

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission meeting held on Thursday, November 1, 2007 in the Lehi City Council Chambers.

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

Members Absent: Kerry Schwartz – excused

Others: Frankie Christofferson, Kim Struthers, Noreen Edwards, Christie Hutchings

Meeting began at 5:40 p.m.

1. KIRK ALLRED FROM THE PILGRIM’S LANDING HOA.

Kirk Allred was present and said that he had met with Mark Johnson about the water problems and other issues. Mark suggested to him that he meet with the Planning Commission to see what can be done about the Commercial developments especially when there is a change of uses. In the CC&R’s it states that they are required to get approval from the HOA and the City Council. He asked for help on the commercial properties and getting them through the HOA first. He asked if there was some way to make the approval contingent on that.

Vaughn Pickell stated that it sounds like a process that would go through City staff and not the Commission.

Frankie Christofferson said that in Thanksgiving Point we do require a letter from the HOA.

Discussed making it a check list item or DRC comment, or maybe adding a box to our applications.

Kirk Allred asked that if they could at least be notified as a courtesy that there was something going in so they could follow up with it. He said by the time it gets to the Planning Commission it is usually too late for them to do anything about it.

2. COMMERCIAL DESIGN STANDARDS.

Discussed the draft for the commercial design standards:

- Still need to add captions under each picture
- F-add ‘untreated cement block (CMU)
- H-define ‘front’ of the building
- Cross-out ‘with’ above section A

Ron Smith moved to move this on as a public hearing. Second by Janys Hutchings. Motion carried unanimously.

3. DISCUSSION OF ALLOWING DENSITY OR OTHER DESIGN CONSIDERATIONS FOR SUBDIVISIONS IN INSTANCES WHERE THERE IS A PLANNED PARK, HISTORIC MONUMENT OR OTHER PUBLIC FACILITY THAT WARRANTS SPECIAL CONSIDERATION.

Kim Struthers said that Lorin had brought this up and would like to create flexibility for certain circumstances.

Discussed negotiating with the developer like we do with road widening. The commissioners felt comfortable having this as a tool. Discussed working with Lorin Powell to come up with a formula. Modify the code on roadways and expand it to include Historic Sites, buildings and public facilities. Also discussed taking it out of the footnotes to an actual section.

Kim Struthers mentioned that there is an open house on the rail trail on November 7th from 5-7 pm.

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

Meeting ended at 6:30 p.m.

Date Approved _____

Chairman _____

Secretary _____