by a new developer and since the economy has changed they are requesting putting in a no-climb fence.

Tyrell Gray was present for the request and stated that he talked to Kay Johnson and his wife and they have agreed to split the cost of a fence with them. Now we just need to work something out on the Grace piece. The way it was originally designed the storm drain wouldn't have worked. There were a couple of engineering issues that put us way over budget.

Derek Byrne asked about the vinyl fence.

Tyrell Gray said that he has talked to the Grace's and he suggested that they put it in the CC&R's that as the houses are built they would have to put in the fence. He said the fence was not on the original set of plans.

Dale Grace said that he has had animals in there and still does.

Tyrell Gray said that a vinyl fence doesn't hold up to animals.

Carolyn Nelson said that you could put up a chain link fence with slats.

Brad Kenison said that the no-climb fence is heavier wire.

Dianna Webb said that by ordinance the only fence we can require is the agriculture fence.

Carolyn Player moved to grant final approval of Tyrell Gray's request for a fencing change on the Marshall Grove subdivision located at 2100 North 500 West in an R-1-8 zone changing the fencing from the required vinyl to a no climb agricultural fence in order to meet the ordinance. Second by Carolyn Nelson. Motion carried unanimous.

3.4 SARAH AND KEVIN GORDON – REQUEST REVIEW AND APPROVAL OF FENCING CHANGES ON BRIGHT BEGINNINGS, A COMMERCIAL DAYCARE LOCATED AT 1135 EAST 3200 NORTH IN A COMMERCIAL ZONE.

Christie Hutchings presented the request and stated that the applicant is asking to space out the pillars for economic reasons.

Sarah and Kevin Gordon were present and stated that initially when this was started they wanted more privacy so they wanted to go vinyl. They found a company that rates their fences for 120 mph. After researching the post they discovered that they are very expensive; they are about \$700-800 a piece. They said they want to either eliminate the posts or put a post in each corner.

Sarah Gordon said that the reason they picked the vinyl was for privacy – the other reason was that it looked nicer than chain link. She said she doesn't want the fence to look bad either.

Kevin Gordon said the fence company has a life time guarantee on the vinyl fence.

Brad Kenison said that as the DRC has not seen this project with two entrances, he would like DRC to at least look at this as City Business. He asked that they make that a part of the motion.

Carolyn Player said to do away with the pillars – just do vinyl fence.

Carolyn Nelson said she agrees with that and where they are backing up to commercial she doesn't see the need for pillars.

Janys Hutchings said that she likes the idea of the posts.

Kerry Schwartz said he is one that likes to stick to the course – he can see maybe dropping a few posts.

Derek Byrne said as long as the vinyl posts are done properly then he's ok with it. He said it would be nice to have the others posts on the corners.

Marilyn Schiess said she feels that they can do away with the pillars too. The fence company does stand behind the fence. She likes the idea of changing the color to something other than all white.

Carolyn Player moved to grant final approval of Sarah and Kevin Gordon's request for a fencing change on Bright Beginnings, a commercial daycare located at 1135 East 3200 North in a Commercial zone to allow them to do away with the pillars and put in all vinyl fencing trying to make it as pleasing to the eye as possible and to make sure it is sturdy - so talk to the contractor about filling posts with cement and have DRC see the new plan with the double access. Second by Carolyn Nelson. Motion carried 4-2 with Janys Hutchings and Kerry Schwartz opposed.

3.5 JOHNSON MEDICAL – REQUESTS REVIEW AND APPROVAL OF FENCING CHANGES TO A PREVIOUSLY APPROVED SITE PLAN LOCATED AT 1697 NORTH STATE STREET IN AN EXISTING MIXED USE ZONE.

Christie Hutchings presented the request and stated that the property to the north is residential.

Steven Johnson said that economically things have changed. He said the quotes are coming in at about \$24,000 dollars to do just that part of the fence. He is requesting putting in solid vinyl.

Kelly Bird lives on the north and is not opposed to the vinyl fence. He said there are old trees that will eventually come down and then there will need to be some sort of fence put in there.

Derek Byrne said he is ok with vinyl.

Kerry Schwartz said he just doesn't know.

Carolyn Player thinks that when we originally look at these we need to be more aware of the costs and the applicant needs to be more aware of the costs too but she is ok with vinyl.

Carolyn Nelson is ok with vinyl.

Jany's Hutchings said as long as the neighbors are fine with it then its ok. She said it's not seen from the road.

Kerry Schwartz said it's not our job to review the economic market. If a fence is agreed to then they need to do their homework ahead of time. He said he is tired of making exceptions and changes.

Steven Johnson said that the masonry fence was thrown at them at that meeting so there is no way they had time to do research on the cost.

Carolyn Player moved to grant final approval of Johnson Medicals' request for a fencing change to a previously approved Site Plan located at 1697 North State Street in an existing Mixed Use zone changing the required fencing to vinyl fencing and that they work with the neighbor so everybody is happy. Second by Carolyn Nelson. Motion carried 5-1 with Kerry Schwartz opposed.

PUBLIC HEARINGS

4.1 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION TO THE LEHI CITY MASTER TRANSPORTATION PLAN.

Public Hearing opened at 7:00 p.m.

Christie Hutchings presented the request and stated that this is a housekeeping item.

Public Hearing closed at 8:44 p.m.

Jany's Hutchings moved to recommend approval of Lehi City's request for the Lehi City Master Transportation Plan. Second by Carolyn Player. Motion carried unanimous.

CITY BUSINESS

Handed out the draft for the new Public Facility zone.

Dianna Webb said that we just wanted you to take a look at this draft to see if you think we can prepare the item for public hearing.

Derek Byrne asked about making the reservoirs, well sites, and pump stations public information. He thought they weren't for security reasons.

Dianna Webb said that the City Council asked a few years back not to make them known but they are asking us to put this together now. Discussed the setbacks and whether they need more flexibility.

Carolyn Nelson said that the attorney needs to review that. The cities can't just do what they want.

The Commission said to schedule it as a public hearing item.

Discussed the meeting and discussion from Tuesday night. The commissioners said they didn't feel that they came away with any direction from City Council.

The Commission wants to talk about the appeals training at one of the work sessions.

APPROVAL OF MINUTES

6.1 APPROVAL OF MINUTES FROM THE MARCH 26, 2009 REGULAR MEETING.

Janys Hutchings said that on page 9 the principal's name should be Starlene Holme.

Kerry Schwartz moved to approve the minutes from March 26, 2009 with the name change. Second by Janys Hutchings. Motion carried unanimous.

ADJOURN

Janys Hutchings moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.

Meeting ended at 9:06 p.m.

Date Approved _____

Chairman _____

Secretary _____