

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **January 24, 2017 beginning 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: Steven Johnson, Commissioner
10 Pledge of Allegiance: Charlie Keller, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Bob Wily, Commissioner
14 Mike Marchbanks, Commissioner	
Rob Kallas, Commissioner	
16 Charles Keller, Commissioner	
Steven Johnson, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
20 Kathy Moosman, City Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
26 meeting of January 10, 2017 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JANUARY 10, 2017, AS PRESENTED.
30 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

- 38 4. **Public Hearing** — Ordinance Amendment, Lindon City Commercial Design
40 Standards Lindon City staff requests a revision to Chapter V. Architectural
Character regarding massing and orientation; windows and doors; roofing;
42 mechanical areas. Recommendations will be made to the City Council at the next
available meeting.

44 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
46 FAVOR. THE MOTION CARRIED.

2 Hugh Van Wagenen, Planning Director, opened the discussion by stating at the
direction of the City Council and Planning Commission, the 700 North Steering
4 Committee was formed to make suggestions and recommendations regarding the future
development of the 700 North commercial corridor. The Committee was made up of
6 elected, appointed, and members of the community and began meeting in January of
2016. Recently, the Committee presented their recommendations to the Commission and
8 Council. One such recommendation was to amend the existing Commercial Design
Standards to reflect additional standards regarding building articulation and façade
10 variation, screening of mechanical equipment, and building entryways. The changes are
meant to increase the architectural quality of new commercial development within
12 Lindon.

14 Mr. Van Wagenen pointed out in the original 700 North Steering Committee
presentation four slides regarding architectural standards were presented for
consideration. He then referenced the slides in question. He noted that new wording has
16 been added to Section V. Architectural Character which is intended to reflect the
suggested changes to the Standards. The Committee suggestions included several pictures
18 to demonstrate the desired architectural feature and no additional pictures have been
added to the Commercial Design Standards, although that is a possibility. He pointed out
20 that although originating with the 700 North Committee, these changes would be
applicable to all new development in every commercial zone within the City, not strictly
22 the Lindon Village Commercial zone.

24 Mr. Van Wagenen then referenced the current zoning map and the slideshow
presentation. He noted one of the tricks is how to keep the flow and continuity as to not
feel too abrupt with the changes but they could pull it out and put into a different chapter
26 for the LVZ. Chairperson Call feels that would warrant some discussion. Chairperson
Call asked for any public comment at this time.

28 Lindon residents in attendance, Krisel and Mike Travis, addressed the
Commission at this time. They expressed concerns over limiting the ability for creative
30 design in Lindon and concerns that the standards were too conservative and restrictive in
general.

32 Commissioner Johnson commented that he has built a commercial building in the
city and he felt they were scrutinized in building their “box” to fit the lot. He agreed that
34 some of the views have changed since then but he has the same concerns and feels it is
not business friendly. He added that the problem is that it gets so narrow that businesses
36 won’t come in and he worries that putting these documents in place may narrow it even
more and it is a concern. He feels that any increased design standards limit the ability of
38 small business owners to develop smaller lots along State Street due to high costs.

40 Councilmember Lundberg mentioned the four (4) suggestions in the document
that will allow flexibility followed by discussion:

- 42 1. Building Articulation
2. Screening of Mechanical equipment
- 44 3. Building Entry ways
4. Variations of roof lines

46 Councilmember Bean commented he was on the committee that put together the
guidelines 10 years ago and he feels we have come a long way since then. He also

2 realizes when reading this document now it can seem restrictive, but most of it was put
4 together as a guideline. He pointed out that only the recent changes indicate what should
6 be considered (or the preferred way) but it still allows a broad range of styles and
8 elements. He really doesn't believe there are a lot of requirements included, however,
some of what is being considered would make it a requirement so he would suggest being
careful when reading this and when certain elements are discussed to make sure we are
reading what the language says now.

10 Chairperson Call stated she believes the document gives a lot of choices and
options; she doesn't think the intent was to ever become too narrow or restrictive as to
not allow creativity and architectural styles.

