

Fox Brothers Office Warehouse Conditional Use and Site Plan Approval Planning Commission Report		
Applicant:	Ben Hunter	
Requested Action/Purpose:	Approval of a site plan and conditional use	
Location:	459 North 500 West	
Project Area:	1.04 acres	
Existing zoning:	Light Industrial	
General Plan Designation:	Light Industrial and Medium Density Residential	
Existing Land Use:	Undeveloped	
Surrounding Zoning and Land Use:	<i>North:</i>	A-1 Undeveloped
	<i>South:</i>	A-1 and LI Lehi City Facilities
	<i>East:</i>	A-1 and R-1 Undeveloped, Single-family residential
	<i>West:</i>	A-1 Lehi City Facilities
Date of Last DRC Review:	January 13, 2016	

Required Action

Planning Commission:	Final approval
City Council:	None

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09-050 (B) from the Lehi City Development Code states that in approving a conditional use permit, the Commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of the Lehi City General Plan and this Code, and to assure the operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses in the general vicinity. These conditions may include:

1. That the site will be suitable landscaped and maintained and that the design, setbacks, fences, walls, and buffers of all buildings and other structures are adequate to protect property and preserve and/or enhance the appearance and character of the area.
2. That all buildings or other structures are architecturally attractive and add to the quality of the area.
3. Provision of parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
4. Street and highway dedication and improvements, including sidewalks, curbs, and gutters.
5. Water supply and fire protection.
6. The mitigation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation.
7. The regulation of operating hours for activities affecting normal neighborhood schedules and functions.
8. Regulation of signs.
9. Provisions for a guarantee, bond, or other surety that the proposed conditional use will be maintained and operated in compliance with all approval, conditions, and requirements.

Such other conditions determined necessary by the Commission to allow the establishment and operation of the proposed conditional use in an orderly and efficient manner and in compliance with all elements of the General Plan, and the intent and purpose of this Code.

HISTORY

June 15, 1872 – The subject property was included within the original Lehi City annexation.

ANALYSIS

The applicant is requesting site plan and conditional use approval for Fox Brothers Office Warehouse located at 459 North 500 West in an existing Light Industrial zone. The Development Code classifies office/warehouse as a permitted use, however the outdoor storage of materials, products, and equipment incidental to a permitted use requires conditional use approval. The proposed use will include tenants in the construction industry who will perform automobile repairs, which also requires conditional use approval.

The two Fox Brothers Properties parcels total 3.67 acres, although only 1.04 acres of the property are proposed to be developed at this time. The Site Plan indicates that 2.13 acres of the property will remain “undisturbed,” however the narrative indicates that the remaining parcel outside of the 1.04 acres being developed will be used as storage for vehicles and equipment. If this is true, the applicant must revise the Site Plan to show this use with the proper buff-

ering and screening requirements being met. If the proposed use will occupy any of the remainder of the property, including for parking vehicles and storing vehicles and/or equipment, adequate buffering, fencing, and screening will be required along the entire property, not just the developed portion, according to Section 12.080 of the Lehi City Development Code. This includes a 6 foot fence, a 12 foot buffered area, and trees being planted every thirty feet along the edge of the property.

The developer is requesting an exception to the 51 percent hard surface requirement in the Lehi City Design Standards. At the DRC review, staff recommended that an exception not be granted to the building materials requirement to allow more than 49% of the metal paneling. It is staff's opinion is that the metal siding does not maintain the quality feel that the design standards are trying to accomplish. Also, the proximity to residential uses should be considered, where the use of additional rock or brick would be more compatible. The DRC also noted that in relation to the proposed elevations, the developer needs to revisit the proposed vertical elements for the wall variations. The DRC commented on the matter as follows: "They don't seem to connect to the rest of the building, especially the center one in the front elevation. Staff has provided some suggested modifications that could meet the intent of the design standards, or the applicant needs to consult with an architect." Please consider other DRC comments as part of the motion.

RECOMMENDATIONS/POSSIBLE ACTIONS

In approving a conditional use application the Planning Commission may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control and time limits for the conditional use permit as deemed necessary for the protection of adjacent properties and the public interest. The Commission may require guarantees or other evidence that such conditions are being, or will be, met and complied with. The Planning Commission may approve or approve with conditions this request for conditional use permit and site plan approval. Any conditions or requirements as well as findings (reason and justification) for approval must be included in the Planning Commission's motion.

