

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held jointly with City Council on Thursday, October 02, 2008 in the Lehi City Council Chambers.

Members Present: Kerry Schwartz, Carolyn Nelson, Marilyn Schiess, Carolyn Player, Derek Byrne, Jason Willes

Council Members: James Dixon, Mark Johnson, Mayor Johnson

Members Absent: Vaughn Pickell – excused, Janys Hutchings – excused, Chris Bleak - excused

Others: Dianna Webb, Noreen Edwards, Kim Struthers, Christie Hutchings, Frankie Christofferson, Lorin Powell, Jamie Davidson, Connie Ashton,

Meeting began at 5:43 p.m.

1. REQUEST REVIEW OF THE DRAKE RETAIL REAR ELEVATION CHANGED TO PROVIDE A DESIGN ELEMENT TO THE BUILDING.

Kerry Schwartz discussed the new elevation for the back of the Drake building.

Frankie Christofferson said that she has asked for additional information from Jim Hoover but he has yet to respond. The color on the back would most likely be the same as on the front.

Kerry Schwartz said the main purpose was to give relief on the back side.

Discussed whether it will work or not – it will add to the building and it does break up the back.

Carolyn Nelson moved to give approval for the Drake Retail building with their enhancement to the back of the building. Second by Marilyn Schiess. Motion carried unanimous.

2. MIXED USE ZONING DESIGNATIONS.

Kerry Schwartz said that the purpose of this discussion is to decide where the Mixed Use zoning should stop. We've had some properties come in asking for the Mixed Use zoning and there has been some concern as to where the appropriate ending of that zone should be. Whether it should continue out on Main Street or not. The problems that we have run across are that some of the parcels are long and deep and we're concerned with the higher density housing behind the commercial.

Carolyn Player said that we want to restrict the Mixed Use to the downtown area.

Marilyn Schiess said that we brought it in to go with the residential and commercial along Main and State Street.

Lorin Powell said that along the Main Street area we are limited – that's the old part of the system. If we allow the higher density it will be a significant problem in the downtown area. We don't anticipate the sewer changing and that's the most expensive. In our current plan – we can do 6 units per acre, but if you jump to 12 that's a big impact on the infrastructure.

Kerry Schwartz said that another concern is the commercial nodes along the 10th South corridor – those seemed to have expanded along there.

Mark Johnson said that the Mixed Use is to bring old residential property up to commercial; it wasn't meant necessarily to construct new residential. Do we even want to allow new residential in Mixed Use areas? The Mixed Use outside of the Downtown Revitalization area would probably make more sense to have it as Neighborhood Commercial.

Kerry Schwartz discussed the Neighborhood Commercial and what was allowed. He asked if residential is something we want to continue to allow in the Mixed Use zone and if so where would it be appropriate.

Marilyn Schiess said just the downtown area. As State Street changes residential will be gone from there and it will all be commercial. She said we're letting a few things go in there now which will cause some problems.

Kerry Schwartz said that it's piece-meal all along Main Street out west.

Dianna Webb said that one of those requests is on the Council agenda for this next meeting.

Mark Johnson said that we need residential in the Downtown Revitalization area to promote commercial.

Dianna Webb said that they can do single family any where in the Mixed Use but the other has to be stacked above commercial.

James Dixon said that we created Mixed Use so that the residential property owners could sell their property and still have it conforming and also so they could rebuild. There's a zoning conformity issue there – there will always be those that don't want to move.

Dianna Webb said that she asked the attorney what we could do and he said we could make all the existing homes grandfathered in and conforming.

Marilyn Schiess said that the properties will be eventually sold off from the families.

James Dixon said that we need to make the transition now.

Dianna Webb said that Ken Rushton said that we could write it into the ordinance that all existing homes are allowed but no new ones would be allowed.

Discussed existing residence now – if they want to sell it as a residence it can be sold that way. Discussed that maybe we need to define that as when they give up the residential part of the use they give that up and can't have it back.

Kerry Schwartz asked what the City Council thinks the area west of the Maverik will become in the future.

Mark Johnson said that most of the people that are selling their property want commercial. They will either sell it or their children will want to sell it. His opinion is that Neighborhood Commercial would be more appropriate. We're ok with the nodes as they're placed but in the areas between 500 West and 1100 West it's probably appropriate that it be a transitional area.

James Dixon agrees with Mark but has been concerned with the definition of the nodes. When you see an opportunity for commercial growth it will come naturally. We may find that the node is too small so how do we determine that?

Kerry Schwartz said that we have never envisioned those nodes to go beyond the intersection.

Christie Hutchings said that to go outside of that would take it out of the scope of Neighborhood Commercial and put it in with Commercial.

Discussed whether to allow straight commercial on those intersections.

Marilyn Schiess said that we may end up with something like on State Street where it goes from Commercial to residential and then back again.

Kerry Schwartz said that the Neighborhood Commercial was mostly intended for 10th South; where it was further away from the main commercial but we wanted something to service those neighborhoods.

Mayor Johnson asked if we were trying to further the commercial nodes, hold it back or just go with the citizens. If it's the citizens then we know that they will come in eventually. He said on Main Street out west on the north side it's still pretty open - where as the south side has homes backed onto the street. He thinks it should just happen naturally.

Derek Byrne said that some of the people who own the property will want commercial but the homeowners nearby will want it to stay residential.

James Dixon said that we would be short sighted to think that we won't want a major grocery store or something like that on 10th South and if we're limited to a node then it is restricted.

