

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, November 5, 2009 in the Lehi City Planning Department conference room.

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

Members Absent: Jason Willes – excused, Chris Bleak – excused

Others: Kim Struthers, Christie Hutchings, Frankie Christofferson, council member Mark Johnson, Brad Kenison

Meeting began at 5:36 p.m.

1. Discussion of topics for City Council & Planning Commission Joint Work Session in January of 2010.

Kim Struthers stated that this item was moved over from the last work session agenda, because we never got a chance to discuss it.

Marilyn Schiess reminded the Commission of the letter from Commissioner James. She suggested appointed a spokesperson as well as developing an agenda so the Commission can adequately present their opinions.

Ed James gave some suggestions that he learned at the UAPA meeting last month, particularly on new ways of zoning.

The Commission had a discussion regarding streamlining our zoning. They also discussed the possibility of sectioning the City up into neighborhoods/smaller geographic area to encourage more citizen participation.

Ed James brought up an issue with defining the “core” of the City, and encouraging businesses and services. There is not enough land on Main Street to put together a core.

Derek Byrne discussed the creation of more commercial areas in town.

Kerry Schwartz suggested narrowing down the most critical issues and to prioritize the issues.

A motion was made by Carolyn Player to accept the prioritized issues as follows: 1) VLDR discussion; 2) Integrating land use designations with future transportation hubs and nodes, including location of commercial; and 3) Holbrook Farms 1800 acres land use discussion. Second by Kerry Schwartz. Motion passed unanimous.

2. Discussion of possible amendments to the Lehi City Development Code regarding the following issues:

a. Commercial Design standards on double-frontage streets.

Christie Hutchings presented the discussion. Staff is wondering if the existing commercial standards in place in Chapter 5 are sufficient, or if additional standards need to be added.

The Commission discussed good and bad examples of developments within the City. They also reviewed the standards in Chapter 5.

The Commission feels that the existing standards are sufficient.

b. Section 05.050 - Off-Street Parking Requirements.

Kim Struthers presented this issue. He stated that in the case of parking lots, the Commission is always granting exceptions to the setbacks and/or buffering and screening. He is suggesting that the standards be changed to get them more in line of what is typically being allowed.

A discussion was held regarding the current standards.

Kerry Schwartz voiced a concern that by allowing reduced standards, the Commission is still going to see requests for further exceptions.

Derek Byrne feels that if we do approve reduced standards, then we should hold firm and not allow additional reduction.

c. Section 12.080 - Project Buffering and Screening Requirements.

Kim Struthers presented this potential change. He indicated that some of the issues are housekeeping; however there are some changes to the buffering that are being proposed.

A discussion was held regarding how to determine the height of a building. It is measured as average grade to the highest point of the building.

Ed James suggested defining specifically what is required with the buffer area, including landscaping, and using the criteria of sight and noise.

d. Chapter 23 – Signs.

Kim Struthers presented the request, and explained the proposed changes to the Commission. There is a discrepancy as to whether the height of a monument sign includes the pedestal. He also proposed a change to the requirement for 3 acres minimum for a pole sign. There is also a proposal for a non-conforming sign to be removed.

Ed James suggested adding “logo” to the non-conforming language.

The Commission agreed that these changes were necessary.

Commissioner Ed James moved to adjourn. Second by Marilyn Schiess. Motion carried unanimous.

Meeting ended at 7:16 p.m.

Date Approved _____

Chairman _____

Secretary _____