FINDINGS

Section 09.050 (A) of the Development Code states: The Commission may grant a conditional use permit in compliance with the Development Code, and recognizing the requirements of Chapter 12 and Chapter 13 of the Code if, from the application and the facts presented at the public hearing, it finds:

1. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

**Fox Brothers Office/Warehouse Site Plan and Conditional Use
DRC Redline Comments**

Ben Hunter – Requests Site Plan and Conditional Use review for Fox Brothers Office/Warehouse to be located at 459 North 500 West in an existing Light Industrial zone. (second submittal – date of last review 12/9/15)

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Brent Fox, Ben Hunter, Brian Fox

Date of Plans Reviewed: 1/7/16

Time Start: 4:15

Time End:

DRC REDLINE COMMENTS:

Brent – Power:

Kerry – Fire:

Greg – Water/Sewer:

1. Change the culinary line note to CTS Poly (instead of C200)
2. Reconfigure culinary water service
3. On the curb catch tying into the 36-inch storm drain, approval from Lehi Irrigation Company will be required

Todd – Public Works: No comments

Kim – Planning:

4. Planning Staff recommends that an exception not be granted to the building materials requirement to allow more than 49% of the metal paneling. Staff’s opinion is that the metal siding does not maintain the quality feel that the design standards are trying to accomplish. Also, the proximity to residential uses should be considered, where the use of additional rock or brick would be more compatible.
5. On the wall variations, revisit the proposed vertical elements. They don’t seem to connect to the rest of the building, especially the center one in the front elevation. Staff has provided some suggested modifications that could meet the intent of the design standards, or the applicant needs to consult with an architect.

Gary – Building/Inspections:

6. Add sampling manhole to the grease trap detail

Mike – Public Works: No comments

Ross – Engineering:

7. Provide a cross section of the detention pond including the outlet piping

Craig – Parks:

8. Reduce the amount of rock in the detention area

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer’s cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Reimbursement Agreement for any reimbursable improvement items must be in place.
4. Provide a title report to be reviewed by Lehi City Attorney.
5. Surveyor’s and engineer’s stamps on construction drawings.
6. New property line adjacent to existing roads must be staked and reviewed by the City.
7. Provide signed easement verification sheet.
8. Warranty deed/title insurance (500 West road right of way). Title insurance policies on each to be obtained through Marnae at Keystone Title 801-610-1670
9. New project startup form for Lehi City Storm Water
10. Address comments from Planning Commission approval

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

2. Once approved by the Planning Commission plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. All signage will require a separate review and approval process
5. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



BlackRidge Engineering

Fox Brothers Office/Warehouse

459 North 500 West

The proposed project involves the construction of a pre-fabricated metal building 60'x160' (9,600 sq. ft.) on approximately 1.04 acres located in a light industrial zone. The two parcels owned by Fox Bros. Properties total 3.67 acres. However, only 1.04 acres will be developed at this time. An additional 0.50 acres may be developed in the future. The remaining parcel will not be developed at this time, and will be used as storage for vehicles and equipment.

The building is comprised of both office and warehouse/service bay space. Offices will be located at the ends of each building, with the warehouse space in between the offices. The office floor plans will be completed in the future based on the individual tenant's needs. This site plan application, and conditional use permit, includes the exterior shell of the building. The conditional use permit is required for minor equipment repairs which will occur in the warehouse spaces. The future tenants of the building work in construction and will perform their own maintenance on company vehicles in the warehouse bays.

It is proposed that an opaque 6' tall fence (CMU or concrete) will be installed on the property boundary along the north and northeast boundary lines to separate the residential uses from the light industrial use. The existing fence along the railroad tracks will remain in place. The fence behind the building is proposed to be installed inside of our property lines. The reasoning for this is to allow the Lehi Irrigation company access to their ditch for maintenance while not impacting the residential uses to the north by widening the ditch onto their property. If this ditch is piped in the future, the owner reserves the right to relocate the fence along the property lines. From the property line, the building setback of 14' at the narrowest point exceeds the requirements of the buffer between residential and non-residential uses. Where feasible, existing on site trees will be maintained to help create the buffer between the residential and non-residential uses. All on-site storm water will discharge into a detention pond or other landscaped areas located on-site.

The building materials will be a combination of hard surfaces and pre-fabricated panels. The owner requests an exception to the 51% hard surface requirement as allowed in Section 37.070 of the Lehi City Design Standards. Minimum open space requirements are 15%, whereas 31.1% has been provided as allowed in 37.070.A.3. Additionally, soffit lighting, specialty landscape lighting highlighting landscaping features, architectural exterior lighting and signage lighting will be provided per 37.070.A.5. Final design of signage lighting will be provided at the time of application for sign permit.

We believe that the proposed plans meet the standards and intentions of the City. The applicant desires to have a nice looking building and facility which complements the architectural requirements, and is visually appealing to those who drive in this area.

