

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission meeting held n Thursday, May 14, 2009 in the Lehi City Council Chamber.

Members Present: Marilyn Schiess, Carolyn Player, Carolyn Nelson, Kerry Schwartz, Derek Byrne, Ed James

Members Absent: Janys Hutchings – excused, Chris Bleak – excused, Jason Willes - excused

Others: Dianna Webb, Frankie Christofferson, Christie Hutchings, Noreen Edwards, Brad Kenison, Council member Mark Johnson

Meeting began at 7:03 p.m.

### REGULAR AGENDA

#### **3.1 KELLI MELVIN – REQUESTS APPROVAL FOR A MAJOR HOME OCCUPATION TO OPERATE A SALON FROM HER HOME LOCATED AT 3182 WEST WILLOW REED IN AN EXISTING RA-1 PRD ZONE.**

Christie Hutchings presented the request and stated that she has passed her inspection.

Kelli Melvin was present for the request and said that she would have no more than 1-2 clients at a time. The hours would depend on appointments but the maximum would be from 8:00 a.m. to 8:00 p.m. There's room for parking in the driveway.

*Carolyn Player moved to approve Kelli Melvin's request for a Major Home Occupation to operate a salon from her home located at 3182 West Willow Reed in an existing RA-1 PRD zone since she's passed her inspection and has a license. Second by Carolyn Nelson. Motion carried unanimous.*

#### **3.2 ROBERT GINN – REQUESTS AN INTERPRETATION OF USE FOR AN AUTO SALES DEALERSHIP OCCUPYING A PORTION OF A PARCEL OF MORE THAN ONE ACRE LOCATED AT 710 NORTH 400 EAST IN AN EXISTING MIXED USE ZONE.**

Christie Hutchings presented the request and stated that the applicant has shown interest in filing a Conditional Use where Dent Master was located but Dent Master hasn't had a license for 2 years and the ordinance has changed since then. DRC did feel that the entire auto sales site needs to be an acre.

Bobby Ginn was present for the request and stated that if this isn't allowed then that will limit Dent Master from being able to lease part of their lot. He said they aren't going to change anything in the building or pave over a front yard or anything like some of the car lots have.

Christie Hutchings said that we do have Commercial Design Standards now where this may not even work.

Marilyn Schiess said that she would want to stick with an acre.

Kerry Schwartz said there are a lot of pluses to this but if we allow this then we would have to allow someone else to do the same thing.

*Kerry Schwartz moved to recommend denial of Robert Ginn's request for an Interpretation of Use for an Auto Sales Dealership occupying a portion of a parcel of more than one acre located at 710 North 400 East in an existing Mixed Use zone based on the fact that it does not meet the minimum requirement of an acre and the existing office headquarters would not meet today's design standards. Second by Derek Byrne. Motion carried unanimous.*

**3.3 RALPH WOODWARD – REQUESTS SITE PLAN APPROVAL FOR THE D & M BUILDING, A 4,200 SQUARE FOOT PROFESSIONAL OFFICE BUILDING LOCATED AT APPROXIMATELY 3400 NORTH 1200 WEST IN AN EXISTING BUSINESS PARK ZONE.**

Christie Hutchings presented the request and stated that this shows 42% of property for landscaping. She said initially there was a concern with the boundary on the south and the landscaping and buffering but at that time the building was taller and since they have lowered the building height– they will only be required to have a 12' buffer.

Discussed whether this would need to be subdivided or what?

Dave Peterson, the engineer, stated that they will be doing this in phases – this is only phase one.

Marilyn Schiess is concerned that we don't always catch these if they're rented or just sold.

Christie Hutchings said that they're fine if they're renting but if they sell then they need to do a subdivision.

Kerry Schwartz asked about the run off – he didn't see anything on the plans.

Dave Peterson said that most of the drainage runs into the ditch – everything from this will be detained on site and released as well.

Ed James asked about the private commercial drive and if it had been reviewed. He said he is concerned about approving this without seeing a conceptual layout to see how it will all work with all the phases.

Dave Peterson said that they first tried to do a master plan but they felt that this would be adequate access even if it became a stand alone parcel.

Discussed the square footage and the private stub road.

Dave Peterson said that it would never be a dedicated road – it would just be for the Business Park campus.

Ed James said that he is concerned with how this will develop.

