

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **February 12, 2013** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Sharon Call, Chairperson
6 Invocation: Ron Anderson, Commissioner
7 Pledge of Allegiance: Mike Marchbanks, Commissioner

8 **PRESENT**

ABSENT

9 Sharon Call, Chairperson
10 Ron Anderson, Commissioner
11 Del Ray Gunnell, Commissioner
12 Carolyn Lundberg, Commissioner – arrived 7:13
13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner
15 Hugh Van Wagenen, Planning Director
16 Kathryn Moosman, City Recorder

17 The meeting was called to order at 7:00 p.m.

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20 **APPROVAL OF MINUTES** – The minutes of the regular meeting of January 22, 2013
21 were reviewed.

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24 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
25 OF THE REGULAR MEETING OF JANUARY 22, 2013. COMMISSIONER
26 KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
27 MOTION CARRIED.

28 **PUBLIC COMMENT** –

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

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34 **CURRENT BUSINESS** –

- 35 **1. CONCEPT REVIEW:** *Lindon Senior Housing – 37 South Main Street.* This
36 is a request by Matt Gneiting to present a development concept for senior
37 housing at approximately 37 South Main Street. This is a review only and no
38 formal action will be taken by the Planning Commission.

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40 The applicant, Matt Gneiting, was in attendance to address the Commission. Mr.
41 Van Wagenen opened the discussion by stating this item is a request by Mr. Gneiting to
42 present a development concept for senior housing at approximately 37 South Main Street.
43 Mr. Van Wagenen noted that a concept review is an opportunity for the applicant to
44 present an idea before the Planning Commission to get feedback. He added that concept
45 reviews require no application materials from the applicant and is for review only and no
46 formal action is required. Mr. Van Wagenen further stated that the Planning Commission

is not committing to an approval or denial of a future application based on this review.
Mr. Van Wagenen then turned the time over to Mr. Gneiting for his presentation.

Mr. Gneiting then addressed the commission. He explained that the proposed development is a dedicated senior housing project comparable to the Seville, located on Center Street in Orem. Mr. Gneiting also stated that there is a growing need for this type of development in the area and this project would add value to the city in the long term. Mr. Gneiting then presented an overview of independent living and statistics regarding seniors and senior living. He noted there will be units with one or two person residences with one or two bed units. He added there is a total of 3.6 acres with a proposed 4 story building with a 40,000 sq ft. footprint. There would also be a total of 135 units with 37 units per acre. He added that the property is currently zoned commercial.

Mr. Gneiting then presented some of the features and potential amenities of the proposed housing development as follows:

Features:

- View of Mount Timpanogos.
- Walking distance to the Lindon Senior Center, City Offices and the park.
- Secluded setting, buffered by land on the north, Timp Academy on the east and industrial office on the south.
- Access to/from Main Street. Visually accessible from State Street.
- Services Lindon, Orem and Pleasant Grove committees.

Potential Amenities:

- Full time onsite management.
- Spacious 1 and 2 bedroom apartments.
- Full kitchens/private bathrooms.
- Interior corridor apartment access only.
- Secured entrance/exits to the property for 24 hour security.
- Elevator access.
- UTA Para-transit accessible.
- No smoking for oxygen use.
- Onsite salon.
- Swimming pool, exercise faculty.
- Activity area for family gatherings, library reading, and property activities like Saturday morning breakfast or education vignettes.
- Attractive, functional landscaped walking paths and grounds.
- Wired for computer usage.
- Covered parking.
- Quiet, peaceful setting adds to the quality of life.
- Affordable.

Mr. Gneiting then presented a schematic of option A and discussed the proposed parcel location. Mr. Gneiting noted that he has had discussions with the neighbors, the Scott's, Roger's, Lewis's and Abbott's. Mr. Gneiting stated that the overall scope of the project is subject to the selling of the property. He added that this would be a terrific buffer to senior housing between the commercial to residential zones. He then showed

2 photos of sample exteriors, interiors, courtyards and the basic layout of the facility. There
3 was then some general discussion between Mr. Gneiting and the Commission regarding
4 the proposed senior housing development.

5 The Commission expressed their concerns about the height and location of the
6 facility, emergency and access issues, density, parking, and several additional issues
7 involved with the proposed development. The Commission also felt that this is an
8 underserved market in the community and could potentially have a huge impact on the
9 City. Chairperson Call commented that she feels the Commission has given Mr. Gneiting
10 sufficient input and feedback on this concept review to help base his decisions and
11 thanked him for his presentation. Chairperson Call asked if there were any further
12 discussion or comments from the Commissioners. Hearing none she moved on to the
13 next agenda item.

- 14 **2. PUBLIC HEARING (CONT.): Ordinance Amendment, LCC Title 18 –**
15 ***Signs.*** This is a continued item of a city initiated change. The commission
16 will consider revising Title 18 of the Lindon City Code to allow signage on
17 awnings. Currently, such signage is expressly prohibited. Recommendations
18 will be made to the City Council after review by the Planning Commission.

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20 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
21 COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED
22 IN FAVOR. THE MOTION CARRIED.