Sincerely,

Ben Hunter

RECEIVED
JAN 07 2016
LEHI CITY



BIG AL'S
TEXAS BBQ
SMOKED TAKE-OUT
768-2625

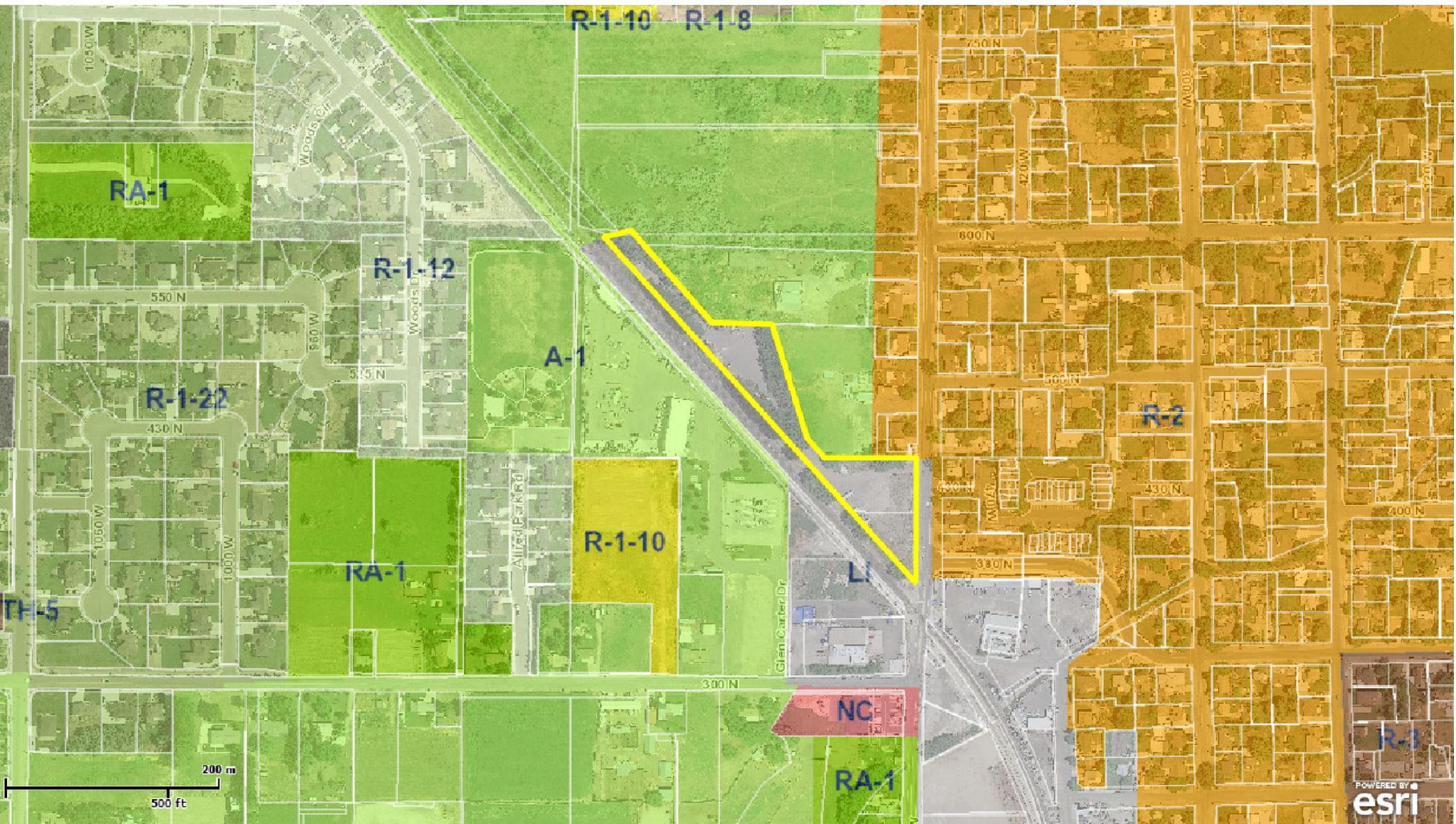






Fox Brothers Office Warehouse

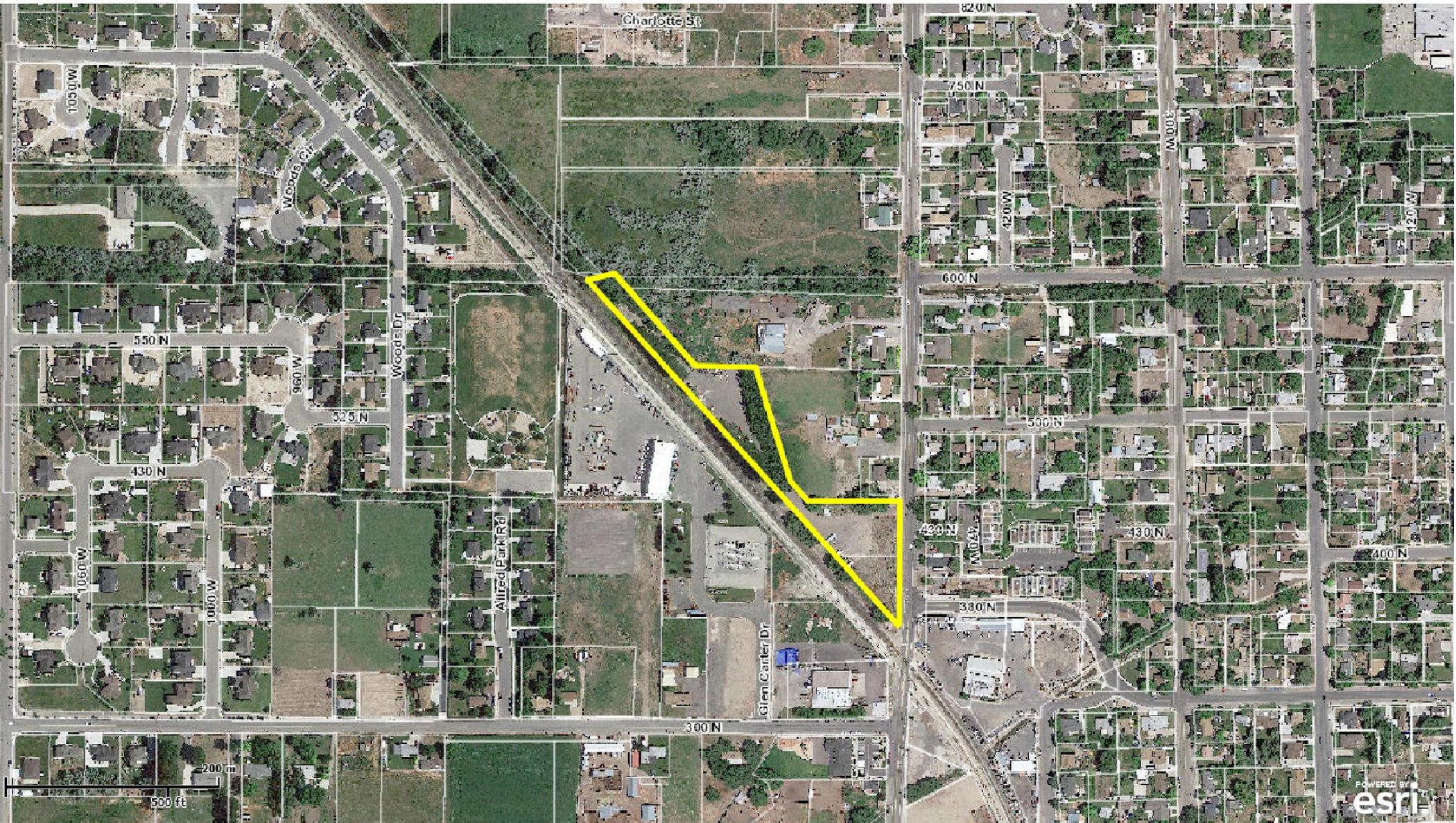
Zoning



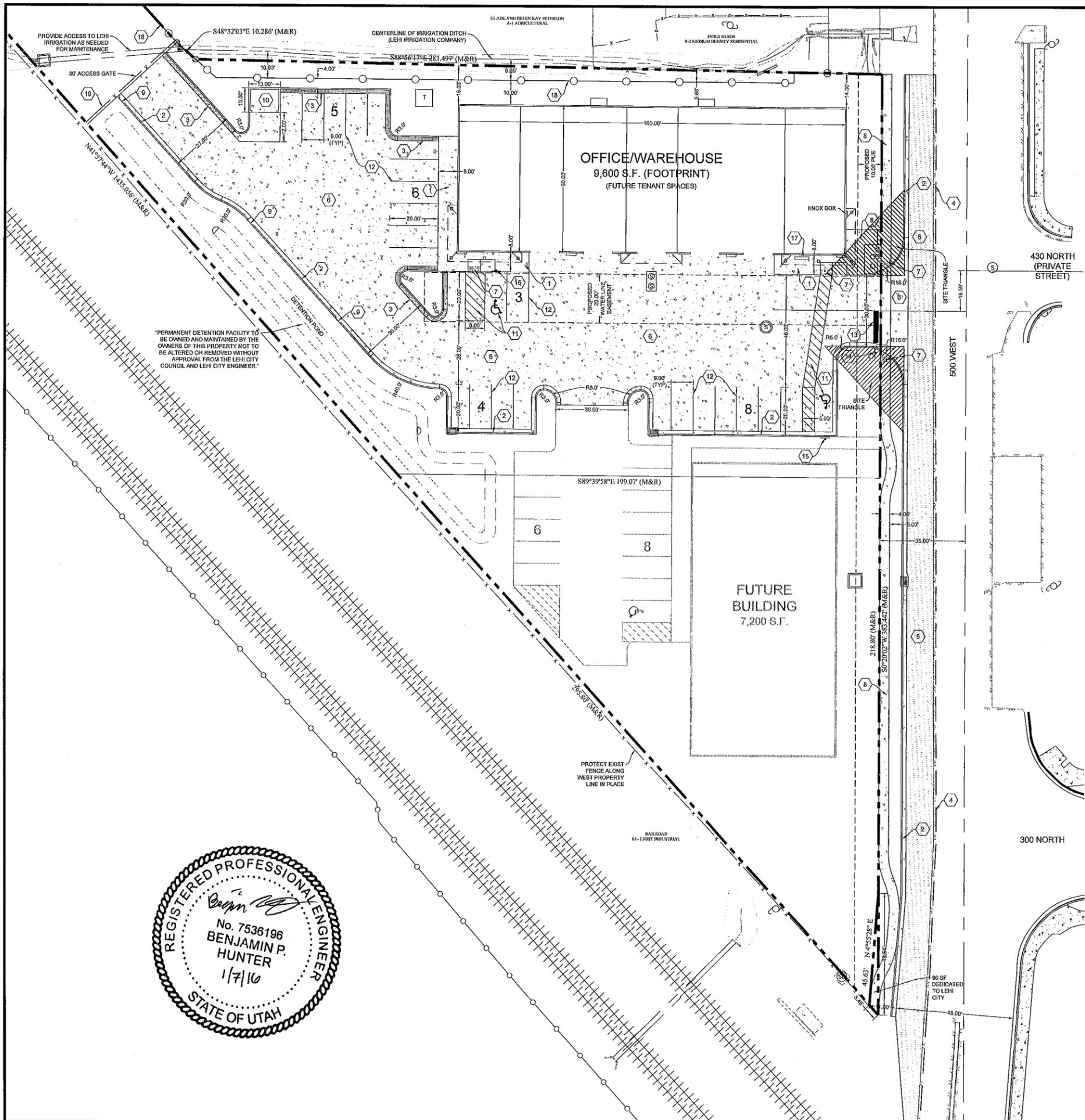
Thu Jan 21 2016 03:48:37 PM.

Fox Brothers Office Warehouse

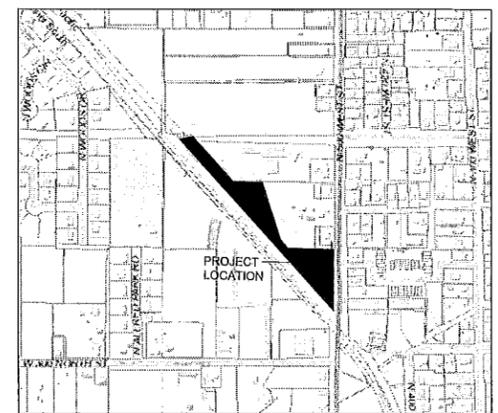
Aerial



Thu Jan 21 2016 03:48:03 PM.



- NOTES:**
1. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR ALL WORK.
