

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **June 9, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	Andrew Skinner, Commissioner
14 Bob Wily, Commissioner	
Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
Matt McDonald, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

22 **Special Attendee:**
Matt Bean, Councilmember

- 24
1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of May 26, 2015
28 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF MAY 26, 2015 AS AMENDED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

- 34 3. **PUBLIC COMMENT** –
- 36 Chairperson Call called for comments from any audience member who wished to
38 address any issue not listed as an agenda item. There were no public comments.

- 40 **CURRENT BUSINESS** –
- 42 4. **Site Plan** – *Olsen Properties, approx. 1200 West Center Street.* This item was
44 continued from the May 26, 2015 Planning Commission meeting. Buck Robinson
requests site plan approval for a 5,000 square foot industrial building at approximately
46 1200 West Center Street in the High Industrial (HI) zone.

2 Jordan Cullimore, Associate Planner, opened this agenda item by giving some
background of this site plan application. He explained that Craig Olsen and Buck
4 Robinson are in attendance as representatives of this item. They are proposing to
construct a 5,000 square foot building on an undeveloped portion of the lot in question.
6 He noted the western portion of the lot is already developed, and a portion of the lot will
remain undeveloped for now. Mr. Cullimore stated this will be the second building
8 placed on the lot and will be architecturally identical to the existing building and is
located in the High Industrial (HI) zone.

10 Mr. Cullimore further explained that the proposed structure will consist of 5,000
square feet of warehouse space. He pointed out that the required parking ratio for
12 warehouse space is 1/1000 square feet in Industrial zones so the required number of
spaces is five. He commented that the applicant is proposing 7 parking stalls with 1 ADA
14 spaces so the proposal satisfies the minimum requirement. Additionally, the Code
requires 2 bicycle parking stalls and the site plan proposes a bicycle rack with 3 slots
16 which meets this requirement.

Mr. Cullimore then referenced the summary of parking requirements as follows:

- 18 • Vehicle Spaces Required: 5
- Vehicle Space Provided: 7
- 20 • Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 3

22
24 Mr. Cullimore further discussed that the High Industrial zone requires a 20'
landscaped strip along all street frontages with trees planted within the strip every 30' on
center. Thirty percent of the frontage landscaping may be landscaped with non-living
26 materials other than grass. He noted the proposed site plan proposes a water wise
approach that will incorporate shrubs and decorative rock. He mentioned the Code
28 provides discretion to modify landscaping requirements as long as a net loss of
landscaping does not occur. Mr. Cullimore stated staff recommends, as a condition of
30 approval, that the plans indicate that at least 70% of the landscaped area be covered with
live vegetation to meet the requirement of no net loss of landscaping.

32 Mr. Cullimore added that the Code also requires that interior landscaping must be
provided for parking lots with 10 or more required stalls. This site has fewer than 10
34 stalls, so the interior landscaping requirement is not applicable for this phase.

36 Mr. Cullimore further stated the Code requires that all buildings in the High
Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend
with the surrounding property and structures.”

38 He noted that code also requires the following requirements:

- 40 • Twenty-five percent (25%) minimum of the exterior of all buildings (except
as permitted in 17.49.070(4)) shall be covered with brick, decorative block,
stucco, wood, or other similar materials as approved by the Planning
42 Commission. Precast concrete or concrete tilt-up buildings also meet the
architectural treatment requirement, subject to the standards in section
44 17.49.070(2).

46 The proposed structure will be a white metal building with CMU wainscoting.
The elevations indicate that the wainscoting will cover 25% of the wall to meet Code
48 requirements.

2

Mr. Cullimore said that the Code also requires buildings in the LI zone to be earth-tone colors. He then referenced an example of earth tone colors. He noted that the proposed structure also satisfies setback and height requirements in the LI zone.

6

He went on to say the City Engineer is working through some technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted. Mr. Cullimore then referenced for discussion an aerial photo of the site and surrounding area, photos of the undeveloped site and the already developed portion, the site plan, elevations of the proposed building and the earth-tone color palette.

10

Mr. Robinson and Mr. Olsen addressed the Commission at this time. Mr. Olsen stated he plans to use this building for his own personal storage but may possibly lease it out in the future. Chairperson Call asked staff if white is considered an earth tone color as it is not on the color palette. Mr. Cullimore replied stated that is up to the Commission’s discretion if they feel it is compatible with the color palette; he added that the color palette is not an exhaustive example of colors. Mr. Olsen commented that all his buildings are white with dark grey accents and it is their plan to match the existing buildings. Following discussion the Commission was in agreement that white is a compatible color for the purpose of this building. Chairperson Call also mentioned that the landscaping appears to meet the 70% vegetation requirement when matured. Mr. Olsen stated when complete there will be a full 20 ft. berm all around the perimeter of the property. He added there will also be a chain link fence with vinyl slats separating the property boundary lines. Chairperson Call pointed out this appears to meet all requirements.

12

14

16

18

20

22

24

Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

26

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVE THE APPLICANTS REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28

30

32

CHAIRPERSON CALL AYE

COMMISSIONER MARCHBANKS AYE

34

COMMISSIONER KALLAS AYE

COMMISSIONER WILY AYE

36

COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

38

5. **Public Hearing:** Ordinance Amendment – LCC 8.24 Pheasant Hunting & LCC 9.24 Weapons. This item was continued from the May 26, 2015 Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons to clarify legal hunting areas within the City limits.

40

42

44

COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46

48

2 Hugh Van Wagenen, Planning Director, stated this item was continued from the
previous meeting so that the questions brought up regarding the urban deer hunting
4 options in Lindon could be addressed. He noted that staff has begun inquires with the
Division of Wildlife Resources about urban deer hunting. He explained that the DWR is
6 about to present some standards that will enable City's to adopt ordinances to implement
these options but it is not quite in place.

