

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Mobile Work Session held on Thursday, August 7, 2008.

Members Present: Vaughn Pickell, Janys Hutchings, Carolyn Player, Marilyn Schiess, Carolyn Nelson

Members Absent: Derek Byrne – excused, Jason Willes – excused, Chris Bleak – excused, Kerry Schwartz – excused

Others: Dianna Webb, Noreen Edwards, Frankie Christofferson, Kim Struthers, Christie Hutchings, Lorin Powell, Councilman Johnny Barnes, Councilman Steve Holbrook, Councilman James Dixon, Brenn Bybee, Travis Ball, Jeremy Estes

Meeting began at 1:15 p.m.

1. MOBILE TOUR OF THE UTA FRONT RUNNER COMMUTER RAIL FACILITIES FROM SALT LAKE CITY TO OGDEN.

Lorin Powell discussed Front Runner and mentioned some things to watch for such as: Lighting – noting the differences between the stations; Landscaping; Station themes – roof structure, interiors, garbage receptacles, benches, artwork, fences, etc.

Discussed getting contributions from other communities or businesses for upgrades to the station.

Steve Meyer, and two assistants with UTA answered questions and handed out literature showing upgrades to different stations and what UTA provides as the basic package.

Lunch was provided at the Union Grill restaurant in Ogden.

Discussed priorities for the Front Runner station by majority vote as follows with #1 being the most important:

- #1 overall station theme
- #2 art work (maybe depicting historic buildings/ areas in Lehi)
- #3 landscaping
- #4 fences, benches, trash receptacles, etc.
- #5 lighting

Steve Meyer said they will be doing the ground breaking at Thanksgiving Point on Tuesday, August 12, 2008 at 1:00 p.m.

2. IN ROUTE DISCUSSION OF PROPOSED AMENDMENTS TO THE TRAVERSE MOUNTAIN CONCEPT PLAN AND AREA PLAN. (Public Comments taken July 10, 2008 and Public Hearing closed)

Discussed the slope ordinance.

Lorin Powell said we have been working on it constantly and it is progressing. He discussed vested rights and that they can cut into a 30% slope. They have cut back on a lot of the 30% area from the previous

concept. The Canyon areas are different but the hill area between Radio and Sage Canyons is still the same. They are also still working on a traffic plan.

Discussed the concern with the promise on the new Area Plan.

Vaughn Pickell said that they are vested in the number of units so we need to focus on the best location for the higher density areas.

Lorin Powell said that the Concept has areas designated for High Density and they are locked in at those locations.

Janys Hutchings said that they are trying to put more in some areas like Vialetto than originally allowed.

Lorin Powell said that the water system can serve higher densities up in the Vialetto area than up the canyons.

Janys Hutchings brought up the fact that they need to have the construction traffic on a separate road.

Lorin Powell said that the roads have to be maintained. We need to ensure the trucks use the construction entrances and stay off the main roads by making sure those accesses are part of this Concept.

Janys Hutchings expressed concern with the build out when they're not taking care of the existing neighborhoods and parks, etc.

Marilyn Schiess said that she would like to take a tour of the areas where the complaints are coming from.

Discussed floating a balloon where they want to put the apartments the height of the proposed buildings so we can see the height in comparison to the existing homes.

Meeting ended at 8:10 p.m.

Date Approved _____

Chairman _____

Secretary _____