

LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work Session held on Thursday, June 3, 2010 in the Lehi City Planning Department Conference Room.

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

Members Absent: Chris Bleak

Others: Christie Hutchings, Kim Struthers, Frankie Christofferson, Noreen Edwards, Brad Kenison, Council member Mark Johnson

Meeting began at 5:40 p.m.

1. STATE STREET MIXED USE ZONE SUB-COMMITTEE REPORT AND DISCUSSION.

Ed James presented the sub-committees findings with a power point presentation. He stated that they broke it up into 3 main areas: 1 – North Core – which has good visibility from the freeway and has good access. 2 – this area has constrictive access. 3 – Main Core – where there is a proposed Trax stop. Dry Creek area has great potential.

Kerry Schwartz said we need to figure out how to use new businesses in existing buildings.

Discussed the changes in the next 20 year plan and that eventually the older buildings will either be updated or sold and changed. Discussed how to incorporate the Revitalization Plan with the existing buildings. Discussed updating or changing the Conditional Uses for that area.

Christie Hutchings said we may want to get a legal answer for what conditions we can put on existing structures that were built to code when they went in.

Discussed the TOD areas and if we needed to wait to see exactly where the stations will go before we encourage density around those areas. Discussed Business Park on State Street where the Trax stop may be. Discussed the we need enough stakeholders to make this possible. We do have them identified; we just need to have Mark Johnson set up to meet with them. Discussed ‘form base’ zoning.

Mark Johnson said we need to focus on the type of zoning and whether you want to start incorporating architectural standards.

2. VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDR) SUB-COMMITTEE REPORT AND DISCUSSION.

Kerry Schwartz said that they really want to meet with the citizens to get their feelings on this.

? Bangerter was present and provided information on what he feels the future holds.

Discussed Pioneer Crossing coming into the area and the changes just from that.

Carolyn Player suggested going on a tour to actually see the VLDR areas.

Discussed doing this with the citizens group as a committee. Discussed the animal rights and whether to increase the number of animals allowed on ½ acre lots.

3. DISCUSSION OF ZONING ON MAIN STREET.

Not discussed at this time.

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

Meeting ended at 7:05 p.m.

Date Approved _____

Chairman _____

Secretary _____