

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, June 04, 2009 in the Lehi City Planning Department Conference room.

Members Present: Kerry Schwartz, Carolyn Player, Ed James, Jason Willes, Marilyn Schiess

Members Absent: Derek Byrne – excused, Carolyn Nelson – excused, Chris Bleak

Others: Frankie Christofferson, Noreen Edwards, Christie Hutchings, Brad Kenison, Council member Mark Johnson, Woody Berry (Power Dept)

Meeting began at 5:35 p.m.

REGULAR AGENDA

- 1. 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. (Tabled from the May 28, 2009 meeting)**

Shawn Robison said that he met with the Chief of Police and two lieutenants. The only thing they wanted to have different was to have cameras placed on the front of the building as well as the ones on the rear. He said the Police Department was happy with it. He said if there was a possibility they would like him to hire off duty police as part of the security. The number of kids would be limited to 400. He said they did bring up the annual renewal of the business license and if there are problems that can be addressed. He said they will make the announcement that kids below 16 need to head out before curfew.

Kerry Schwartz said that no other uses would be allowed to come in during the day.

Shawn Robison said that if anything they would just use it for family parties or get-togethers with his unit.

Ed James moved to approve Club Crush's request for Site Plan and Conditional Use approval for a dance club located at 400 South 1000 East, Unit D in a Commercial zone with the following conditions: 1) include staff's written report; 2) that we receive the modified lease indicating the 130 parking stalls designated for this business; 3) that the revised lease also contain the provision that if the conditions of the Conditional Use are not met it can be withdrawn; 4) that the Conditional Use be brought up for a yearly review; 5) that the occupancy load be no greater than 400 people. Second by Jason Willes. Motion carried unanimous.

WORK SESSION

1. DISCUSSION OF WIND ENERGY FACILITY REGULATIONS.

Woody Berry said that the Power Department would like to encourage this. He said it is the green thing to do. We have a net metering policy which means we'll buy the power back at the same rate we sell it for. He said there is a safety concern – in the event of a power outage there could be feed back into the system which would cause problems if someone thinks there is no power in the line. There would have to be an automatic shutoff in case of power failure so they won't work if there is a disaster.

Kerry Schwartz said that we may need something in the ordinance dealing with that auto shutoff.

Frankie Christofferson said she has a switch on her generator so if the power goes off she has to pull that switch before she starts it up.

Discussed re-looking at the ordinance to allow them on smaller lots.

Woody Berry said that some of these safety issues will be addressed in the net metering policy.

Discussed having the safety auto shut off for the systems mentioned in the code. Discussed having it noted in permitting or somewhere that the City is released of any obligation or responsibility for the secondary power source.

Ed James said that there should be setbacks according to the height of the tower – then you don't have to worry about the lot size.

Discussed re-looking at the ordinance regarding setbacks from property lines, setbacks from other structures, etc. Property line setbacks are appropriate but we may not want to limit the distance from their own structures. Staff will draft something and bring it to the next work session. We need to also look at different size lots.

2. DISCUSSION OF RESIDENTIAL DENSITIES IN THE MIXED USE ZONE.

Kim Struthers said that Lorin Powell is the one that wanted this on the agenda. He is trying to do master planning for utilities and things and wants to discuss the 12 units per acre in the Mixed Use zone. He said we may need to create a special zone downtown so people are still conforming.

Discussed having the residential with the commercial downtown to make it viable.

Mark Johnson said that when it's brought in to enhance commercial then it can go to 8 units per acre so they would have to bring in commercial to get the residential. He said maybe restrict it to 4 units per acre **unless** they bring it in to enhance the commercial.

Discussed making the area viable. Discussed the infrastructure and what it will handle. Discussed that we can't have 12 units per acre for all the Mixed Use; we need to decide where we want in concentrated. Discussed making a different zone that we can take some of the uses out of.

Brad Kenison said he will talk to Lorin to see if there are some areas where the infrastructure is healthier and can handle more as opposed to other areas that are over stressed or over burdened.

Mark Johnson said we can direct staff to work with Lorin and analyze the areas in the Mixed Use and see what the capacities can carry.

3. DISCUSSION OF PAWN SHOP ZONING REGULATIONS.

Kim Struthers asked if we wanted to treat pawn shops the same as payday loans, etc. It's never been addressed on our table so we need to decide what zones they need to be allowed in.

Marilyn Schiess asked if we need to do research from other towns to see where they allow them.

Jason Willes asked staff put together a report like they did for payday loans and check cashing.

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

Meeting ended at 7:05 p.m.

Date Approved _____

Chairman _____

Secretary _____