

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held on Thursday, March 27, 2008 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Marilyn Schiess, Ron Smith, Carolyn Player, Janys Hutchings, Derek Byrne, Jason Willes, Chris Bleak

Member Absent: Vaughn Pickell – excused

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

Meeting began at 7:02 p.m.

### REGULAR AGENDA

#### **3.1 PATRICIA PETERSON – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION PERMIT TO OPERATE A DAYCARE AND PRESCHOOL FROM HER LOCATED AT 1868 WEST POINTE MEADOW LOOP IN AN EXISTING PLANNED COMMUNITY ZONE.**

Frankie Christofferson presented the request and stated that she is requesting two home occupations and the Planning Commission has the option to grant that.

Patricia Peterson was present for the request and stated that she would have the Preschool on Tuesdays and Thursdays and the Daycare on Monday, Wednesday & Friday. They will not be going at the same time. She said she is certified to teach in Utah.

Janys Hutchings said this would have to be contingent on having a State license to do daycare.

Patricia Peterson said that it would be located on the main floor of the house. The hours for the preschool would be from 9-3 with two sessions. The daycare would be from 9-4. She stated that all but one of the preschool children already live in the neighborhood and the same with the daycare. She will not have any other employees helping with the daycare.

*Janys Hutchings moved to approve Patricia Peterson's request for a Major Home Occupation permit to operate a daycare and preschool from her home located at 1868 West Pointe Meadow Loop in an existing Planned Community zone with the following stipulations: that the daycare is contingent on her attaining her State daycare license; that the day care run on Mondays, Wednesdays and Fridays with no more than 6 children and with the preschool on Tuesdays and Thursdays. Second by Carolyn Player. Motion carried unanimous.*

#### **3.2 AARON CHRISTENSEN – REQUESTS CONCEPT PLAN REVIEW AND RECOMMENDATION FOR CHRISTENSEN'S CAR TOWN, A PROPOSED AUTO SALES BUSINESS LOCATED AT 212 WEST MAIN STREET IN AN EXISTING MIXED USE ZONE.**

Frankie Christofferson presented the request and said that the DRC had question on the parking.

Aaron Christensen was present for the request.

Kerry Schwartz asked if there were other drawings as far as layout of the parking stalls.

Aaron Christensen said that there will only be one employee and plan is to be in this location for only one or two years and then to move onto a larger place.

Kerry Schwartz said that they are asking to display 20-30 vehicles. Kerry asked to see how they will fit on that lot and where will customer parking be.

Aaron Christensen said that he is aware that he would need to get UDOT approval to widen his entrance on Main Street.

Janys Hutchings asked about the proposed access on 200 West.

Derek Byrne questioned the number of cars also.

Aaron Christensen said that 20 cars would be plenty.

Jason Willes said that you have to have so many stalls based on the square footage of the building. He said he doesn't see any way they could even get 15 cars on that lot – he would like to see how the cars would lay out with that access.

Janys Hutchings said that she would also like to see the access agreement for the parking lot to the north.

Kerry Schwartz said that the landscaping has been eliminated on the Main Street side and there needs to be 25 %.

Aaron Christensen would like to pave in the front or have pavers. He said that he doesn't believe the house is on the historical registry.

Jason Willes said that there is a downtown revitalization plan.

Kerry Schwartz said that when we talk about downtown revitalization it gives us a basis to go by – a car dealership is not what we had envisioned along Main Street.

Jason Willes said that he thinks at this point we would need to deny this particular concept and have a new one come in that shows the landscaping, the cars parked with the stalls marked and to make sure Aaron contacts UDOT to see if they would even allow that drive approach to be widened. Jason said that Aaron also needs to get an access agreement with the other landowner to show access through the property to the north. He would like to see enhanced landscaping in other areas to make up for the display parking area. He said we would probably be willing to consider a variance of the landscaping if we saw justification for it.

Janys Hutchings said that they need to look at the revitalization plan.