Brad Kenison said that we have not looked at it as a public street – just as a drive for this parcel. He said they have discussed easements, etc for the property to the west.

*Kerry Schwartz moved to grant final approval of Ralph Woodward's request for Site Plan approval for a 4,200 sq. ft. professional office building located at approximately 3400 North 1200 West in an existing Business Park zone finding that it does conform to the Business Park zone and ordinance and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**PUBLIC HEARINGS**

**4.1 DEVIN FAGAN/ JUSTIN SQUIRE – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR JD CUSTOMS, A CONSTRUCTION SERVICE BUSINESS LOCATED AT 1560 NORTH TRINNAMAN LANE IN AN EXISTING MIXED USE ZONE. (Tabled from April 23, 2009)**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this was tabled because the applicant did not show up last time.

There was no one present for the request.

*Derek Byrne moved to table this item to the next meeting. Second by Kerry Schwartz. Motion carried unanimous.*

The applicants arrived late due to traffic.

Christie Hutchings presented the request and stated that it's a small business. The applicants make precast counter tops.

Devin Fagan was present for the request.

Derek Byrne asked about painting off the areas in front of the garage doors for parking.

Devin Fagan said that's not an issue - there are only two employees. He said they're supplies are brought in on their own truck and trailer.

Public Hearing closed at 10:16 p.m.

Kerry Schwartz said that if there are not parking stalls specified then it can be a problem when other businesses move in.

Devin Fagan said that maybe once in awhile there may be someone coming in but it's not very likely. They do most of their advertising over the internet.

*Carolyn Player moved to approve Devin Fagan and Justin Squire's request for Site Plan and Conditional Use approval for JD Customs, a construction service business located at 1560 North Trinnaman Lane in an existing Mixed Use zone with DRC comments. Second by Carolyn Nelson. Motion carried unanimous.*

**4.2 MCARTHUR HOMES – REQUESTS AMENDMENTS TO THE THANKSGIVING MEADOWS CONDOMINIUM PLATS PHASES I, II AND III LOCATED AT APPROXIMATELY 3600 NORTH 3100 WEST IN R-2 (Medium Density) AND R-3 (High Density) PUD ZONES.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that a few years ago they came in for approval of 10 condos; since that time they have discovered soil conditions where they will need basements. These need to come in for approval because they are condos. They are only doing 3 of the phases now – probably to see if the basements will sell.

Derek Byrne asked about the soils report.

Christie Hutchings said that it was collapsible soil so they either had to put basements in or put in some kind of structure.

John Gassman with McArthur was present for the request and stated that the initial reason for this was the first 2 buildings were in the ground and we were digging the 3<sup>rd</sup> bldg is when they found collapsible soils. So now we've had to go back and under pin the other buildings. Everything came to a halt and they have to put piers under some of them. The 3<sup>rd</sup> building we are putting piers under it. He said that their sales have gone through the roof – people love the basements. We are also realigning the fire lines by flipping the buildings. He said that they have single family homes across the street and have had no water get into those. He said they should be back in to re-record more of the buildings as they go.

Public Hearing closed at 7:39 p.m.

*Kerry Schwartz moved to recommend approval of McArthur Homes request for amendments to the Thanksgiving Meadows condominium plats phases I, II, III located at approximately 3600 North 3100 West in R-2 and R-3 PUD zones based on the soils analysis that has been completed that has shown a need for stabilization noting that this does not change the intent the original plats or increase density and include DRC comments. Second by Carolyn Player. Motion carried unanimous.*

**4.3 SALISBURY HOMES – REQUESTS REVIEW AND RECOMMENDATION FOR AN AREA PLAN AMENDMENT TO REVISE THE MINIMUM SQUARE FOOTAGE FOR SINGLE FAMILY HOMES IN THE SPRING CREEK RANCH DEVELOPMENT LOCATED AT APPROXIMATELY 1900 SOUTH 620 EAST IN A PLANNED COMMUNITY ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that Salisbury has purchased this and need to make a change in the square footage minimum from what the Area Plan says.

Erik Gotberg with Salisbury Homes was present for the request and said that initially the Planning Commission thought it was important to include Dave Klock, the original developer of this, and he is on board for this amendment. He said this does not affect anything on the development other than square footage.

Public Hearing closed at 7:43 p.m.

