

Minutes of the **Work Session** of the **Planning Commission** held Thursday, **March 3, 2016**, at 5:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Kelly Ash, Commissioner
Scott Dean, Commissioner
Matt Hemmert, Commissioner
Janys Hutchings, Commissioner
Jared Peterson, Commission Vice Chair

Excused: Mark Hampton, Commissioner
Steve Roll, Commission Chair

Others Present: Kim Struthers, Planning Director, Tippe Morlan, City Planner, Morgan Cummings, Assistant City Attorney; Marilyn Banasky, City Recorder; Noreen Edwards, Planning Administrative Assistant; and Teisha Wilson, Deputy Recorder.

Due to the excused absence of Chair Roll, Commission Peterson chaired the meeting.

1. Training on iLegislate for meeting agendas and packets.

Marilyn Banasky, City Recorder, attended the meeting and instructed the Commission on how the new iLegislate app will work for the agendas and packets.

2. Discussion of screening and buffering requirements in Section 12.080 of the Lehi City Development Code.

Kim Struthers, Planning Director, distributed the current buffering requirements in the city's code. He said that the Planning intern has researched what other cities are requiring and he found that some only require fencing, other require only landscaping and some require both. Mr. Struthers said that they didn't see any new ideas that they could use.

Mr. Struthers reviewed the current buffering requirements with the Commission. There was discussion about where buffering has been a concern in the past. There was discussion about increasing the fence height based on the height of the commercial building. Mr. Cummings stated that some residents may not like a really tall fence. The Commission agreed that an 8 foot fence would be reasonable.

There was discussion regarding where a required fence should be placed when there is a grade change between two properties. There was also discussion about how to mitigate sound and light with buffering requirements.

There was discussion about how to mitigate the differences in grade between residential and commercial properties and where to place the fence. The Commission agreed that the height of the grade should be considered. There was discussion about how a fence should be in place for the purpose of creating a physical barrier between the two properties and not

necessarily to block the sight view. There was also concerns expressed with parking and car lights shining into a residential zone from a neighboring commercial zone where there is a grade separation. Mr. Cummings asked the Commission to consider the unintended consequences of implementing new requirements, and that the property rights of businesses need to be considered as well. Commissioner Hutchings stated that buffering is a difficult issue because of the topography of the city. Commissioner Ash suggested that these issues could be mitigated by limiting commercial zones next to single family dwelling.

3. Discussion of proposed amendments to Chapter 37, Design Standards of the Lehi City Development Code.

Mr. Struthers discussed some changes proposed to the design standards and that office buildings be located closer to the road. The Planning Commission agreed that it looks best to not have parking located in the front of the building. Mr. Struthers showed other buildings in different cities that have parking and parking structures behind the building.

There was discussion about buildings that front the freeway and how those buildings should be finished completely around and have the appearance of looking like the front of the building even if it isn't.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Hutchings moved to adjourn the meeting. Commissioner Dean seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:10 p.m.

Approved: March 24, 2016

Attest:

Steve Roll, Chairman

Teisha Wilson, Deputy City Recorder