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24 Hugh Van Wagenen, Planning Director, opened the discussion by explaining that
25 this is a continued public hearing for the Planning Commission to review and consider
26 revising Title 8 of the Lindon City Code that would allow signage on awnings. Mr. Van
27 Wagenen went on to say that currently the signage on awnings is expressly prohibited.
28 He further noted that the proposed changes LCC 18.02.050, 08.03.020, and 18.03.030
29 will permit signage on awnings. Mr. Van Wagenen gave an overview from the previous
30 meeting, stating the Commission entertained language limiting the size and coverage of
31 signage on awnings. He added that the changes from the previous draft are highlighted in
32 the draft included in the packet.

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34 Mr. Van Wagenen went on to say there is new language included regarding
35 primary and secondary signage, permitted materials, and how area measurements are
36 determined, and also where awning signs may be located on a building. He also
37 mentioned some minor wording changes and updates in the ordinance draft. There was
38 then some discussion on the definition of a “marquee”. Mr. Van Wagenen stated that he
39 will look into the issue of striking the word marquee. Mr. Van Wagenen then presented
40 photos of awning signs followed by some lengthy discussion regarding percentages on
41 primary and secondary signage.

42 Mr. Van Wagenen then stated the discussion items for change as follows:

- 43 1. Paragraph 2: Clarification of language
- 44 2. Paragraph 5: Changed from 75% to 80%
- 45 3. Paragraph 6: Striking “text”
- 46 4. Paragraph 7: Changed from 75% to 90%
- 47 5. Paragraph 8: Changed from 50% to 80% and adding in 12 inch
48 maximum height on secondary surface signage.
6. Paragraph 10: Clarification of language

7. Paragraph 11: Clarification of language

Mr. Van Wagenen noted that existing signs will be grandfathered in. He also stated that the intent is to keep the ordinance fairly simple to enforce and verify when permits come in. Mr. Van Wagenen stated that he will take the suggestions from the Commission and clarify some of the language and come back with a clean version to the next meeting. Chairperson Call asked if there were any public comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE ORDINANCE AMENDMENT TO LINDON CITY CODE TITLE 18, SIGNS. COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

3. PUBLIC HEARING (CONT.): Ordinance Amendment, LCC Appendix A.

This is a continued item of a city initiated change. This ordinance is still under revision and will be continued. The commission will consider revisions to Lindon City Code Appendix A – Standard Land Use Table. Appendix A concerns permitted land uses within the various zones in the city.

Mr. Van Wagenen opened the discussion by explaining the updates to Appendix A are necessary to come into accordance with other sections of the city code. He noted that some changes to the permitted uses will also add clarity to the existing ordinances. He noted that staff has included pages of the Standard Land Use Table with the hope that the uses covering Transportation, Communications and Utilities, Wholesale Trade, and Retail Trade can be reviewed at this meeting.

Mr. Van Wagenen noted that it is anticipated that Appendix A revisions will occur over several meetings. He added that final recommendations will be made to the City Council. He noted that there will be more questions from staff as time goes by. Mr. Van Wagenen then reviewed the appendix page by page. There was then some general discussion regarding the above mentioned uses of Appendix A. Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

COMMISSIONER ANDERSON MOVED TO CONTINUE THE ORDINANCE AMENDMENT TO LINDON CITY CODE APPENDIX A. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER LUNDBERG	AYE

COMMISSIONER MARCHBANKS AYE
2 COMMISSIONER GUNNELL AYE
THE MOTION CARRIED UNANIMOUSLY.

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6 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

12 Chairperson Call called for any new business or reports from the Commissioners.
Chairperson Call inquired when Lindon Days will be held this year. Mr. Van Wagenen
14 stated that he will get the exact dates and forward it to Chairperson Call. Commissioner
Anderson mentioned the retirement center at the Fieldstone Development and inquired if
16 there is a development agreement in place. Mr. Van Wagenen stated that he will check
into this issue and get back to Commissioner Anderson. Commissioner Anderson also
18 inquired when the annual reviews will be held. Mr. Van Wagenen stated that he will
follow up on this issue and get back to him.

20 Commissioner Lundberg inquired if there have been any new updates regarding
UTOPIA. Mr. Van Wagenen stated that there have not been any new updates to his
22 knowledge. She also asked if the city will give Patch's Majestic Metals a time limit to
complete the clean up from the recent fire. Mr. Van Wagenen noted that is a public
24 safety issue and he will check with Chief Cullimore on that issue and follow up.
Chairperson Call asked if there any further reports from the Commission. Hearing no
further reports she moved on to the next agenda item.

26 **PLANNING DIRECTOR'S REPORT** –

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

- 30 ● The Commission reviewed the Project Tracking List.
32 ● City Council Items:
- 34 ● Vaughan Austin approved as Planning Commissioner.
 - CUP for exotic/wild animals.
 - 36 ● Proposed fireworks restriction above the canal.
 - Phased subdivision language passed.
 - 38 ● Digital staff reports for discussion.

40 Chairperson Call asked if there were any other comments or discussion. Being
none she called for a motion to adjourn.

42 **ADJOURN** –

44 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN
THE MEETING AT 10:40 P.M. COMMISSIONER GUNNELL SECONDED THE
46 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 26, 2013

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Sharon Call, Chairperson

Hugh Van Wageningen, Planning Director