Kerry Schwartz asked if there were un-built homes that would be affected by this.

Erik Gotberg said that Dave Klock has no intentions of dropping the square footage of his homes that he is aware of.

Discussed the minimum sq footage for two stories.

*Derek Byrne moved to recommend approval of Salisbury Homes' request for an Area Plan Amendment to revise the minimum square footage for single family homes in the Spring Creek Ranch Development located at approximately 1900 South 620 East in a Planned Community zone from 1000 sq. ft. to 850 sq. ft. on the main level so long as the homes have 1450 sq. ft. total as noted. Second by Ed James. Motion carried 5-1 with Kerry Schwartz opposed.*

**4.4 KAY & ANNETTE ADAMSON – REQUEST SITE PLAN AND CONDITIONAL USE APPROVAL FOR TWO SMALL WIND ENERGY FACILITIES LOCATED AT APPROXIMATELY 810 NORTH 1200 EAST IN AN EXISTING RA-1 ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that the city has passed a Wind Ordinance and the applicant is requesting two small wind energy facilities. She said as per the ordinance each lot is an acre. Mr. Adamson has done an adequate job providing the specs to us – the height is also in accordance with the ordinance.

Kay Adamson was present and stated that the pole height is 33½' - the total is 42-43 ft high to the top of the blade. He said this is an investment in the future which he hopes will payback in 2017. He said there was a neighbor with concerns about this and how it would impact him. He is wondering about the proximity to roofs and trees and also the height – according to the ordinance the blades have to clear 30 feet of anything within 250 ft of this. He would have to tear down quite a bit if that's the case.

Steve Payner, an authorized dealer that will be installing these, said that he helps a lot of cities and counties to come up with the policies. Lehi's policy would restrict any of these from going in. He said that they want you to be 20 feet above anything within 200 feet for performance reasons not for any safety reasons. He said we've actually got the governors office backing us and we are drafting up a letter to take around to counties and cities encouraging them to promote this. He said they are working with Eagle Mountain, Saratoga, Highland, Payson City, Genola, Bluffdale and Riverton to name a few and they're all on board. These are quieter than a dishwasher. They meet all safety requirements set out from the government and there are tax incentives.

Ed James asked about the basis for the 200-250 ft.

Steve Payner said it is for performance reasons.

Ed James asked what would happen to the performance of these if that area develops down there – and there are 30 foot houses around it.

Steve Payner said that we can't control the future and what will happen but it would likely affect the performance some.

Clyde Shephard said that he is the person in Alpine that has two of these. He said he worked with Alpine for 3 months to get a process happening to put this in place. He said anyone with concerns is welcome to look at his. The comments are always that there is not the sound they anticipated and that they look nothing like they thought they would. He said when they get to a certain speed they shut down. We've had no complaints from any neighbors and we had a 45% savings on our power with the first one so with the two we're hoping to be self sufficient and self sustaining.

Andrew Smith, a neighbor, supports them putting this in. He said he wanted to address the visual aspect of this; everything is moving in this direction and having people see this they may think it's an eyesore – but he is in full support of it.

Dale Jones also a neighbor wants to know why they limit the height to 30 feet when the county will allow 39 feet.

Marilyn Schiess said that maybe we need to reevaluate our standards.

Steve Payner said most cities are allowing the 34 and the 45 foot poles.

Public Hearing closed at 8:11 p.m.

Ed James said we need to be clear as to where we're taking the measurements from. He said other than that it is a great proposal but the motion needs to be specific on the set backs.

Kerry Schwartz said that we put this ordinance in place over a year ago – we can't anticipate where each of these will be located. The concern we have is locating this so close to someone who has developed and has a small lot. We tried to construct an ordinance that would take into consideration all factors. We looked at other ordinances and we did have a review by city staff and other departments including the Power Department, but it may need further refinement.

Steve Payner said that generally they have it set up so that every house has a maximum that each house can produce so they can't put in a wind farm – the power company can limit the size of the system.

Mark Johnson said that in regards to this the City Council is aware that there will be more applications like this in the future.

Ed James said he's not clear why there is the 200 foot clearance.

Kerry Schwartz said that he remembers comparing this to other ordinances from other places.

Christie Hutchings said that Woody and Rob with the Power Department have approached her and they would like to see this more relaxed – but they won't give us any guidelines.

