

## LEHI CITY PLANNING COMMISSION WORK SESSION

Minutes from the Lehi City Planning Commission Work session held on Thursday, December 2, 2010 in the Lehi City Planning Department conference room.

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

Members Absent: Kerry Schwartz – excused

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

Dinner served at 5:30 p.m.

Meeting started at 5:45 p.m.

### **1. DISCUSSION OF BULL RIVER ROAD AND 1200 WEST INTERSECTION RELOCATION AND ASSOCIATED LAND USE ISSUES.**

Lorin Powell presented the proposal for changing that intersection. He stated that in order to change that they have worked out a deal with Patterson's for them to be able to change the land use from Residential to Commercial and where the Business Park area is to change that to Residential. He said he is just trying to get the feel from everyone to see if they thought it would be for the best or not.

Ed James said that we should try to get the grade as flat as possible and that the land use issues will work themselves out.

Kordel Braley said that he doesn't see a problem with it.

Kim Struthers said that no one has a problem with Commercial on the East side of that road.

Discussed what Patterson's is trading for in order to put that road through.

Carolyn Player said she will just leave that up to Lorin to decide what will work the best.

Kordel Braley said the road is fine but he has questions about the land uses.

Ed James said that it's much better to work with the land owners but he would like to let the development process make changes in the future for the West side.

Derek Byrne wants to make sure connectivity is there. He thinks that Commercial piece needs to be swapped for Residential.

Kordel Braley is ok with being flexible on the east side but it makes more sense to have residential around the school.

Carolyn Nelson said she's ok with all the comments.

Marilyn Schiess said that if you're making the road less dangerous, then she's ok with whatever you have to do.

Kordel Braley said that if we wait we may not get that road through there and he asked what would happen if that road doesn't go through.

**2. DISCUSSION OF SITE PLAN IMPROVEMENT REQUIREMENTS.**

Kim Struthers said that we need to have discussion to see how far we push the Conditional Use requirements.

Discussed having the property owners come in for all Conditional Uses.

Existing Buildings	Existing Buildings w/ additions or expanded parking or access changes	New Development on vacant land or residential to commercial
No Improvements	Some Changes	Full Improvements

Discussed having another classification like a P/C – permitted with conditions. We need further discussion on this.

**3. DISCUSSION OF JOINT WORK SESSION RESULTS.**

Not discussed at this time.

**4. DISCUSSION OF USES ALLOWED IN THE MIXED USE ZONE.**

Kim Struthers said that someone wants to buy the vault company on 1500 North and put a new building up front for headstones with a showroom. There will be some light assembly involved. The vault production is considered light manufacturing and that use was taken out of the Mixed Use zone. So we need to see if this in anyway can be compatible here.

Ed James said that if you can't hear, see or smell it then he feels it's a compatible use.

Derek Byrne asked about having language put on plats similar to the Right to Farm language as far as being made aware that there is a commercial business in the area.

*Kordel Braley moved to adjourn. Second by Carolyn Player. Motion carried unanimous.*

Meeting ended at 7:25 p.m.

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_