

## LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, September 3, 2009 in the Lehi City Planning Dept. Conference Room.

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

Members Absent: Chris Bleak – excused, Jason Willes

Others: Kim Struthers, Christie Hutchings, Noreen Edwards, Brad Kenison, Councilmember Mark Johnson

Kerry Schwartz was appointed as temporary chair.

Meeting began at 5:45 p.m.

### **1. GARRIN'S AUTOMOTIVE - MINOR REVISION TO THE APPROVED SITE LANDSCAPING.**

Kim Struthers stated that the repair shop was approved. The applicant was going to add some new landscaping on Main Street and there was a concern that by widening that it would make it so those parking stalls would not be usable. The applicant is requesting a modification or a reduction on the landscaping that needed to be added.

Garrin Ellis was present and stated that there is not a lot of space to maneuver larger vehicle out in front. He said if we slant the stalls then we would lose 1 or 2 stalls and we were tight on parking as it is.

Discussed closing off the access to the east and expanding the landscaping and rearranging the parking stalls.

Kim Struthers said that they did bring it up to DRC and one reason it was to be made larger is because he had to put in a back flow preventer but it was put in the building and he is meeting with Lee Barnes to see if it can stay there. DRC didn't have an opinion on the landscaping one way or another. The issue of closing off that access to the east didn't come up.

Carolyn Player and Marilyn Schiess said it would look ok with the landscaping as it is.

Kordel Braley said that the best solution would be to close that other exit but it will work as it is.

Carolyn Nelson said she wants plant material in there that will live all winter.

Ed James said if you closed that entrance off you could put trees in there.

*Carolyn Player moved to grant Garrin's Automotive permission to do the landscaping the way it is now providing that the back flow preventer can stay inside - if not he'll have to widen it to accommodate that. Second by Marilyn Schiess. Motion carried 5-2 with Kordel Braley and Ed James opposed.*

Kordel Braley and Ed James both feel that it is in the best interest for Main Street to close that off and expand the landscaping.

**2. DISCUSSION OF REGULATIONS FOR BODY ART.**

Christie Hutchings discussed that the tattoo parlor which is legal non-conforming use. She said the owner wanted to know how we are allowing permanent cosmetics in the zone and not tattooing. We did some research and they use the same procedures that the County looks at when they license them. Our current ordinance only addresses tattoo parlors it does not address the rest of body art. She went through the handout with regulations from different cities.

Discussed the different definitions and how we can regulate the different types. Discussed whether they are licensed the same or if they have different licensing requirements and also check body piercings as well for licensing.

**3. DISCUSSION OF THE APPROPRIATE USE OF BUILDING MATERIALS AS AN ACCENT TO A PRIMARY MATERIAL.**

Christie Hutchings went over the information that she put together.

Discussed what is considered an accent and what percentage it should be and whether we should limit a design because of the materials. Discussed taking ‘glass’ out of the building materials list and exclude the windows. Add ‘as an accent or secondary material or as otherwise approved by the Planning Commission’. Add maybe that it needs to be constructed of two different materials with an accent.

**4. DISCUSSION OF EMERGENCY MANAGEMENT PLAN FOR BUSINESSES.**

Christie Hutchings stated that they Emergency Management Committee decided that they need to leave the ordinance the same and make an application that can be modified and changed.

Discussed what exactly this is for – the employees, the management, who? Discussed that 10, 11 & 12 are too invasive – maybe keep this to the industrial and larger commercial buildings. Discussed that this won’t work until we list the different businesses – the size, type, etc.

**5. DISCUSSION OF PLANNING COMMISSION TRAINING.**

Kim Struthers asked if this was something that you may want us to cover – some kind of training or refreshing.

Kerry Schwartz said that the training that we had on the one Saturday at the Legacy Center was very helpful.

*Ed James moved to adjourn. Second by Carolyn Player. Motion carried unanimous.*

Meeting ended at 7:25 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_