

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held Thursday, January 4, 2007 in the Lehi City Conference Room.

Members Present: Kerry Schwartz, Carolyn Player, Marlin Peterson, Ron Smith, Janys Hutchings, Marilyn Schiess, Vaughn Pickell, Jason Willes, Derek Byrne

Members Absent: none

Others: Dianna Webb, Frankie Christofferson, Kim Struthers, Christie Hutchings, Noreen Edwards, Council Member Mark Johnson

Meeting began 5:35 p.m.

1. ELECTION OF CHAIR AND VICE CHAIR

Kerry Schwartz opened the floor to nominations for Chairman.

Janys Hutchings nominated Kerry Schwartz. Vaughn Pickell second the nomination.

Ron Smith moved to elect Kerry Schwartz as chairman for 2007 by acclamation. Second by Carolyn Player. Motion carried.

Kerry Schwartz opened the floor for nominations for Vice Chair.

Janys Hutchings nominated Vaughn Pickell. Marilyn Schiess and Carolyn Player concurred with the nomination.

Janys Hutchings moved to close the nominations and appoint Vaughn Pickell as Vice Chair for 2007. Second by Carolyn Player. Motion carried.

2. REVIEW OF BY-LAWS

Janys Hutchings moved to accept the by-laws. Second by Marilyn Schiess. Motion carried unanimously.

3. REVIEW OF THE MEETING SCHEDULE FOR 2007

Discussed changes to the schedule.

Vaughn Pickell moved to adopt the schedule for 2007 with the changes. Second by Janys Hutchings. Motion carried unanimously.

4. DISCUSSION OF FLAG LOT ORDINANCE PERTAINING TO THE 150 FOOT MAXIMUM LENGTH REQUIREMENT

Sue Holmstead was present and asked for a code revision on the length of flag stems longer than 150'. She stated that they have 3 acres with limited frontage. They would need to have a flag stem longer than 150' or it would cut right into the existing home.

Dianna Webb stated that they had discussed this at DRC. Kerry Evans said that the restriction has to do with the Fire Code. There needs to be a fire hydrant within 250' of the house. Dianna said that he feels the he has the authority to grant exceptions on this. They may have to move the hydrant to the front of the stem. She said that the Fire Marshal wants to be able to grant exceptions for anything beyond 250'. They will need a 20' wide flag stem.

Kim Struthers said that he talked to a realtor for the church and they are interested in the property to the west (Parkinson's).

Dianna Webb said that staff recommended approval on this. They didn't have a problem going to 225' as long as the setbacks were met.

Discussed adding in a clause that says 'or as approved by the Fire Marshal'. Discussed amending the code from 150' to 225' then allowing the Fire Marshal to make exceptions and to have at least 20' of hard surface on the stem.

Jany's Hutchings said she doesn't have an issue with this.

Dianna Webb said that the City Engineer feels there should be a requirement to install curb and gutter on the existing home as well as the stem.

Jason Willes doesn't see how this is an issue. There are not a lot of properties in Lehi that this would affect. Most people will want a shorter stem.

Dianna Webb said we could leave the code as it is and just add an exception with approval of the Fire Marshal and City Engineer and as approved by the Planning Commission.

Commissioners directed staff to draft a copy to review at the next meeting on the 11th to review under City Business.

5. DISCUSSION OF REVISIONS AND RE-ADOPTION OF CHAPTER 23, SIGNS

Kim Struthers stated that a billboard company had called and said that under the Utah Outdoor Advertising Act any changes made to signs we need to notify the sign companies. So to save a lot of trouble we need to re-advertise our change to the billboard ordinance and re-adopt it. Any other issues that we want to address we can put in at the same time.

Christie Hutchings asked about any changes we want to make to pole signs could be done at the same time.

Discussed pole signs in Commercial areas – having one 'per site'.

Commissioners directed staff to put together something for the next work session including the aesthetics, distances, co-locating, etc.

Derek Byrne suggested looking at Bremerton, Washington's ordinance. He said they have a strict sign ordinance.

Vaughn Pickell said the Hidden Valley up on the hill off 12300 South in Draper has nice signage.

6. DISCUSSION OF PROPOSED WIRELESS TELECOMMUNICATIONS REGULATIONS

Dianna Webb said that the City Administrator had asked us to look at this.

Kim Struthers said that we can put it on January 25th as a public hearing item.

Discussed talking about City initiated General Plan Amendments at the work session in February.

Janys Hutchings moved to adjourn. Second by Carolyn Player. Motion carried unanimously.

Meeting ended at 6:55 p.m.

Date Approved _____

Chairman _____

Secretary _____