*Jason Willes moved to deny without prejudice Aaron Christensen's request for Concept Plan review for Christensen's Car Town, a proposed auto sales business located at 212 West Main Street in an existing Mixed Use zone based on the fact the following items need further attention: the parking, landscaping, setbacks, cross access easement with property owner to the north, the number of cars that will fit on the lot, and include DRC comments. Second by Ron Smith. Motion carried unanimous.*

**3.3 RIMROCK CONSTRUCTION – REQUESTS SITE PLAN REVIEW FOR SHOPPES AT LEHI, A COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 100 NORTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.**

Frankie Christofferson presented the request.

Mark Hampton and Wes Broadbent were present. Mark said that the first one had a detention basin on the corner – so we had that moved back. He said this will be a multi tenant retail center with 15,600 sq feet of retail. It would be devisable so there can be multiple tenants or larger users. We have double faced this building but the public access will be to the north. He said they would like to leave the area between State Street and the building with low landscaping; grass or maybe low shrubs.

Wes Broadbent said the signage would actually be on both sides – there would be a monument on the southeast corner. He said they would stay within the regulations.

Derek Byrne said we would like to see the multiple tenant sign.

Mark Hampton said that they will bring back the signage for approval.

Ron Smith said it looks good.

*Ron Smith moved to grant final approval of Rimrock Construction's request for Site Plan review for Shoppes at Lehi, a commercial development located at 100 North 1200 East in an existing Commercial zone adding in other bushes along the State Street side to give some relief and subject to DRC comments. Second by Marilyn Schiess. Motion carried unanimous.*

**3.4 LEHI LOGG, LLC – REQUESTS SITE PLAN REVIEW FOR CROSS-CREEK POINTE, A COMMERCIAL CENTER LOCATED AT APPROXIMATELY 1350 EAST STATE STREET IN AN EXISTING COMMERCIAL ZONE.**

Frankie Christofferson presented the request and stated that this is in Lehi and borders American Fork. She said they do have an access agreement with the businesses in American Fork. They propose to keep this under the same ownership at this time and will come back if that changes.

Duffy Williams was present for the request and stated that as long as they don't touch the wetlands we don't need a letter from the Corp of Engineers. He stated that they have about 300 sq feet of landscaping.

Derek Byrne said that he is not impressed with the west elevations.

Duffy Williams described the back elevations of the buildings and showed color renderings of the elevations. He said that the buildings could change depending on who goes in. He is not opposed to dressing up the back sides of the building – he also said that these buildings would also need signs on both sides. He said they would need to have the visibility from the freeway.

Janys Hutchings asked what kind of mosquito abatement would there be because of the wetlands.

Duffy Williams said it is a privately owned property – so he guesses they would have to take care of that.

Marilyn Schiess said that the County does mosquito control.

Janys Hutchings asked how truck traffic would come in.

Duffy Williams said that it would come in from 1350 East. He said the bridge over the wetlands does allow for truck traffic.

*Jason Willes moved to grant final approval of Lehi Logg, Inc's request for Site Plan review for Cross-Creek Pointe, a commercial development located at approximately 1350 East State Street in an existing Commercial zone complimenting the applicant on the project and to have them incorporate some kind of landscape scheme along I-15 for a buffer, understanding that the tenants want to be seen from the freeway and to included DRC comments. Second by Carolyn Player. Motion carried unanimous.*

## **PUBLIC HEARINGS**

### **4.1 DWAYNE WATSON – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON APPROXIMATELY 1.1 ACRES OF PROPERTY LOCATED AT 1020 WEST MAIN STREET FROM AN RA-1 TO A COMMERCIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Frankie Christofferson presented the request and stated that part of this is commercial. She said we are looking at the property on 1100 West where there is a Commercial node which we can use a broad brush on to allow this to go commercial.

Matt Dalton was present and stated that he was under the understanding that it would all come through as commercial.

Dianna Webb said that the annexation on that back piece came in today and it would come in as commercial.

Kerry Schwartz asked about the intentions for this property.

Matt Dalton said that he wants to sell it.

Public Hearing closed at 8:15 p.m.

*Janys Hutchings moved to recommend approval of Matt Dalton's request for a Zone District and Zone District Map Amendment on approximately 1.1 acre of property located at 1020 West Main Street from an RA-1 to a Commercial zone with the approval based on the findings that the commercial zone fits with the surrounding properties and the ball park to the east. Second by Ron Smith. Motion carried unanimous.*

### **4.2 DAVID LYM – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A+ CAR RENTAL, INC, A CAR RENTAL BUSINESS LOCATED AT 55 WEST MAIN STREET IN AN EXISTING MIXED USE ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there are some other businesses operating out of this building right now. He said they have recently re-striped the parking lot. The DRC did have some comments about the parking – they have 23 stalls now. The Two Dudes Auto had specified 5 stalls for them so that leaves 18 for the other businesses – just an office would require 17 spaces.

