

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 26, 2013 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

7 Conducting: Sharon Call, Chairperson
8 Pledge of Allegiance: Chris Colson, Boy Scout Troop 480
9 Invocation: Ron Anderson, Commissioner

10 **PRESENT**

ABSENT

12 Sharon Call, Chairperson
13 Ron Anderson, Commissioner
14 Del Ray Gunnell, Commissioner
15 Carolyn Lundberg, Commissioner
16 Rob Kallas, Commissioner
17 Mike Marchbanks, Commissioner
18 Hugh Van Wagenen, Planning Director
19 Kathryn Moosman, City Recorder

- 20 1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m.
22
23 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of November
24 12, 2013 were reviewed.

26 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF
27 THE REGULAR MEETING OF NOVEMBER 12, 2013. COMMISSIONER GUNNELL
28 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
29 CARRIED.

30 3. **PUBLIC COMMENT** –

32 Chairperson Call called for comments from any audience member who wished to
34 address any issue not listed as an agenda item. There were no public comments.

36 **CURRENT BUSINESS** –

- 38 4. **REVIEW AND ACTION:** *Lindon City Public Meeting Schedule.* The
39 Commission will review the proposed Public Meeting Schedule for 2014.
40 Recommendations will be made to the City Council at the next available meeting.

42 Hugh Van Wagenen, Planning Director, gave a brief summary of this agenda
43 item. He explained that every year Lindon City needs to review and approve a Public
44 Meeting Schedule for the upcoming calendar year. He noted the Planning Commission
45 meetings for 2014 are scheduled for the 2nd and 4th Tuesdays of each month. He then
46 presented the meeting schedule draft for review. He added that December is the only
47 month that will have only one Planning Commission meeting scheduled. He made
48 mention that the schedule states 2013 rather than 2014, and noted that change will be

made and to include the change in the motion. Mr. Van Wagenen stated that recommendations will be made to the City Council at the next available meeting. Following some additional general discussion Chairperson Call called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE LINDON CITY PUBLIC MEETING SCHEDULE FOR 2014 AS CORRECTED WITH 2014 IN PLACE OF 2013. COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **TRAINING:** *Industrial Zone Architectural Standards.* The Commission will review the architectural standards for buildings in the Light Industrial (LI) zone as defined in 17.49.070. No changes to the code will be made.

Mr. Van Wagenen opened the discussion by giving a brief overview of this agenda item. He explained that the Planning Commission has recently reviewed a number of site plan applications for projects located in the Light Industrial zone. He went on to say that this zone requires certain architectural treatments as outlined in LCC 17.49.070 (referenced below). Mr. Van Wagenen noted this training will be a visual review of the treatments that are described in the code. Mr. Van Wagenen stated that the Planning Commission is usually looking at the 25% required architectural treatment on any of these buildings and also the color palette. He noted there are not any required residential architectural standards. He then presented photos depicting various architectural standards in the Light Industrial zone within the city.

LCC 17.49.070

1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.40.070(2)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone).
 - a) With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and

properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.

2. All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.
3. The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

There was then some general discussion regarding the photos presented and the architectural standards required in the Light Industrial zones. Commissioner Kallas commented on the advantages of having the 25% requirement of block or concrete on a building. He mentioned when looking at these buildings that are metal on the top and block on the bottom, at least the block or concrete does a lot to keep it well maintained, so it is not getting dented, scratched or otherwise damaged. He also inquired if approval of an entire metal building is just because it is seamless, and how that falls into the code. In response to the question, Mr. Van Wagenen read paragraph 3 of the code (listed above). He stated that the code states that the Commission “may” approve, not “shall” approve, which gives the discretion to the Commission in what needs to be required to maintain appearance, depending on the use.

Commissioner Anderson commented that the implementation of the earthtone palette on the metal buildings looks 100% different and much nicer. Mr. Van Wagenen then referenced the remaining photos of the buildings reflecting what is written in the code, followed by some additional discussion. Mr. Van Wagenen then mentioned the transferring of treatment and referenced the code which states that the transfer should improve the overall visible character and that no net loss of treatment should occur. He added that the transfer can go from one building to another with those considerations in mind. Commissioner Anderson commented that the Commission needs to be consistent with the approval of stamped concrete. Commissioner Marchbanks suggested expanding the color palette to include the gray tones to encompass the architectural concrete look, as opposed to a concrete wall, which, if done tastefully, can look good. Mr. Van Wagenen asked the commission if they would like to have some grayish colors included in the color palette and add architectural/stamped concrete. The Commission was in agreement that including these items to the language would be beneficial. Mr. Van Wagenen stated that he will draft the language and bring it before the Council with the recommendation from the Planning Commission. Chairperson Call asked if there were any further comments or questions from the Commission. Hearing none she moved on to the next agenda item.

6. **NEW BUSINESS** – Reports by Commissioners.

Chairperson Call called for any new business or reports from the Commissioners. Chairperson Call asked Mr. Van Wagenen to give a brief overview of the Council discussion regarding Center Street. Mr. Van Wagenen gave a quick summary of the center street discussion from the presentation given to the City Council by City Engineer, Mark Christensen, followed by some general discussion by the Commission.

Chairperson Call also commented that the recently approved Crossfit gym looks nice. Commissioner Lundberg mentioned an investigative report by KSL news on pan handlers. She noted that we need to get the message out to communities to donate to reputable charities. Chairperson Call called for any other comments or reports from the Commissioners. Hearing none she moved on to the next agenda item.

7. **PLANNING DIRECTOR'S REPORT** –

Mr. Van Wagenen reported on City Council updates as follows:

- City Events
 - o Mayor's Thanksgiving Dinner, Thursday 11 am to 2 pm
 - o Christmas Tree Lighting, December 2nd @ 6:30 pm
- Mini-storage definition feedback

Chairperson Call asked if there were any other comments or discussion from the Commissioners. Hearing none she called for a motion to adjourn.

ADJOURN –

COMMISSIONER GUNNELL MADE A MOTION TO ADJOURN THE MEETING AT 8:20 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – December 10, 2013

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director