

## LEHI CITY PLANNING COMMISSION MEETING

Minutes from the Lehi City Planning Commission Meeting held on Thursday, May 26, 2011 in the Lehi City Council Chambers.

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

Members Absent: Janys Hutchings - excused

Others: Kim Struthers, Noreen Edwards, Christie Hutchings, Frankie Christofferson, Brad Kenison

Meeting began at 7:01 p.m.

### PUBLIC HEARINGS

#### **5.1 JARED MESSERLY – REQUESTS SITE PLAN AND CONDITIONAL USE APPROVAL TO OPERATE WASATCH AUTO EXCHANGE, AN AUTO SALES BUSINESS LOCATED IN AN EXISTING BUILDING AT 113 SOUTH 1200 EAST IN AN EXISTING COMMERCIAL ZONE.**

Public Hearing opened at 7:01 p.m.

Christie Hutchings presented the request and stated that the applicant plans to use the southwest corner of the Knights Furniture building. The site improvements are there. The applicant will only have about 6 vehicles for sale at any one time.

Jared Messerly was present for the request.

Marilyn Schiess asked how he plans to draw attention to himself back there.

Jared Messerly said that most of their sales come off the internet. We do more wholesale and internet sales.

Public Hearing closed at 7:05 p.m.

*Carolyn Player moved to grant final approval of Jared Messerly's request for Site Plan and Conditional Use to operate Wasatch Auto Exchange, an auto sales business located in an existing building at 113 South 1200 East in an existing Commercial zone with the following findings from the staff report: 1) the proposed use will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; 2) the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code; 3) the property on which the use is proposed to be established is of adequate size and dimension to conduct the use in such a manner that it will not be detrimental to adjoining properties and the area. Second by Marilyn Schiess. Motion carried unanimous.*

### CITY BUSINESS

#### **6.1 DISCUSSION OF LAND USE ELEMENT DRAFT GOALS.**

Kelly Gillman with CRSA said that they want to come together on the land use goals. He went over the outline for the goals that pertain to the entire community and then break down those things that apply to certain geographic areas. His recommendation at this point is to respond to each of the goals.

Discussed the goals; city wide goals vs. area objectives vs. issues identified in the study.

Goal 1 – the commission felt this one was ok.

Goal 2 – Ed James said that the first two are action programs. Kerry Schwartz said he deleted 2 & 3. (At 7:22 p.m. Kordel and Ed agreed) The commission agreed that 2 & 3 are action.

Kordel Braley said that goal 4 is the same way.

Goal 5 – the commission felt this one was ok.

Goal 6 - Kerry Schwartz said we shouldn't use the word multi-modal unless we explain it or define it. Derek Byrne wants linkages changed.

Ed James said the land use plan is to accommodate new residents and those that have been here.

Goal 7 - Kordel Braley said that goal 7 speaks about what Ed is saying. Carolyn Player doesn't like the word 'aesthetically' – maybe say quality architecture.

Goal 8 – Derek Byrne said 8 & 9 need to be looked at together – he doesn't like the way 8 ends.

Goal 9 – the commission feels is ok with the changes in 8.

Goal 10 – Ed James said it sounds like action strategy.

Goal 11 – Derek Byrne thinks this is one of the better goals but it needs to somehow say that our goal is to preserve certain qualities of the city. He said that 11 is about the same as 6 with the changes. Ed James said to combine 6 & 11 together. Kordel Braley said that 11 speaks more to the overall point of being connected well and 6 talks about that specifically between employment centers and residential centers.

Goal 12 – Kerry Schwartz said this is an action.

Goal 13 – Kerry Schwartz likes this one. Kim Struthers said it's similar to goal 7; maybe combine 7 & 13 – like neighborhood identity

Kelly Gillman asked if there were goals we want to add.

Ed James said he still hasn't heard any goals that should be in the preamble of the land use element.

Kelly Gillman explained how other cities have dealt with the vision statement and goals. He said after this is in place we would then develop best practices which are the actions which can be tuned to certain areas.

Mark Johnson said that the reason we decided to change the General Plan was that our population in 1996 was about 12,000 and now we're at 48,000 so we were concerned that there were certain aspects of the General Plan that maybe outdated. There are areas of Lehi that we hadn't anticipated the growth in and the areas that will be building up.

Kelly Gillman said they could provide other sample plans that they have done. He said he appreciates the input.

Kim Struthers said that he senses that we are kind of hung up on how to organize our goals. Our current plan has a goal and then we have the implementation. It makes more sense to have a goal and then list how to achieve that goal underneath it so it flows from the goal to how to achieve it.

Derek Byrne said we could have the goals for the city and then area achievements for different parts of the city.

Ed James said you could have city wide goals and how they would be implemented in different areas.

Brad Kenison said from an engineering standpoint and with DRC it's important as a staff member when a development comes in to have a list of specifics.

Kordel Braley said instead of the broad areas and instead of creating the areas in the city we should focus on things like the Jordan River.

Ed James said these areas might be sensitive but they do represent historical growth of the city and we associate different neighborhoods with different things.

Kerry Schwartz said that we need to put this on the 9<sup>th</sup> meeting for more discussion and also have some sample documents brought in – have the vision statement on the top.

Kelly Gillman went through the process again; he said we need to develop goals and objectives which will be used to craft best strategies and action items as well as the land use map. We were hoping to take an initial draft of the map to Round up Days along with the vision statement and the goals. After we get all this in place we will develop it all into a package to present to City Council.

**6.2 DISCUSSION OF AMENDMENTS TO LEHI CITY DEVELOPMENT CODE, CHAPTER 23, SIGNS.**

Not discussed at this time. Put this on the August work session agenda.

**6.3 DISCUSSION OF CONDITIONAL USE PERMIT REGULATIONS.**

Christie Hutchings said we have the slides from the Conditional Use meeting.

Kerry Schwartz said that he felt we were in line with what was presented by the slides.

Carolyn Player said that sometimes we deny things that we really don't have the right to deny.

Ed James said that the presenter said to get rid of all the options; either permit it or don't allow it. The State law says if it's permitted it's permitted; unless the use has substantially changed and then you can have conditions. He said we need to put into our code what you need to have in order to do the permitted use.

Discussed amending the code. Discussed putting this on the August work session as well.

Kim Struthers showed the sign for Macey's that we ended up with. The Planning Commission said it look much better.

**ADJOURN**

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

Meeting ended at 9:00 p.m.

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

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_