David Lym was present for the request and said that the church only meets on Sunday; Farmers Insurance has 4 people that work; Liberty Tax has 3 employees during the busy season; Two Dudes Auto hasn't had a car there in over a year; and the car rental business would only have 9 cars total with only one or two cars there at any one time.

Kerry Schwartz said that there are 3 business signs already that are not appropriate for Main Street that are not even legal.

David Lym said that he won't need any advertising out front.

Kerry Schwartz asked about the downtown revitalization plan and how they plan on incorporating that.

David Lym said that he doesn't see this impacting this area at all.

Kim Struthers said that we need to address washing cars at that site.

David Lym said it is much easier to take them to a car wash.

Public Hearing closed at 8:35 p.m.

Kerry Schwartz said that the motion on the Two Dudes Auto does state 5 stalls and there was concern expressed back then about the number of parking stalls for the businesses.

Jason Willes said that if there is concern then we can grant approval of how many rental vehicles are allowed on that site.

Kerry Schwartz said he is concerned with having 5 businesses in one small building.

Discussed whether there may be some changes as to the extended uses in the future.

*Jason Willes moved to deny without prejudice David Lym's request for Site Plan and Conditional Use approval for A+ Car Rental, Inc, a car rental business located at 55 West Main Street in an existing Mixed Use zone based on the fact the one of the uses, the church, has currently not be approved and we feel it is not appropriate to grant additional uses until the other comes through for approval because the parking stalls needed for the church will affect how many can be used for the car rental business. Second by Janys Hutchings. Motion carried unanimous.*

Kerry Schwartz said that the church can come through concurrently with the car rental businesses as Conditional Use.

**4.3 RIMROCK DEVELOPMENT – REQUESTS REVIEW AND RECOMMENDATION FOR A ZONE DISTRICT AND ZONE DISTRICT MAP AMENDMENT ON THE SHUPPY PROPERTY, APPROXIMATELY 5.01 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1200 WEST BULL RIVER ROAD FROM AN R-1-10 TO A COMMERCIAL ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that there is hope that 1200 West will go through and connect with Morning Glory Road. The General Plan was approved so they can request the zone change for commercial- there are some grading issues that we will need to deal with.

Chaz Johnson with Rimrock was present for the request.

Public Hearing closed at 8:45 p.m.

*Derek Byrne moved to recommend approval of Rimrock Development's request for a Zone District and Zone District Map Amendment on the Shuppy property, approximately 5.01 acres located at approximately 1200 West Bull River Road from an R-1-10 to a Commercial zone. Second by Ron Smith. Motion carried unanimous.*

**4.4 STUART YOUNG – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AUTO EMPIRE, A USED CAR DEALERSHIP LOCATED AT 910 WEST STATE STREET IN A MIXED USE ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this is in a Mixed Use zone. He said it went through several DRC reviews, the site plan had been reviewed through the Building Department and DRC felt that there were some issues that needed to be reviewed. Kim said that if they want to maintain that dumpster it will need to be looked at – it wasn't on the site plan that DRC reviewed.

David Kent with Auto Empire was present and said the building is just over 3000 sq ft.

Chris Crowe with Town and Country Investments said there will be other tenants. The auto dealership is only one. The other is a wholesale furniture sale with one employee. He said the dumpster was not supposed to be placed there.

Kim Struthers said that you might want to look at the sign – it is a separate process. The existing office is a permitted use.

Chris Crowe said that there is only one tenant that leases the whole business – they just have two businesses.

Ron Smith said that the storm drain has never been addressed.

Chris Crowe said that they do take cars off location to get them washed.

Jason Willes said that there will be two licensed businesses there so there needs to be designated parking.

Kim Struthers said that in the Mixed Use there is technically not a distinct number for parking stalls – the Planning Commission has discretion on that.

Jason Willes said that this is a new issue and drainage needs to be addressed.