 2. ALL IMPROVEMENTS PER THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN WERE PROVIDED BY THE INDIVIDUAL UTILITIES. CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND NOTIFY ENGINEER OF ANY CONFLICTS.
 4. STORM DRAIN PIPE LENGTHS AND SLOPES ARE MEASURED FROM INSIDE WALL TO INSIDE WALL.

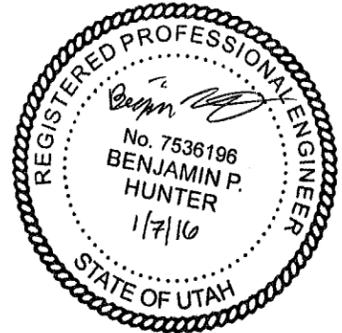


VICINITY MAP
NTS

SITE DATA:

PROPOSED DEVELOPMENT:	1.04 ACRES
FUTURE DEVELOPMENT:	0.50 ACRES
UNDISTURBED AREA:	2.13 ACRES
TOTAL SITE AREA:	3.67 ACRES
LANDSCAPING AREA:	14,434 SQ. FT. (31.8%)
IMPERVIOUS AREA:	30,888 SQ. FT.
PROPOSED BUILDING AREA:	9,600 SQ. FT.
EXISTING ZONING:	LI - LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE, WAREHOUSE, SERVICE BAY
PARKING REQUIRED:	20 STALLS
PARKING PROVIDED:	30 STALLS
BIKE PARKING REQUIRED:	2 BIKES
BIKE PARKING PROVIDED:	2 BIKES
DETENTION AREA REQUIRED:	2,358 CF (0.10 CFS/ACRE RELEASE)
DETENTION AREA PROVIDED:	3,160 CF

