

## LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, October 1, 2009 in the Lehi City Planning Department conference room.

Members Present: Ed James, Chris Bleak, Kordel Braley, Marilyn Schiess, Kerry Schwartz, Derek Byrne, Carolyn Nelson, Jason Willes

Members Absent: Carolyn Player – excused

Others: Kim Struthers, Noreen Edwards, Christie Hutchings, Frankie Christofferson, council member Mark Johnson, Lorin Powell

Meeting began at 5:35 p.m.

### 1. DISCUSSION OF POSSIBLE AMENDMENT TO THE LEHI CITY DEVELOPMENT CODE REGARDING THE FOLLOWING ISSUES:

#### A. REGULATIONS FOR BODY ART.

Christie Hutchings handed out the draft with the definition of body art. She said it's the same as what the County has. She asked if we need to leave it in the same zones as tattooing or do we want to move it.

Kerry Schwartz asked about distinguishing between body art and permanent cosmetics.

Christie Hutchings said that the County said they do not show a difference between one or the other. She said she talked to them about body piercing – they do regulate body piercing where they reuse the tools more than one time.

Kordel Braley asked about the beauty salons that are doing it right now – the way this table is they wouldn't be able to do permanent cosmetics unless they were in the right zone.

Ed James said we need to look at what the building is used for most of the time.

Discussed that a salon would be allowed to do body art as long as it's not more than a certain percentage of sales or building portion. Discussed that we could make it conditional. Discussed having it in conjunction with something else. A tattoo parlor has to be in Light Industrial but if it's permanent cosmetics they would have to be in conjunction with hair, nails, etc – and limit the portion of the business for that.

Ed James likes the idea of treating this as any other process under personal services as a Conditional Use and allow it in all commercial zones. But we need to limit it so it's not all tattooing – it would have to be part of another business.

Derek Byrne said he has a problem with percentages, that's when we run into problems like we did for building materials.

Kerry Schwartz asked if that's what we want on Main Street.

Marilyn Schiess said as a beautician she wouldn't have a tattoo parlor in with her business.

Mark Johnson said to allow body art to take place in businesses of **licensed** cosmetologists as long as it doesn't take more than 10% of their sales and allow tattooing on it's own in the Light Industrial zone.

Discussed having it under personal services through a **licensed** cosmetologist business – and if they want to do body art it has to be part of a conditional use.

**B. HOME OCCUPATION REGULATIONS.**

Discussed what should and should not be allowed as a Home Occupation.

Christie Hutchings went through the list of prohibited ones.

Discussed that on some of those the activities can't take place on-site but you can have an office. Taxi services may be allowed unless there is more than one vehicle. Section 20.070 needs to reference and say as per section 20.010.

**C. APPROPRIATE USE OF BUILDING MATERIALS AS AN ACCENT TO A PRIMARY MATERIAL.**

Discussed that in the list of building materials we took out glass and added in the secondary material.

**D. COMMERCIAL DESIGN STANDARDS ON DOUBLE FRONTAGE STREETS.**

Not discussed at this time.

**E. SIGNS.**

Kim Struthers said we've had a lot of people ask about the height requirements on monument signs. He asked if the commission is comfortable with how it's written – like on item 3.

Discussed having something that if they want to deviate from it that makes it a Conditional Use. We could keep it like it is and if it's anything else they need to go to the Planning Commission and provide justification. Discussed whether Section 23.170.A 2 on pole signs is too restrictive.

**2. DISCUSSION OF TRANSIT ORIENTED DEVELOPMENTS (TOD's).**

Chris Bleak introduced Ryan McFarland and stated that he is with UTA and is happy to serve as a resource to help us with this. He said we need to look at what we can do along those routes.

Christie Hutchings showed slides from the APA Conference depicting TOD's and Mixed Use.

**3. DISCUSSION OF TOPICS FOR CITY COUNCIL & PLANNING COMMISSION JOINT WORK SESSION IN JANUARY OF 2010.**

Not discussed at this time.

*Kerry Schwartz moved to adjourn. Second by Ed James. Motion carried unanimous.*

Meeting ended at 7:10 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_