Kim Struthers said that it did come up but because it went through for approval through Clint's office there wasn't anything else we could do – and since it had been a permitted use they allowed them to pave it as it was.

Jany's Hutchings said that there needs to be fencing or something between them and the home to the north.

Public Hearing closed at 9:05 p.m.

David Kent said they would have maybe 5-6 cars at any one given time.

Chris Crowe said that he planned on having all grass in the planter strip but the property next door doesn't have a sprinkler system so he put in a decorative rock – he would like to do the same.

Kerry Schwartz said he would like to see a sign on the building instead of one out front.

Janys Hutchings said we need to look at the fencing to the north – you do need to provide a fence between the commercial and the residential.

*Jason Willes moved to grant final approval of Stuart Young's request for Site Plan and Conditional Use approval for Auto Empire, a used car dealership located at 910 West State Street in a Mixed Use zone with the following stipulations: that a fence be installed along the north property line between the proposed business and the residential use; that the garbage dumpster be removed and traditional garbage containers be used; that the number of cars for sale be limited to 8 and to have them placed along the frontage of State Street; provide landscaping along the westerly side of the building in addition to the existing tree that is there and that landscaping be placed in the planter strip on State Street with a combination of grass and some type of xeroscaping as well to blend in with the neighbor; included DRC comments making special note that the city is aware of the storm drainage and that there was no report on this based on prior approval from the Building Department. Second by Marilyn Schiess.*

Chris Crowe said that with the DRC comments he asked if we could take out the comment on the back flow preventer.

Jason Willes said that if they guarantee there is no car washing on site they may remove that.

Lorin Powell said they would have to work with Lee on that.

*Jason Willes moved to amend his motion to add that the existing furniture business have 3 stalls designated for that business alone and must remain free for that business at all times. Second by Marilyn Schiess stands. Motion carried unanimous.*

**4.5 MARK GREENWOOD – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND RECOMMENDATION OF LEHI YOUNG SUBDIVISION, A 17-LOT RESIDENTIAL SUBDIVISION LOCATED AT 1180 WEST 700 SOUTH IN AN R-1-22 ZONE.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that they would like to trade for the right of way and have one extra lot in lieu of payment.

Lorin Powell said that we moved everything north so we would have a straight shot with the manholes. We have manholes on both ends so we just need to keep the easement. Lot 11 would maintain that and it would be fenced along 1100 West with our arterial fencing.

Mark Greenwood was present and said that on the interior road – 700 South is higher than this property. We didn't want to fill all that so we sloped the roads to a low point where an access goes to the east and came down to a couple feet higher than the existing grade and then only have about 2 ½ feet of fill.

Janys Hutchings said that somewhere on the plat they need to note that the smaller lots will not have animal rights.

Derek Byrne asked about putting lots 16 & 17 together.

Mark Greenwood said that we need some way to benefit from the cost of the road dedication.

Public Hearing closed at 9:30 p.m.

*Janys Hutchings moved to recommend approval of Mark Greenwood's request for Preliminary Subdivision review for Lehi Young Subdivision, a 17-lot residential subdivision located at 1180 West 700 South in an R-1-22 zone noting that this recommendation is for the 17-lot plan and that: 1) the flag stem road to lot 11 needs to have the curb and gutter up to the property line of lot 11, 2) noting that the easement access to lot 11 is only for lot 11, 3) the fencing required for 1100 West needs to start at the lot line for lot 17 so that access is completely blocked on that easement, 4) lots 12, 13, 14, 16 & 17 need to have noted that they do not have animal rights, 5) and included DRC comments. Second by Ron Smith. Motion carried 6-1 with Jason Willes opposed stating that he doesn't like the flag lot.*

**4.6 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION OF AMENDMENTS TO THE LEHI CITY GENERAL PLAN LAND USE ELEMENT TEXT AND MAP INCLUDING THE ADDITION OF NEIGHBORHOOD COMMERCIAL NODES AND BUSINESS PARK ALONG THE EAST WEST CONNECTOR ROAD (1000 SOUTH) AND TEXT CHANGES REGARDING NEIGHBORHOOD COMMERCIAL NODES.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated that this relates to the pending east-west connector road and will probably be built as early as next spring. As part of that, the land use has come up and we thought it was important to add commercial nodes along that corridor. We are also considering a Business Park area just south of the Mill Pond. Part of this is already on the General Plan as Light Industrial. He explained the neighborhood commercial so that there won't be just any commercial use – it would restrict it to what would be compatible to residential uses.