- CONSTRUCTION NOTES:**
- 1 THICKENED EDGE SIDEWALK
 - 2 24" STANDARD CONCRETE CURB AND GUTTER
 - 3 24" OPEN FACED CURB AND GUTTER
 - 4 SAWCUT; PROVIDE SMOOTH CLEAN EDGE
 - 5 ASPHALT PAVING (3" HMA / 6" UBC / 6" SUB-BASE) CBR=10.8
 - 6 CONCRETE PAVING (6" PCC / 6" UBC)
 - 7 DETECTABLE WARNING SURFACE
 - 8 CONCRETE SIDEWALK
 - 9 3' WIDE CURB CUT
 - 10 DUMPSTER ENCLOSURE
 - 11 HANDICAP STRIPING
 - 12 4" WHITE PAINT STRIPE (TYP)
 - 13 12" WHITE STOP BAR
 - 14 STOP SIGN
 - 15 HANDICAP SIGN
 - 16 MONUMENT SIGN
 - 17 BIKE RACK
 - 18 6" OPAQUE CONCRETE FENCE ALONG ENTIRE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE
 - 19 6" CHAIN LINK FENCE



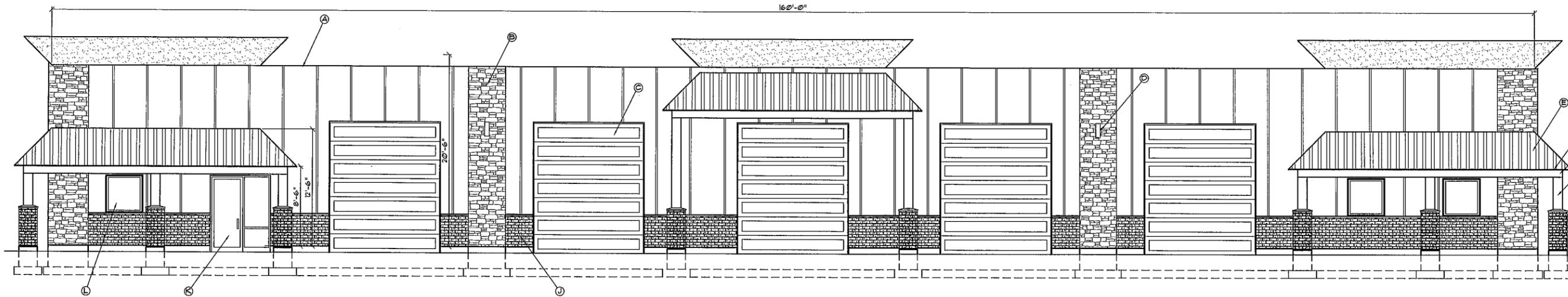
OWNER:	FOX BROTHERS, LLC
ADDRESS:	2720 NORTH 500 EAST LEHI, UTAH 84043 (801) 380-0035
PROJECT:	OFFICE / WAREHOUSE
DATE:	JAN. 6, 2016
REV:	
NOTES:	

BlackRidge Engineering
13076 South 2730 West, Riverton, UT 84065
blackridgeengineering@gmail.com (801) 432-0441

SITE PLAN

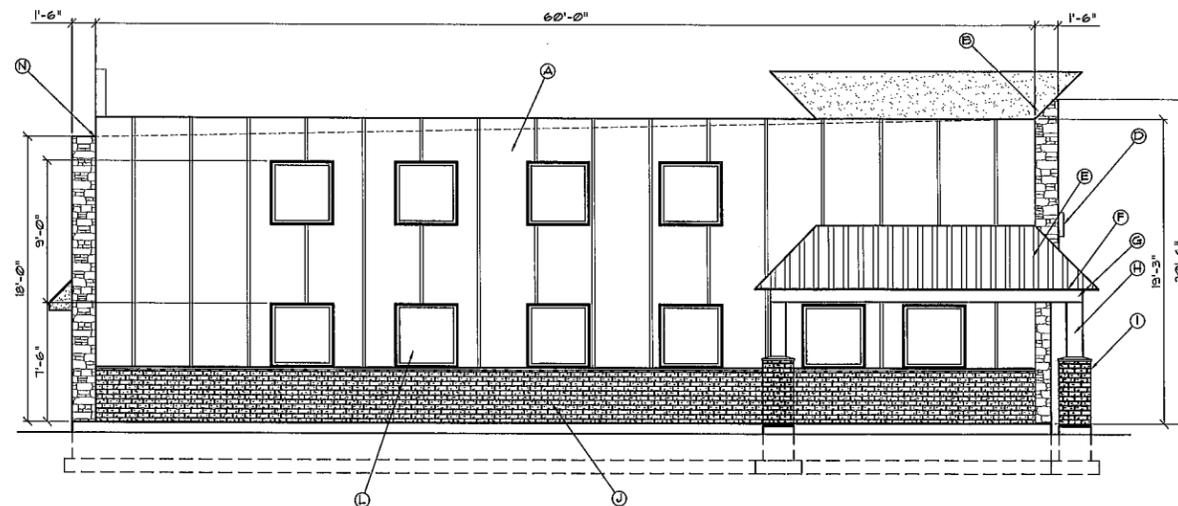
FOX BROTHERS OFFICE / WAREHOUSE
459 NORTH 500 WEST
LEHI, UTAH 84043

