

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 24, 2012** 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: Rob Kallas, Commissioner
7 Pledge of Allegiance: Angie Neuwirth, Commissioner

8 **PRESENT**

ABSENT

9 Sharon Call, Chairperson
10 Ron Anderson, Commissioner
11 Carolyn Lundberg, Commissioner
12 Mike Marchbanks, Commissioner
13 Angie Neuwirth, Commissioner
14 Rob Kallas, Commissioner
15 Mr. Cowie, Planning Director
16 Woodworth Mataele, Planner II
17 Kathryn Moosman, City Recorder

Del Ray Gunnell, Commissioner

18 The meeting was called to order at 7:05 p.m.

19 **APPROVAL OF MINUTES** – The minutes of the regular meeting of January 10, 2012
20 were reviewed.

21 COMMISSIONER NEUWIRTH MOVED TO APPROVE THE MINUTES OF
22 THE REGULAR MEETING OF JANUARY 10, 2012 AS CORRECTED OR
23 AMENDED. COMMISSIONER KALLAS SECONDED THE MOTION. ALL
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

25 **PUBLIC COMMENT** –

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

28 **CURRENT BUSINESS** –

- 29
- 30 1. **Public Hearing** – *Zone Change – Westside Zone Change*. This is a city initiated
31 item to review proposed changes to the Lindon City Zoning map, west of I-15 and
32 2000 West. With the recent adopted changes to the Lindon General Plan map, it
33 is proposed that the zoning map be updated to reflect those changes. These
34 changes consist of a portion of the MC (Mixed Commercial) zone changing to
35 Open Space, LI (Light Industrial) and CG (General Commercial) zones.
36 Recommendations will be made to the City Council at their next available
37 meeting after review by the Planning Commission.
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2 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Mr. Mataele opened the discussion by stating this is a city initiated application for
7 a zone change to review proposed changes to the Lindon City Zoning map on the west
8 side of Lindon (west of I-15 and 2000 west). Mr. Mataele went on to say that with the
9 recently adopted changes to the General Plan map, that was reviewed by the Planning
10 Commission and the City Council, it is proposed that the zoning map be updated to
11 reflect those changes along this area, and to bring it into conformance with the changes
12 made to the General Plan map. Mr. Mataele then showed the changes which consist of a
13 portion of the MC (Mixed Commercial) zone changing to Open Space, LI (Light
14 Industrial) and CG (General Commercial) zones, mirroring the current General Plan map.
15 He also noted that the proposed changes are reflected on the zone map as well. Mr.
16 Mataele further explained that the biggest portion that will be discussed tonight is the MC
(Mixed Commercial) zone.

18 Mr. Mataele noted that some of these changes were made to follow the future
19 Vineyard Connector alignment, and with those changes it will essentially change the MC
(Mixed Commercial) and the CG (General Commercial) to LI (Light Industrial). Mr.
20 Mataele stated what is being proposed tonight, as a discussion item, will go to the City
21 Council for final approval. There was then some discussion between the Commission
22 and Mr. Mataele and Mr. Cowie regarding the zone change.

24 Chairperson Call asked for any public comment in regards to the zone change.
25 Lane Robinson, an affected property owner, was in attendance and approached the
26 Commission. Mr. Robinson voiced his support of the proposed zone change, so the
27 zoning will conform to the general plan. Commissioner Kallas inquired if any of the
28 existing businesses will be out of conformance with the code. Mr. Cowie replied that the
29 only businesses that are actually constructed in the area, that may be changed, is the
30 animal shelter. Mr. Cowie further noted that when the Vineyard Connector goes through,
31 the proposed alignment will take out the animal shelter, which will be relocated to the
32 north into an industrial zone. He further noted there are currently not any other
businesses that will be affected.

34 Commissioner Marchbanks asked Mr. Robinson who owns the property to the
35 east and west of his property. Mr. Robinson replied that the LDS Church owns the
36 property to the west, and the Special Services District to the east, with everything south
of 400 North being vacant, with the exception of the Animal Shelter.

38 Mr. Cowie then referenced the map and explained that the areas marked in green,
39 are the R & D (Recreational Mixed) use, and added that technically, nearly all of that
40 area, with the exception of a small area behind the animal shelter, is still owned by the
41 landfill, but everything else is all part of a 102 acre wetland bank that UDOT constructed.
42 Mr. Cowie then referenced the areas on the map that will be changing. Commissioner
43 Anderson inquired if the Vineyard Connector will be a limited access. Mr. Cowie
44 confirmed that it will be a limited access highway similar to the Bangeter Highway; but
45 on a smaller scale, with signalized intersections at certain points and right-in's and right-
46 out's at certain locations. Mr. Cowie further explained that currently the long term build
out is a proposed 5 lane highway, which could be anywhere from 5-10+ years out.