Kerry Schwartz said he thinks we're missing information to base this on like the measurements. He asked if Section 19.080 C 15 in the Development Code give us the flexibility to make changes.

Ed James said we need to take into consideration the new technology of today and that there will be more compact designs.

*Ed James moved to table Kay & Annette Adamson's request for Site Plan and Conditional Use approval for two small wind energy facilities located at approximately 810 North 1200 East in an existing RA-1 zone until we get an opinion from the City attorney as to the Planning Commission's prerogative and then if it need be put it on to a study session agenda item so that the whole thing can be revisited so we can come back with a definitive understanding of the ordinance and ask the applicant to provide us with drawings that show the exact dimensions of all sides of the property and the proximity to all the buildings and trees so that we have a better understanding of what we're looking at. Second by Carolyn Nelson. Motion carried unanimous.*

Discussed what meeting we would look at this again.

*Ed James clarified his motion stating that this is to be tabled until the next regular meeting (May 28<sup>th</sup>) and during that time we will ask the City attorney to prepare an opinion as to what our flexibility is and have the applicant submit a new Site Plan with dimensions of all the property, the buildings, the height of the buildings, etc. so we have all the facts before us. Second stands by Carolyn Nelson. Motion carried unanimous.*

#### **4.5 THOMAS HOLDMAN – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR HOLDMAN STUDIOS LOCATED AT 3001 NORTH THANKSGIVING WAY IN THE THANKSGIVING POINT DEVELOPMENT IN A RESORT COMMUNITY ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that this has been in operation for a few years and had been granted a business license by mistake and because of a small fire, the fire marshal wanted them to come through for approval. She said there is adequate parking.

Derek Byrne asked to go over some of the concerns that the fire marshal had.

Christie Hutchings said that he was concerned that they had been granted a business license without approval but since they have classes and public coming he wanted to make sure that people are not going in where there has not been an inspection or approval.

Tom Holdman was present for the request and stated that he does stained glass and art classes. He said that they are installing a sprinkler system as well – so it's safe.

Christie Hutchings said that the city did issue a temporary license so he could finish his work for a temple. So the city has tried to work with them.

Public Hearing closed at 8:43 p.m.

Ed James said that this is the greatest things that Lehi has. He said that he and his kids have spent time in this facility. He doesn't see any conflict with this use and the purpose of that zone.

Kerry Schwartz asked about the Area Plan and if this type of use is allowed.

Christie Hutchings said that it was the component of the type of work. The fire marshal didn't have a problem with it he just wanted it to be safe and be reviewed.

*Ed James moved to approve Thomas Holdman's request for Site Plan and Conditional Use approval for Holdman Studios located at 3001 North Thanksgiving Way in the Thanksgiving Point Development located in a Resort Community zone subject to DRC comments and to make sure that the sprinkler system is installed as a conditional of the approval with a final inspection. Second by Derek Byrne. Motion carried unanimous.*

**4.6 GARRIN ELLIS – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN AUTOMOTIVE REPAIR SHOP LOCATED AT 1000 EAST MILL POND DRIVE IN A COMMERCIAL ZONE.**

The applicant has withdrawn this request.

**4.7 CLUB CRUSH, INC – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL FOR A DANCE CLUB LOCATED AT 1000 EAST MILL POND DRIVE, UNIT #D IN A COMMERCIAL ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that DRC wanted the Commission you to review the parking that's available. She said this is for teenagers only; high school ID will be required to get in. They will be open Friday and Saturday night and possibly Thursday when there is no school.

Ed James asked who would guarantee the occupancy load.

Shaun Robison and his wife Paige were present for the request and said that they will have in-house security. They said this will strictly be for only 15-18 yr olds – due to the fact that it would be easier controlled. There will be no smoking or drinking. Shaun said that they will talk to the Chief of Police.

Ed James said that this will have 2 activity areas, outside and inside, that will need to be monitored.

Shaun Robison said that as part of the lease they will install security cameras on the back and someone will be monitoring it at all times. There will also be someone outside at all times to monitor things there. He said there are 80 parking stalls and we will have access to possibly 100 -150 stalls based on what the other businesses will be.

Ed James is concerned with this being run the right way.

Derek Byrne is concerned with controlling those that are over 18 out in the parking lot.