Jason Willes asked about the crossing at the railroad tracks.

Kim Struthers said it is above grade crossing – it was explained to us at the meeting that it would remain elevated until it got over to the American Fork Main Street interchange.

Dell Willes said that you recognize the tactics of some groups and then decide what you want Lehi to be and stick to it. The decision was made previously to limit the high density construction and have larger lots to preserve the agricultural infrastructure. If you change your mind tonight then some will think you have changed your mind about earlier decisions. In other meetings about the east-west corridor it has been described as a Disneyland main street and now is being replaced by commercial. We need to save this area of Lehi as a low density agricultural area and leave the map in general alone. We can deal with the changes on an individual basis.

Larry Hadfield said that he respects all that is going on and this road was not part of the General Plan. This road is going through by the State and we need to take steps to make sure that our land can be used along this corridor. They will not be willing to put the big houses along there on half acre lots. We need to accommodate growth along these roads and maybe we need to increase our density along this corridor. This road was not caused by the citizens of Lehi but by the growth out in the county but we still need to look at it and consider the zoning change along there so we can keep it attractive. We won't get the value out of our ground if we leave it in larger lots.

Shawn Wetsell lives near 'node #3' and is opposed as well as several of the neighbors. He said they don't want commercial nodes. He feels that east towards the freeway makes sense but not a little island in the middle of residential.

Steve Bradshaw said that he would like you to consider 1100 West for a commercial node – he feels that it is the best opportunity for one.



Less Jones said that he is opposed to node 'node #2'. He said they walk to the church and that in and of itself crossing 10<sup>th</sup> South is bad enough without having to deal with commercial traffic.

Rob Davenport is opposed to 'node #3'. He said where 500 West is there are a lot of kids from Meadow Elementary that walk and commercial traffic would just make it worse.

Joe Scofield asked about the Business Park area and what the height requirement along there would be. He said it is currently Light Industrial and the owners want it left that way.

Kerry Schwartz said that their existing zoning would stay in place.

Joe Scofield said that his clients land will be cut in two with that overpass from the new road.

Lawrence Burton is next to 'node #3' and doesn't want any commercial development along that road.

Public Hearing closed at 10:00 p.m.

Janys Hutchings said that she appreciates getting public input because there were questions on nodes 2 & 3 and the comments helped.

Discussed tabling it and looking at it again.

Jason Willes said that his opinion is that the C-nodes would be appropriate on the easterly and westerly ends of the City boundaries. Although he realizes that some of us will feel one way and some will feel another.

Discussed Business Park and Light Industrial with the overpass there.

Jason Willes said that he is not sure now about having the Business Park there since that is an above grade crossing.

Kim Struthers stated that UDOT wants to move forward on this ASAP and they were pursuing this option pretty heavily.

Lorin Powell stated that this is definitely something that we didn't like – we have been very vocal about it.

Discussed leaving the C-nodes at 300 East and on the far west.

*Jason Willes moved to recommend denial of Lehi City's request for amendments to the Lehi City General Plan Land Use Element Text and Map including the addition of Neighborhood Commercial Nodes and Business Park along the East West Connector road (1000 South) and text changes regarding Neighborhood Commercial nodes as **currently presented** and recommend that City Council consider a Neighborhood Commercial node be located at the west city boundary and at the east city boundary at 300 East with nothing in between and leave the proposed Business Park area as it is currently designated on the General Plan and to have all the other Commercial nodes be noted as Neighborhood Commercial nodes. Second by Ron Smith. Jason noted that he is not opposed to the Business Park but given the roadway alignment as shown tonight it changes that and if that road were to change we can re-look at that area. Motion carried unanimous.*

**4.7 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON THE FOLLOWING AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE:**