Mayor Johnson wants us to take a look at the property where the Powell's are located.

Kerry Schwartz said 2001 is when the VLDR designation was created and protected the large lots and in 2004 we went through a similar process and put in place VLDR. We have always wanted the agricultural rights recognized in the city limits. The people in that area were mostly in favor of preserving that VLDR. And then in 2007 we recognized the needs to service those residents and that's when the nodes came in to play. We knew there would be a very controlled access from UDOT on that corridor. We went through a very public process to get to this point now and the commercial along that corridor is much more extensive than what we originally wanted. That's why we have recommend denial on those commercial areas down there. Now we have ended up with 4 nodes down there as well as those on Main Street. So when they want to come in commercial the Planning Commission says no and that Neighborhood Commercial would be better. Then they end up getting Commercial so the next person comes in and wants commercial.

James Dixon said that in the next 4 or 10 years the residents down there will be coming in here to ask why they have to go clear into town to get groceries or other things.

Kerry Schwartz said that's why we wanted Neighborhood Commercial so we could provide the services on a smaller scale.

James Dixon asked if we would consider changing the plan if someone came in with a larger development.

Kerry Schwartz said we went through that process and most of the ones that spoke wanted to keep the larger lots.

James Dixon said that what people want will change over time just like it did up on SR-92 where we had Business Park along there and now it's residential. Maybe we need to look at a section on 10th South for commercial.

Discussed the accesses off 10th South and having to have a large lot to be able to have a big development like what is off Bangerter.

Lorin Powell said that the access points will only be at the roads we have now.

Mark Johnson said that he wants commercial down there but he knows what the residents have said about it. He said he knows that if commercial does go in there it will be successful.

Jason Willes said that his recollection of the VLDRA and its whole coming about was actually put forth by us and not at the request of the property owners. It just happened that the majority liked it. But we proposed that zoning by our vision of that part of town – so we need to decide if our vision of that part of Lehi has changed. Jason discussed that we presented it to the citizens – and if that's what we want down there then that's fine. We knew the road was going to be there when we did it and it was explained to us that there would be limited access and UDOT's right-of-way. That's why we did the nodes the way we did and he doesn't think we want the big box commercial along that corridor.

Mark Johnson said that before we did the VLDRA there was conflict with every development that came in – it has been one of the greatest planning successes.

Discussed the actually size of the nodes.

Christie Hutchings said they are a 400 foot radius which is basically a city block.

Derek Byrne said that most of those that wanted VLDRA had agriculture uses and now they see opportunities for growth and want commercial. With the limited access off the 10th South corridor are we really going to get those from out of town going through to make stops?

Jamie Davidson said that this is the same issue we have along Main Street – how do we strategically take care of it? The VLDRA zoning does preserve the integrity of the neighborhood but if you look at this demographically like in Alpine or Highland they don't have the businesses but they have larger lots. Most of the people are having an easier time right now maintaining an acre but what happens when they get older. Now they're trying to figure out how to maintain the integrity of their lots. He said we can designate a certain area as commercial and keep the rest as Neighborhood Commercial. He's concerned that we will have road cuts along 10th South every few hundred feet and we will be like State Street.

Kerry Schwartz said we looked at that very carefully.

Marilyn Schiess said that as City's change, as they all do, you have to go with the flow a little bit. It's the same way where ever you build – the ones with agriculture uses didn't want the houses then.

Discussed Commercial and Neighborhood Commercial – maybe putting a survey in the City utility bill.

Jamie Davidson said we do an annual survey and we are getting ready for that – we can include a section on that 10th South corridor in the survey.

Mayor Johnson said we need to focus on Main Street and then just keep the nodes until the pressure says we need to change.

Jason Willes said that we did create this zone to make a unique area and lifestyle and just because people move away that doesn't mean that other people won't want that same type of lifestyle. Neighborhood Commercial is a good fit and he doesn't want to see it go commercial because if you start to let commercial in then they all want commercial.

Lorin Powell said that there is an area that was just changed and if we want something a little larger in there then that may be the place to do it. And you can restrict changing the other pieces.

Mark Johnson said that the Neighborhood Commercial usages may take away from downtown. He also said that more people come to Planning Commission meetings than to City Council. A lot of times different people come to the City Council meetings and then we wonder why the Planning Commission made the recommendation they did. He suggested changing the code to get rid of the Mixed Use outside of the Downtown Revitalization area and have it go to Neighborhood Commercial along Main Street. Make the residential a Conditional Use and once we get outside that area then just use Neighborhood Commercial. We would just have to amend the zone to allow for current uses. Mark said that City Council is facing a problem in the next meeting with Mixed Use instead of Neighborhood Commercial.

Jason Willes said that you could talk with the applicant or residents and asked them if they could hold off so we can change the plan to Neighborhood Commercial. He said the reason they couldn't go with Neighborhood Commercial is because it wasn't on the General Plan.

Mark Johnson asked Dianna to check with Ken Rushton to see if the City Council could just make that change that night to Neighborhood Commercial with out it being advertised that way.

Derek Byrne moved to direct staff to move forward with the City Attorney to draft some changes to move forward with the General Plan amendment to change all the Mixed Use outside the Downtown Revitalization area to NC (Neighborhood Commercial) and change provisions grandfathering in current uses and in the current revitalization areas to have residential uses as Conditional. Second by Carolyn Player. Motion carried unanimous.

Carolyn Player moved to adjourn. Second by Derek Byrne. Motion carried unanimous.

Meeting ended at 7:25 p.m.