2 Mr. Cowie went on to say that funding was taken from the Vineyard Connector
4 project and re-routed to other projects, like the I-15 Corridor Project, but they do have
6 some remaining money for property acquisitions in some areas. He also added that the
8 Vineyard Connector will replace some city streets, with a portion of it following the
10 existing 400 North and 2000 West roadways. Mr. Cowie stated that with the Vineyard
12 Connector, what they are proposing is a big change on the west side of the freeway, with
14 the off ramp being re-aligned and adding signalized intersections.

16 Commissioner Anderson asked Mr. Cowie if he had heard from any other
18 property owners that were noticed. Mr. Cowie replied that he had not heard from any
20 other property owners. Chairperson Call asked if there were any further questions or
22 comments. Being no further comments she called for a motion.

24 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE WEST SIDE
26 ZONE CHANGE AND RECOMMENDED APPROVAL TO THE CITY COUNCIL.
28 COMMISSIONER NEUWIRTH SECONDED THE MOTION. THE VOTE WAS
30 RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE
34 COMMISSIONER KALLAS AYE
36 COMMISSIONER NEUWIRTH AYE
38 COMMISSIONER ANDERSON AYE
40 COMMISSIONER LUNDBERG AYE
42 COMMISSIONER MARCHBANKS AYE
44 THE MOTION CARRIED UNANIMOUSLY.

46 COMMISSIONER NEUWIRTH MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER KALLAS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED

2. **Training: “Public Clamor”** –This is a training item by city staff to cover the
topic of “Public Clamor.” The Planning Commission will typically have annual
trainings that cover a variety of topics that are relevant to their position and role
as a commissioner.

Mr. Cowie opened the discussion by stating that this is an annual training item to
educate the Commission on “Public Clamor” and how to react to the public. Mr. Cowie
noted that the goal is to have at least two training sessions with the Commission each
year that will cover a variety of topics that are relevant to their position and role as a
Commissioner. Mr. Cowie added that this information was compiled by the City’s
insurance carrier URMMA (Utah Risk Management Mutual Association). Mr. Cowie
also read an article regarding the subject of public clamor (that was included in the
commission packets). Mr. Cowie then showed the video regarding “Public Clamor” to
the Commission.

Chairperson Call asked if there were any further comments or questions. Being
none she moved on to the next agenda item.

NEW BUSINESS – Reports by Commissioners

Chairperson Call asked if there were any reports from the Commission.
2 Commissioner Anderson asked if the Commission will still receive the APA Planning
magazine. Mr. Cowie stated that the magazine was cancelled because of budget issues.
4 Mr. Cowie did say he will send the Commissioners a link to the magazine to view the
articles online.

6 Commissioner Neuwirth inquired why JUB Engineers were surveying Center
Street, and if they are getting ready to finish the connection. Mr. Cowie confirmed they
8 are preparing the engineering for the plans for the road on Center Street. He further
noted that the completion of the Murdock Canal Project (estimated 6-8 months) will
10 determine when the road is put through, and will also depend on the recommendations
from JUB Engineers.

12 Commissioner Lundberg asked if the aqueduct will be completely paved. Mr.
Cowie stated that the trail will be 12 to 14 ft. of asphalt and will be 2 tiered in some
14 places; there will also be natural ground cover with some park areas at trail heads.

Chairperson Call asked if there was any other new business from the
16 Commissioners. Being none she moved on to the next agenda item.

18 **PLANNING DIRECTOR'S REPORT** –

20 Mr. Cowie reported on City Council updates as follows:

- 22 ● Project Tracking List – Mr. Cowie noted that the Project Tracking List
shows upcoming developments and projects, annual reviews and
24 pending and awarded grants. The list also shows committees, tally's etc.
- 26 ● LCC Title 18 Sign Ordinance – Tri-City Medical monument sign. The
City Council reviewed and approved this ordinance as per the Planning
Commission recommendations.
- 28 ● Ordinance Change – LCC 17.46 R2-Overlay. The City Council approved
this ordinance change. The City Council made minor changes to what
30 the Planning Commission recommended.
- 32 ● Activity is picking up in development. There is a possible new building to
be constructed at Newbury Business Park (part of an approved site plan in
34 2008); which is a Light Industrial parcel adjacent to the Fieldstone
Homes subdivision. Boyd Jacobson is also looking at building a second
building on some property he owns. These items will not need to come
36 before the Planning Commission since they were approved as previously.
- 38 ● The next meeting is scheduled on Valentine's Day. Mr. Cowie asked the
Commission if they wanted to hold a meeting that night. It was
40 determined by the Commissioners that the scheduled meeting on
Valentine's Day will be held.

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

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COMMISSIONER NEUWIRTH MADE A MOTION TO ADJOURN THE
MEETING AT 8:00 P.M. COMMISSIONER LUNDBERG SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – February 14, 2012

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Sharon Call, Chairperson

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Mr. Cowie, Planning Director