Shaun Robison said that anyone over 18 will be turned away. There will be no loitering and we will enforce that. If the security force is not enough we have the ability to bring the numbers up for that to over see the operation. He said there is a clause in the lease that if it does become a nuisance the lease is terminated. But as it is now the lease is for 3 years minimum.

Ed James said it is always good to have a cut off time to re-evaluate performance for Conditional Uses.

Paige Robison said that she seems to draw teens – she used to go to the Palace in Provo when it was there and it was a fun place to be able to go. She said if they get in good with the Police Department she doesn't see any problems.

Ed James asked if there have been any meetings with the Police Department.

Discussed activity cards – keeping people over 18 yrs old out – how to control the draw from over 18 yr olds.

Lloyd Brooks said that over 20 years ago when this development was just getting started they were approached by the Mayor and City Council and were asked what our intentions were because this is an entrance to the city. He said he is representing all the property owners that surround this. He said our intent with what we wanted developed there is not this. We would be concerned with parking and that there is not sufficient parking. We would not want cars parking on the vacant land surrounding this. There is one parcel that has been purchased by Utah Valley Radiology and they voiced their opinion against this use here. His recommendation from the other property owners is that we are not in favor of the application and would like to continue to honor the agreements that were made 20 years ago.

Shaun Robison said that they would control the parking.

Public Hearing closed at 9:08 p.m.

Shaun Robison said that they would not have any electronic machines or games inside, just dancing.

Ed James said that someone needs to say what the use is – if there is no definition in the code we can't grant a Conditional Use where there is no use listed.

Discussed how to classify this.

Marilyn Schiess asked how many kids they would need to get in there to make it financially.

Shaun Robison said they would like 400 but we could get by with a minimum of 300 to be able to break even.



Kerry Schwartz said that we need to see a security plan up front so we'll feel comfortable with security and would like to see dedication of parking stalls and an agreement with the landlord.

Discussed the use and the area (Lehi City Development Code Section 36-4 defines commercial recreation).

Paige Robison said that if it was for over 18 year olds it could be classified as a night club but this is for kids under 18 so it is recreation for the kids.

Shaun Robison said that the landlord cannot guarantee more than 100 parking stalls at this point.

Brad Kenison said that we cannot restrict parking on the street because it is a public street.

*Kerry Schwartz moved to table until May 28<sup>th</sup> Club Crush's requests for Site Plan and Conditional Use approval for a dance club located at 1000 East Mill Pond Drive, Unit D in a Commercial zone until the applicant can supply a security plan with information dealing with the security of the facility and to have some discussion with the Police Department concerning that and have them submit a parking plan associated with the facility with an agreement or letter of intent from the owner or landlord showing that there will be adequate parking for the facility. Second by Carolyn Nelson. Motion carried unanimous.*

**4.8 BANGERTER HOMES – REQUESTS A GENERAL PLAN LAND USE MAP AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 2400 WEST 1500 NORTH FROM A VLDRA (Very Low Density Residential Agriculture) TO AN LDR (Low Density Residential) LAND USE DESIGNATION.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the request and stated that they had an approval for ½ acre lots and because of the economic state they feel that those are not marketable so he is asking for LDR. They have not submitted a concept so please don't take time reviewing this.

Jordan Bangerter was present for the request and stated that when they purchased this, things were booming. He explained the changes over the years and that ½ acre lots are not in demand any more.

Kerry Schwartz asked if they had looked at a PRD or a PUD.

Derek Byrne said that some of the concern is the 79% increase and if we're not careful we start the domino affect and then we run into the engineering problems with the infrastructure.

Blair Bangerter was present and stated that the preliminary approval does not accommodate those lots – they're very wide and shallow. He said it's harder to design homes to fit into that. He said they're looking more at the street space on smaller frontages.

Adam Bangerter said that the average size they would be asking for is about a 12,000 sq foot lot but we are asking for the frontage in the R-1-10 zone.

Ed James said that you can do a lot more with an acre and be able to achieve the goals of Lehi. He said he hasn't heard anything that will help this improve the goal of Lehi and hasn't heard anything from this proposal on how this will enhance this.

Blair Bangerter said that they wanted to come and get the feel from the city as to what they want – so this helps direct us as to what we need to look at.

Public Hearing closed at 9:52 p.m.

