

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, September 04, 2008 in the Lehi City Planning Conference Room.

Members Present: Carolyn Player, Kerry Schwartz, Marilyn Schiess, Derek Byrne, Janys Hutchings, Vaughn Pickell

Members Absent: Carolyn Nelson – excused, Jason Willes – excused, Chris Bleak

Others: Dianna Webb, Noreen Edwards, Kim Struthers, Councilman Mark Johnson

Meeting began at 5:45 p.m.

1. REVIEW OF ELEVATIONS FOR GYMCATS.

Discussed that the renderings show grass and they had mentioned xeroscaping. The Planning Commission wanted the grass as shown in the landscape plan. Discussed that they've added enough to it that it looks nice.

Carolyn Player moved to approve the rendition before us with the grass and trees. Second by Marilyn Schiess. Motion carried unanimous.

2. DISCUSSION OF DENSITY IN THE MIXED USE ZONE.

Dianna Webb said that Mark Johnson had asked us to discuss this – she passed out information on the tables.

Kerry Schwartz said that this issue came up at the last meeting – and how the property along Main Street would be developed.

Mark Johnson said that we have wondered if allowing 12 units is appropriate for some areas. We don't have the infrastructure facilities to support the high density residential in some areas of town but it would handle the commercial. How do we handle the Downtown Revitalization areas? Do we do it as an overlay?

Derek Byrne asked if we could make an exception if the City's infrastructure can't handle it.

Dianna Webb asked if maybe we need a different zoning regulation – maybe the uses downtown won't be the same as the uses outside of town. Originally the MU was put in place to make the existing residential legal in those areas.

Discussed that they could put in a parking structure with housing above.

Mark Johnson said that we could do an overlay zone in the downtown area which would allow residential.

Discussed leaving the single family use in the MU and take out the multi family use above – except in the downtown area.

Dianna Webb said that when it went through DRC Lorin pointed out the lack of utilities and we suggested Commercial along there.

Mark Johnson said to re-write the ordinance to say that there will not be any 'new' residential construction except in the historic downtown areas.

Discussed the property west of 500 West on Main Street and whether to allow only neighborhood commercial along there.

Dianna Webb said where they have not submitted a concept that shows residential they are not vested.

Discussed that we are ok with residential above commercial in the downtown area; ending at 400 West. Then beyond that we'd be ok with commercial but no new residential, maybe neighborhood commercial. Discussed that the downtown areas may need their own zones and uses. Discussed that you would have to deny it according to infrastructure and we would need to check with the City Attorney on whether we can make the motion to approve conditional on restricting residential because of the lack of infrastructure. Discussed that the City Council could put a hold on this for a pending ordinance - 'notice of pending ordinance' so there could be no new residential except in the boundaries shown in the Revitalization Plan. Look at an overlay or something to distinguish between those areas. We can just put it as a foot note and make it all conditional that it be in the Revitalization Area.

Dianna Webb said she would have to run it passed the attorney to see if we can approve it subject to the pending ordinance.

3. DISCUSSION OF COMMERCIAL DESIGN STANDARDS.

Discussed that we have come a long ways. We are looking at more of these developments and all sides of them. Discussed putting a height restriction instead of saying two stories. Discussed item C – on F – add something about tilt up concrete.

4. DISCUSSION OF TIME LIMIT FOR PUBLIC COMMENT.

Discussed that it is already in our By-laws. Add to our agendas that public comment may be limited at set by the chair.

5. DISCUSSION OF SIGN REGULATIONS.

Discussed the illegal signs that have been approved through the Building Department.

Kim Struthers presented a new ordinance with illustrations.

Discussed the window sign advertising – like advertising signs in gas stations.

6. DISCUSSION OF REGULATIONS FOR 24-HOUR DAY CARE.

Discussed separate sleeping room for kids – beds – look into it more.

Janys Hutchings moved to adjourn. Second by Kerry Schwartz. Motion carried unanimous.

Meeting ended at 7:20 p.m.

Date Approved_____

Chairman_____

Secretary_____