

LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, June 09, 2011 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings – excused

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

Meeting began at 7:00 p.m.

CONSENT AGENDA

3.1 APPROVAL OF MINUTES FROM THE MAY 12, 2011 REGULAR MEETING.

Carolyn Nelson moved to approve the consent agenda items. Second by Ed James.

Carolyn Nelson moved to amend her motion to include the findings of fact that the Home Occupation is in conformance with the Development Code and will not affect the character of the neighborhood. Second by Ed James stands. Motion carried unanimous.

3.2 APPROVAL OF MINUTES FROM THE MAY 26, 2011 REGULAR MEETING.

Carolyn Nelson moved to approve the consent agenda items. Second by Ed James.

Carolyn Nelson moved to amend her motion to include the findings of fact that the Home Occupation is in conformance with the Development Code and will not affect the character of the neighborhood. Second by Ed James stands. Motion carried unanimous.

3.3 TIFFANY NOORLANDER – REQUESTS APPROVAL OF A MAJOR HOME OCCUPATION PERMIT TO OPERATE A MASSAGE THERAPY BUSINESS FROM HER HOME LOCATED AT 1366 SOUTH DRAGONFLY DRIVE IN AN EXISTING PLANNED COMMUNITY ZONE.

Carolyn Nelson moved to approve the consent agenda items. Second by Ed James.

Carolyn Nelson moved to amend her motion to include the findings of fact that the Home Occupation is in conformance with the Development Code and will not affect the character of the neighborhood. Second by Ed James stands. Motion carried unanimous.

REGULAR AGENDA

4.1 BILL WALLEY – REQUESTS APPROVAL OF REVISIONS TO THE PREVIOUSLY APPROVED MACEY’S POLE SIGN LOCATED AT 760 EAST MAIN STREET IN AN EXISTING COMMERCIAL ZONE.

Bill Walley with Associated Foods was present and wanted to get clarification on the design of the sign. He said in the last meeting we came in for approval of this sign and the commission suggested including tenants on the sign. We went through a plethora of designs and we talked to other owners to see if they

would be interested. Norm ?? jumped at the opportunity. He has 14 locations on his side and he would like 14 spaces for other tenants. Bill said that Kim requested that we use timbers for the poles but we would rather use metal that is painted. We would like to stay with the stucco look instead of the wood grain.

Kim Struthers said that our thought was that at a certain point it would get too busy looking. We just tried to come up with a reasonable amount of advertising space.

Bill Walley said we need at least 8 spaces. The size of the sign would stay the same.

Derek Byrne said that he agrees that any more than 8 would be hard to read.

Bill Walley said that these are all separate panels and can be changed very easily. He said that there will be a rock base that will go up about 6' on the pole.

Kordel Braley moved to grant final approval for Bill Walley's request for revisions to the previously approved Macey's pole sign located at 760 East Main Street in an existing Commercial zone to the rendering that shows a maximum of 8 tenants plus a co-tenant plus the Macey's sign and grant approval of the stucco finish. Second by Carolyn Player. Motion carried unanimous.

PUBLIC HEARINGS

5.1 STEVE AULT – REQUESTS REVIEW AND RECOMMENDATION OF A GENERAL PLAN LAND USE MAP AMENDMENT ON APPROXIMATELY 4 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4735 NORTH THANKSGIVING WAY FROM AN A-1 TO A LIGHT INDUSTRIAL LAND USE DESIGNATION.

Public Hearing opened at 7:01 p.m.

Christie Hutchings said that there are two existing homes on the property; the one set back in is the one that is included in this. The front home is owned by the gravel company. They are making this request because they want to use this property for a group home and it is allowed in the Light Industrial zone so if this gets approved they will be back for a Zone Change.

Steve Ault was present for the request and stated that because of the lack of traffic on that road we decided not to go commercial and then we got it changed back to agriculture. We've struggled with uses that would fit into the area – it's kind of isolated. We got in with Angela Waghorn.

Angela Waghorn, director of the Papilion House, mentioned a little about what they do which includes treating people that are recovering from substance abuse.

Ed James asked how many people would be living there.

Angela Waghorn said in Utah County it says its 2 ½ of the family size; we could comfortably house 10 individuals with a minimum of a 3 month stay. The clients would be 18 and over; men only.

Kerry Schwartz asked about the access coming through the other property.

Steve Ault said that there has never been any blockage. If there was ever a challenge we could move that driveway to the west some to accommodate that. He understands that the front house would be torn down.

Public Hearing closed at 7:41 p.m.

Ed James asked if this was the only zone that allows for this use.

Kim Struthers said that Light Industrial is where we decided to put this type of use.

Ed James feels uneasy doing this spot zoning especially while we're looking at our General Plan.

Kordel Braley feels that as it currently sits he thinks it's good enough. The area is a gravel pit now. He would be fine with any Light Industrial use that may want to go in there.

Discussed the use and the zoning.

Kordel Braley moved to recommend approval of Steve Ault's request for a General Plan Land Use Map Amendment on approximately 4 acres of property located at approximately 4735 North Thanksgiving Way from an A-1 to a Light Industrial land use designation with the findings of fact that the proposed land use change fits in the general surrounding land use which is Commercial and based on the fact that the intended use or any other light industrial use would be appropriate and include DRC comments. Second by Carolyn Player. Motion carried 6-1 with Carolyn Nelson opposed.

Carolyn Nelson likes the use but is concerned with the spot zoning.

Ed James voted in favor only because the use and the well being of the use far outweighs the issue with spot zoning.

CITY BUSINESS

6.1 REVIEW OF THANKSGIVING POINT MOVIE THEATER ELEVATIONS.

Christie Hutchings said that the theater was approved with the condition that the elevations come back.

George Smith (801-860-2006) with US Development was present for the request and stated that they want to open in November.

Derek Byrne moved to give approval of the new elevations. Second by Ed James. Motion carried unanimous.

WORK SESSION

7.1 DISCUSSION OF GENERAL PLAN GOALS AND POLICIES.

Kerry Schwartz said that we will only spend about an hour on this.

Kelly Gilman was present for the request and said that it sounds like you all settled on the Elko model. He went through the objectives that we didn't get to last time.

Discussed each area and the separate objectives that should apply to each area. Discussed the Downtown Revitalization plan.

Kelly Gilman said they will sit down with staff on Tuesday and if we can come up with something we'll get it to you.

Kim Struthers said for your information - we have funding through MAG and we are going to be starting a bicycle and pedestrian study. We need a person from the Planning Commission to be on the steering committee.

Carolyn Nelson was assigned to be on that committee.

ADJOURN

Ed James moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.

Meeting ended at 9:02 p.m.

Date Approved _____

Chairman _____

Secretary _____