**A. CHAPTER 3, ADDING NEW PROVISIONS FOR A PARKS, TRAILS AND TREES ADVISORY COMMITTEE.**

- B. CHAPTER 5, ADDING A NEW NEIGHBORHOOD COMMERCIAL ZONE AND AMENDING THE COMMERCIAL DESIGN STANDARDS TO INCLUDE NEW STANDARDS FOR NEIGHBORHOOD COMMERCIAL PROJECTS.**
- C. TABLE 05.030 B, AMENDING THE USES ALLOWED IN THE MIXED USE ZONE.**
- D. CHAPTER 12, ADDING REGULATIONS FOR CHECK CASHING BUSINESSES.**
- E. CHAPTER 19, ADDING NEW PROVISIONS FOR COMMUNITY FORESTRY.**
- F. CHAPTER 35, AMENDING THE DEFINITION OF PERSONAL SERVICES AND CHECK CASHING SERVICES.**

Public Hearing opened at 7:05 p.m.

Kim Struthers presented the request and stated some of the items are interrelated.

Discussed items 4.7A and 4.7E.

Public Hearing closed on item 4.7A and item 4.7E at 10:25 p.m.

*Ron Smith moved to recommend approval of Lehi City's request for amendments to the Lehi City Development Code, (4.7A) Chapter 3, adding new provisions for a Parks, Trails and Trees Advisory Committee and (4.7E) Chapter 19, adding new provisions for Community Forestry. Second by Derek Byrne. Motion carried unanimous.*

Discussed items 4.7B and 4.7C.

Dell Willes asked if we are creating a new zone.

Kerry Schwartz said that we want to change the Commercial Nodes to Neighborhood Commercial to make it more appropriate for the residential areas.

*Derek Byrne moved to extend the meeting for 15 minutes at 10:30 p.m. Second by Ron Smith. Motion carried unanimous.*

Public Hearing closed on items 4.7B and 4.7C at 10:30 p.m.

Discussed the changes and marked as Exhibit A.

*Ron Smith moved to extend the meeting for 15 minutes at 10:45 p.m. Second by Derek Byrne. Motion carried unanimous.*

*Derek Byrne moved to recommend approval of Lehi City's request for amendments to the Lehi City Development Code, (4.7B) Chapter 5, adding a new Neighborhood Commercial Zone and amending the Commercial Design Standards to include new standards for Neighborhood Commercial projects, and (4.7C) Table 05.030 B, amending the uses allowed in the Mixed Use zone with the changes as per 'Exhibit A'. Second by Marilyn Schiess. Motion carried unanimous.*

Discussed item 4.7D.

Public Hearing closed on item 4.7D at 10:50 p.m.

Janys Hutchings said that we should restrict it to 1 mile apart.

*Janys Hutchings moved to recommend approval of Lehi City’s request for the amendments to the Lehi City Development Code (4.7D) Chapter 12, adding regulations for check cashing businesses with the change on section 1 to make it so they’re not located within 1 mile of another check cashing business. Second by Derek Byrne. Motion carried unanimous.*

Discussed item 4.7F.

Public Hearing closed on item 4.7F at 10:52 p.m.

*Janys Hutchings moved to recommend approval of Lehi City’s request for amendments to the Lehi City Development Code (4.7F) Chapter 35, amending the definition of Personal Services and Check Cashing Services. Second by Carolyn Player. Motion carried unanimous.*

**CITY BUSINESS**

Kerry Schwartz welcomed the new Planning Commissioner Chris Bleak.

Discussed the field trip and that we will be meeting at 5:30 p.m.

Janys Hutchings, Derek Byrne, Marilyn Schiess, Carolyn Player, Jason Willes, Kerry Schwartz, Chris Bleak and Ron Smith will all be attending.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE FEBRUARY 28, 2008 REGULAR MEETING.**

*Carolyn Player moved to approve the minutes from the February 28, 2008 regular meeting. Second by Marilyn Schiess. Motion carried unanimous.*

**6.2 APPROVAL OF MINUTES FROM THE MARCH 6, 2008 REGULAR MEETING.**

*Ron Smith moved to approve the minutes from the March 6, 2008 regular meeting. Second by Marilyn Schiess. Motion carried unanimous.*

**ADJOURN**

*Derek Byrne moved to adjourn. Second by Jason Willes. Motion carried unanimously.*

Meeting ended at 10:55 p.m.

Date Approved\_\_\_\_\_

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_