SHEET: **C-1**



FRONT ELEVATION

SCALE 3/16" = 1'-0"



LEFT ELEVATION

SCALE 3/16" = 1'-0"

ELEVATION KEYED NOTES:

- A. 42" WIDE METAL PANEL, LIGHT-NATURAL BROWN
- B. 48" WIDE STONE VENEER AT 1'-0" POP-OUT. STONE TO BE CORONADO ITALIAN VILLA OR SIMILAR (TYP.)
- C. 12'-0" WIDE x 14'-0" TALL OVERHEAD DOOR (TYP.)
- D. PROGRESS LIGHTING OUTDOOR SCONCE, ANTIQUE BRONZE OR SIMILAR (TYP.)
- E. STANDING SEAM METAL ROOF (TYP.)
- F. METAL FASCIA (TYP.)
- G. ROUGH SAUN WOOD BEAM TRIM, DARK BROWN STAIN (TYP.)
- H. ROUGH SAUN WOOD COLUMN TRIM AROUND BUILT UP AROUND STRUCTURAL COLUMN, DARK BROWN STAIN (TYP.)
- I. 48" HEIGHT BRICK WAINSCOT AROUND STRUCTURAL COLUMN w/ CULTURED STONE CAPSTONE ATOP. BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR AND CAP STONE TO BE CORONADO PYRAMID FLAGSTONE POST CAP - BROWNSTONE OR SIMILAR (TYP.)
- J. 42" HEIGHT BRICK WAINSCOT BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR (TYP.)
- K. METAL FRAMED STOREFRONT SYSTEM
- L. METAL FRAME WINDOW (TYP.)
- M. STANDING SEAM METAL ROOF (TYP.)
- N. METAL RAIN GUTTER (TYP.)
- O. 3010 METAL EGRESS DOOR (TYP.)

Alpha Engineering & Design, LLC

STRUCTURAL ENGINEERING & RESIDENTIAL DESIGN
 864 WEST COUNTRY LANE
 FARRINGTON, UTAH 84025
 PHONE: (801) 712-9249 EMAIL: alphaengine@live.com



FRONT & LEFT ELEVATIONS

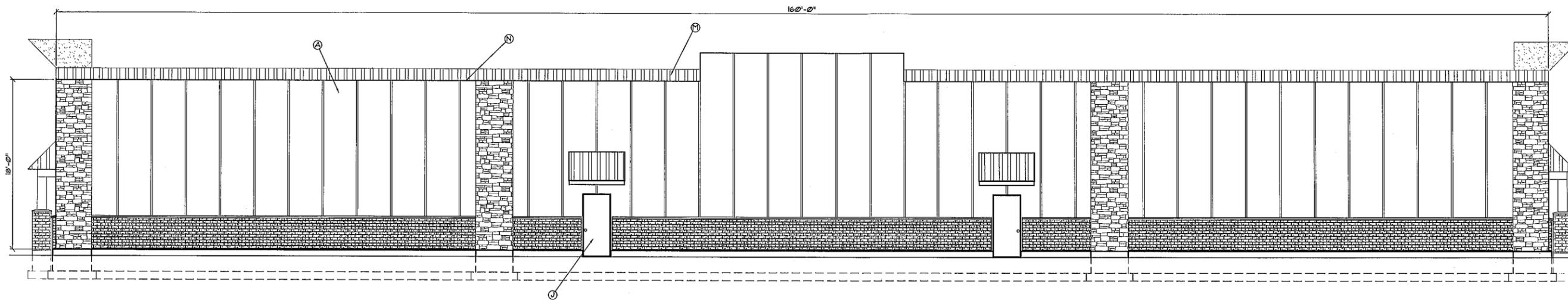
NEW BUILDING FOR FOX BROS CONST.

