

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission meeting held on Thursday, October 4, 2007 in the Lehi City Conference room.

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

Members Absent: Janys Hutchings – excused, Ron Smith - excused

Others: Dianna Webb, Frankie Christofferson, Kim Struthers, Noreen Edwards, Council member Mark Johnson

Meeting began at 5:40 p.m.

1. DISCUSSION OF “DARK SKIES” REGULATIONS TO LIMIT LIGHT POLLUTION.

Kim Struthers discussed examples of lighting regulations.

Discussed different types of lighting; commercial lighting – if we can incorporate something into the Commercial Design Standards. Need to check with the power department and invite them to a work session.

2. DISCUSSION OF SIGN ORDINANCE.

Kim Struthers went through slides of different pole and monument signs; Draper Peaks, The District and Quarry Bend developments.

Discussed ‘large scale’ project signs. Discussed not allowing pole signs except along I-15.

3. DISCUSSION OF THE USE OF DEVELOPMENT AGREEMENTS.

Kerry Schwartz mentioned that at the conference they attended (Utah League of Cities and Towns) they discussed the use of development agreements at the zone change level.

Dianna Webb said that the City Attorney has been reluctant to let us use them at the zone change level.

Vaughn Pickell said that you can have them run with the land. The development agreement actually protects the developer.

Staff will have the City Attorney come to the next work session to discuss this.

Dianna Webb said that most decisions and agreements happen at the City Council level – when they know they have approval.

Discussed making recommendations to have a development agreement that has certain items or conditions in it.

4. DISCUSSION OF COMMERCIAL DESIGN ORDINANCE.

Discussed the changes that were made. Discussed putting captions with the pictures explaining what they are referring to. Also put a picture with 05.060J showing examples of the backs of the buildings. With the RC & PC zones – take out or state ‘unless modified by approved area plan’. Discussed whether it was reasonable to require these in the I or LI zones. Discussed the Downtown Revitalization Plan and if this section would be a supplement to it. Compare and see how to work that with section 05.060K.

Move this forward to a Planning Commission meeting.

5. DISCUSSION OF TABLE OF USES.

Kim Struthers briefly went through the Standard Land Use Coding Manual. He said that there are some cities like Orem that tie their table of uses back to the national land use code.

Dianna Webb said we need to expand the list and look at the different uses to make sure they apply to where they need to be.

Carolyn Player moved to adjourn. Second by Jason Willes. Motion carried unanimously.

Meeting ended at 7:10 p.m.

Jason Willes and Vaughn Pickell will not be at the October 11th meeting.
Marilyn Schiess will be gone for the October 25th meeting.

Date Approved _____

Chairman _____

Secretary _____