8 Mr. Van Wagenen said staff would like some more time to understand the details
of the DWR ordinance. In the meantime, staff also feels it would be good to approve
10 these ordinance changes as presented and come back to the Commission with more
information on this issue at a later date. He stated the existing Lindon City Pheasant
12 Hunting ordinance was adopted in 1985, when there was much more open space in
Lindon than currently exists. He noted the ordinance references a map from 1979
14 designating "No Hunting" areas.

16 Mr. Van Wagenen explained the map is extremely out dated and requires updated
with the amount of development that has occurred over the last 40 years. He mentioned
that with the map update, there are also small code changes to align hunting and weapons
18 discharge in the City. Mr. Van Wagenen then referenced that ordinance details, the 2015
hunting zone map, and the 1979 hunting zone map followed by discussion.

20 Chairperson Call asked if there were any further questions or comments. Hearing
none she called for a motion.

22
24 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2015-14-O AS PRESENTED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
26 FOLLOWS:

28 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
30 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 6. **Public Hearing** – *Ordinance Amendment – Commercial & Industrial Landscaping.*
Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47
36 Research Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50
Mixed Commercial to allow more water wise landscaping options.

38
40 Mr. Cullimore opened this discussion by explaining that staff and the Planning
Commission have discussed allowing more water wise landscaping options in required
landscaping strips along street frontages in commercial and industrial zones and areas in
42 town and this ordinance attempts to provide these options. Mr. Cullimore noted this idea
will allow the discretion of xeriscaping to provide water wise options on frontage
44 landscaping and will also provide more flexibility. Mr. Cullimore stated the Planning
Commission will have the discretion to make exceptions if they feel it meets the
46 ordinance. Commissioner Marchbanks would like to obtain more information from the
Utah Water Conservancy District as to what they consider to be aggressive water
48 conservation items. Mr. Cullimore pointed out with landscape architects doing the

2 designing for xeriscape landscaping they will design it to also function with “water wise”
in mind. There was then some discussion regarding the use of shrubs, ground cover and
4 decorative rock in xeriscaping options. Mr. Cullimore then referenced the proposed
ordinance modifications followed by some general discussion. Following discussion the
6 Commission was in agreement to continue this item to allow staff to do further research
on this issue and bring back more information to the next meeting.

8 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

10
12 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUANCE
OF ORDINANCE AMENDMENT 2015-15-O TO ALLOW STAFF TO DO FURTHER
RESEARCH. COMMISSIONER MCDONALD SECONDED THE MOTION. THE
14 VOTE WAS RECORDED AS FOLLOWS:

16 CHAIRPERSON CALL AYE

18 COMMISSIONER MARCHBANKS AYE

20 COMMISSIONER KALLAS AYE

COMMISSIONER WILY AYE

COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

22 7. ***Continued* Public Hearing** – *Ordinance Amendment – 17.57 Hillside Protection*
District. This item has been continued to the next available Planning
24 **Commission meeting.** Brandon Jones requests approval of an ordinance amendment
to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to
26 be exempted from the requirements of the Hillside Protection District.

28 Mr. Cullimore explained that this item been continued to the next Planning
Commission meeting in order to allow the City Engineer to gather more information
30 regarding the Hillside Protection District. He noted that Mark Christensen, City Engineer,
is still working on developing appropriate criteria on preserving the hillside (while still
32 exempting certain lots where appropriate) and is continuing this research and needs more
time for completion.

34 Chairperson Call asked if there were any public questions or comments. Hearing
none she called for a motion to close the public hearing.

36
38 COMMISSIONER MCDONALD MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

40
42 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

44 COMMISSIONER WILY MOVED TO RECOMMEND CONTINUATION OF
THE HILLSIDE PROTECTION DISTRICT ORDINANCE AMENDMENT TO A
46 LATER MEETING. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE

2 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 **8. New Business: (Reports by Commissioners) –**

Commissioner Wily asked for an update on the recent building height ordinance.
10 Mr. Van Wagenen stated it was continued by the City Council to allow the applicant to
get feedback from neighboring residents. Chairperson Call mentioned a pre-school
12 application from last year that was withdrawn as she has seen advertising for students.
Mr. Cullimore stated under four (4) students they do not need a conditional use permit
14 but he will follow up with this issue. Chairperson Call also asked about the recently
approved assisted living center application that was submitted by Mr. Watts. Mr.
16 Cullimore stated they actually started excavating on the project yesterday and they are
ready to move ahead. Commissioner Kallas mentioned the used car dealership north of
18 200 south and inquired if the sidewalk will be put in per the conditions placed on the
application. Mr. Cullimore stated he met with the applicant the week before the deadline
20 in April and staff is working through this issue with the applicant and will follow up.

Chairperson Call called for any further comments or discussion. Hearing none she
22 moved on to the next agenda item.

24 **9. Planning Director Report–**

Mr. Van Wagenen reported on the following items followed by discussion:

- 26 • Budget adoption will be held at the June 16th City Council meeting.
- 28 • Bicycle plan adoption at the June 23rd Planning Commission meeting. Locust
Avenue is complete and the striping and bike lane striping is forthcoming.
- 30 • Ivory Open House on June 24th.
- 32 • Filing period for Declaring Candidacy June 8th. Matt Bean, Randi Powell,
Carolyn Lundberg and Dustin Sweeten filed for candidacy. There will not be a
primary election held in August.

34 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

36

ADJOURN –

38 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 8:15 P.M. COMMISSIONER MARCHBANKS SECONDED THE
40 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42 Approved – June 23, 2015

44

Sharon Call, Chairperson

46

48 _____
Hugh Van Wagenen, Planning Director