Kerry Schwartz said that one of the reasons the VLDR has been in place is that we went through the public process to put that in place. We have a good mix in the community with all different lot sizes – we need to work within the bounds of what we have worked for over the years.

Ed James asked about using half the property with smaller housing and leaving the rest open space – is this what we're wanting? He said it sounds like the city either maintains that boundary or it doesn't – if it doesn't then the flood gates open up.

Brad Kenison said that it affects the utilities that were master planned in the area – it also affects roadways.

Kerry Schwartz said it would be inappropriate for us not to follow the direction we've been going but the City Council has the final say.

Discussed why the big jump from VLDR to LDR – and why VLDR wasn't looked at.

Brad Kenison said that you brought up a good point that with a PRD you can get smaller lots with higher quality homes which would make them more marketable.

Mark Johnson said that the smaller lots on the map were all there before the VLDR was in place. This was done with an agreement that that would stay ½ acre lots in that area.

*Kerry Schwartz moved to deny with out prejudice, Bangerter Homes request for a General Plan Land Use Map Amendment for property located at approximately 2400 West 1500 North from a VLDR (Very Low Density Residential Agriculture) to an LDR (Low Density Residential) land use designation based on the fact that Lehi City has gone through a planning process to put that in place and it is in the City's best interest to have a variety of lot sizes and suggested to the applicants to consider PUD's and a PRD's as an alternative. Second by Carolyn Nelson. Motion carried unanimous.*

#### **4.9 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AMENDMENTS TO THE LEHI CITY DEVELOPMENT CODE, ADDING A NEW PF (PUBLIC FACILITIES) ZONE.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings presented the ordinance and indicated that some clarifications have been made to the ordinance.

Mark Johnson summarized the changed to the Public Facility ordinance. He stated that there were some concerns. One issue had to do with whether the school district property should be included. This change allows the City to make the application to public facility after a school is built. The other change states that the PF zone can only be initiated by the City. He went through the other changes. The schools are on there because the state owns the land and it is still a public facility. When you look at a map it makes it easier to identify those areas that are public facilities. He said that only the City can request that zoning but anyone can change it out of Public Facility.

Discussed the PF land designation on the General Plan map and if it's consistent with the zoning map.

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

Public Hearing closed at 10:34 p.m.

Brad Kenison asked when it comes time to place those parcels on a map – do we need to notice all the owners within the radius of all those parcels.

Ed James said that we could put notice in the power bills.

Discussed the noticing.

Frankie Christofferson asked about a PF on the zoning map – if it's a park, it's a permitted use and doesn't have to be noticed.

Dianna Webb said there may be some changes in the State code that we need to check on.

*Derek Byrne moved to recommend approval of Lehi City's request for amendments to the Lehi City Development Code, adding a new PF (Public Facilities) zone. Second by Carolyn Player. Motion carried unanimous.*

*Kerry Schwartz moved to extend the meeting for 10 minutes at 10:40 p.m. Second by Carolyn Player. Motion carried 5-1 with Derek Byrne opposed.*

**4.10 LEHI CITY – REQUESTS REVIEW AND RECOMMENDATION ON AN AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE TABLE 05-030 A, CORRECTING THE REFERENCES FOR RESIDENTIAL CARE FACILITIES.**

Public Hearing opened at 7:03 p.m.

Christie Hutchings stated that this is a housekeeping issue where we missed references to residential care facilities.

Public Hearing closed at 10:40 p.m.

*Carolyn Player moved to recommend approval of Lehi City's request for an amendment to the Lehi City Development Code Table 05-030 A, correcting the references for residential care facilities. Second by Kerry Schwartz. Motion carried unanimous.*

**CITY BUSINESS**

Brad Kenison asked about guidance on the wind energy ordinance. We told them that we would discuss this at the next meeting.

Mark Johnson discussed what the City Council and the Power Department will be looking into the wind energy in the future.

**APPROVAL OF MINUTES**

**6.1 APPROVAL OF MINUTES FROM THE APRIL 23, 2009 REGULAR MEETING.**

*Kerry Schwartz moved to approve the minutes from April 23, 2009. Second by Carolyn Player. Motion carried unanimous.*

**ADJOURN**

*Kerry Schwartz moved to adjourn. Second by Carolyn Nelson. Motion carried unanimous.*

Meeting ended at 10:50 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_