459 NORTH 500 WEST
 LEHI, UTAH
 FOR: FOX BROS. PROPERTIES, LLC.

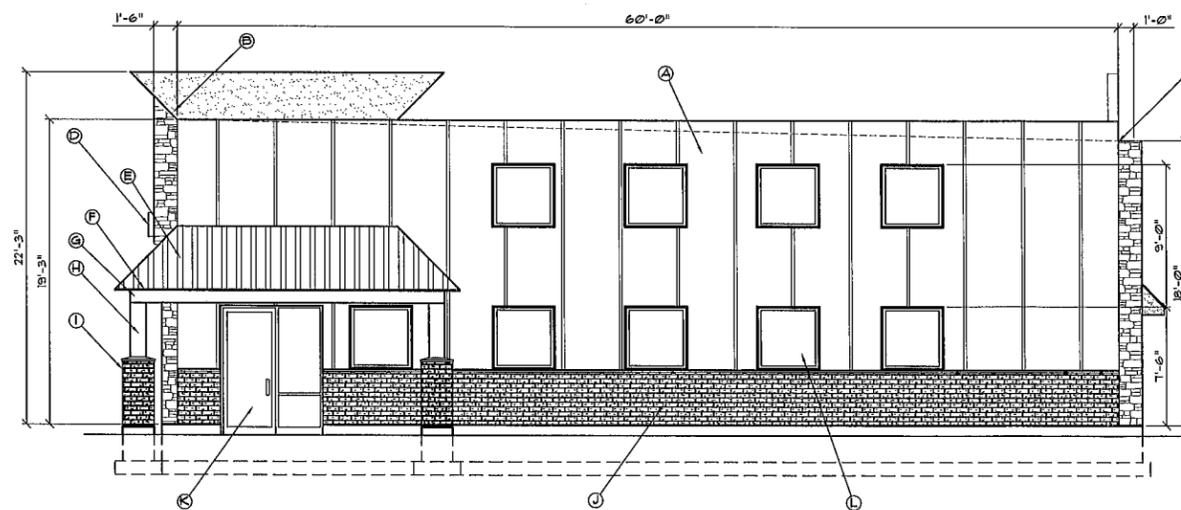
REVISIONS:	DATE	BY
0	11/3/18	ADB

SHEET NO.

A1



REAR ELEVATION
SCALE 3/16" = 1'-0"



RIGHT (STREET-SIDE) ELEVATION
SCALE 3/16" = 1'-0"

- ELEVATION KEYED NOTES:
- A. 42" WIDE METAL PANEL, LIGHT-NATURAL BROWN
 - B. 48" WIDE STONE VENEER AT 1'-0" POP-OUT. STONE TO BE CORONADO ITALIAN VILLA OR SIMILAR (TYP.)
 - C. 12'-0" WIDE x 14'-0" TALL OVERHEAD DOOR (TYP.)
 - D. PROGRESS LIGHTING OUTDOOR SCENCE, ANTIQUE BRONZE OR SIMILAR (TYP.)
 - E. STANDING SEAM METAL ROOF (TYP.)
 - F. METAL FASCIA (TYP.)
 - G. ROUGH SAUN WOOD BEAM TRIM, DARK BROWN STAIN (TYP.)
 - H. ROUGH SAUN WOOD COLUMN TRIM AROUND BUILT UP AROUND STRUCTURAL COLUMN, DARK BROWN STAIN (TYP.)
 - I. 48" HEIGHT BRICK WAINSCOT AROUND STRUCTURAL COLUMN w/ CULTURED STONE CAPSTONE ATOP. BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR AND CAP STONE TO BE CORONADO PYRAMID FLAGSTONE POST CAP - BROWNSTONE OR SIMILAR (TYP.)
 - J. 42" HEIGHT BRICK WAINSCOT BRICK TO BE ADOBE STYLE IN SIENNA OR SIMILAR COLOR (TYP.)
 - K. METAL FRAMED STOREFRONT SYSTEM
 - L. METAL FRAME WINDOW (TYP.)
 - M. STANDING SEAM METAL ROOF (TYP.)
 - N. METAL RAIN GUTTER (TYP.)
 - O. 3070 METAL EGRESS DOOR (TYP.)

Alpha Engineering & Design, LLC
 STRUCTURAL ENGINEERING & RESIDENTIAL DESIGN
 864 WEST COUNTRY LANE
 FARMINGTON, UTAH 844025
 PHONE: (801) 712-3245 EMAIL: alphaeng@live.com



REAR & RIGHT ELEVATIONS

NEW BUILDING FOR FOX BROS CONST.
 458 NORTH 500 WEST
 LEHI, UTAH
 FOR: FOX BROS. PROPERTIES, LLC.

REVISIONS:	DATE	BY
DRAIN BY:		ADB

A2
 SHEET NO.