12 There was then some additional discussion amongst the Planning Commissioners
14 regarding this proposal. The discussion focused around whether or not these changes
should be applied City wide or just in the Lindon Village Commercial zone, and whether
any design standards were appropriate at all. Mr. Van Wagenen stated we are building
16 off of a historical document (since 2006) and adding to that document to enhance it as to
not be more restrictive.

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

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

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26 Chairperson Call stated tonight we need to determine if we want to approve the
document as presented or to continue it for more discussion. Commissioner Kallas
commented he doesn't feel this is too prohibitive, costly or difficult for the developer in
28 that it is not recommending that many changes to the City Council. Commissioner
Marchbanks stated he doesn't see the harm in making the recommendations on to the
30 City Council. Commissioner Keller stated he doesn't have a problem with what is being
proposed. Chairperson Call asked the Commissioner's to consider what specific areas
32 they would have staff work on. Commissioner Johnson stated he doesn't have a problem
with the small changes but he is opposed to the principle of making the document more
34 restrictive so he will not vote in favor.

36 Following some additional discussion Chairperson Call asked if there were any
further questions or comments from the Commission. Hearing none she called for a
motion.

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40 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE PROPOSED COMMERCIAL DESIGN
STANDARDS AMENDMENT AS PRESENTED. COMMISSIONER KELLER
42 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44	CHAIRPERSON CALL	AYE
44	COMMISSIONER MARCHBANKS	AYE
44	COMMISSIONER KALLAS	AYE
46	COMMISSIONER WILY	AYE
46	COMMISSIONER KELLER	AYE

2 COMMISSIONER JOHNSON NAY
THE MOTION CARRIED FIVE TO ONE.

4

5. **General Discussion** — Lindon City General Plan, Mixed Commercial/Industrial
6 Land Use The Planning Commission will receive information regarding the
current Lindon City General Plan, specifically mixed commercial and industrial
8 land use designations. No formal action will be taken at this time.

10 Hugh Van Wagenen, Planning Director, gave some background of this agenda
item explaining in preparation for updating the General Plan. He noted staff will be
12 presenting a number of review sessions based on the existing General Plan. He pointed
out this is intended as a review only with no updates, amendments, or changes being
14 presented tonight. He added he hopes that this review will lay the groundwork for
discussing the upcoming General Plan update.

16 Mr. Van Wagenen further explained in order to become familiar with the purpose
and goals of the different non-residential land use designations in the City, he has
18 provided excerpts from the current General Plan and a 20 year map history of designated
General Plan land uses for review. He noted that review of these documents will allow us
20 to observe how the land use designations have changed with subsequent General Plan
updates since 1995.

22 At this time Mr. Van Wagenen presented additional documentation including
information regarding property taxes, sales tax, and other relevant information regarding
24 land use impacts. He added the General Plan is intended as a guiding document.
He then referenced the following attachments followed by discussion:

- 26 1. Current General Plan (2011) text on commercial/industrial land uses
28 2. 1995 General Plan Land Use Map
3. 2001 General Plan Land Use Map
30 4. 2006 General Plan Land Use Map
5. 2011 General Plan Land Use Map
32 6. 2016 General Plan Land Use Map

34 Mr. Monsen addressed the Commission at this time. Mr. Monsen stated he is here
tonight representing Universal Industrial in Lindon and noted he also serves as the
Chairperson on the Bountiful Planning Commission. He noted UIS is interested in and
36 have concerns with the Master Plan and zoning and the discussion. Mr. Monsen stated he
appreciates the discussion tonight and looks forward to more discussion in February.

38 There was then some additional discussion amongst the Planning Commissioners
regarding the General Plan Update. The discussion focused around mixed commercial
40 and industrial land use designations specifically.

42 Chairperson Call asked if they will put a committee together. Mr. Van Wagenen
stated they will not have a committee at this time but they will lay the groundwork in
increments and move forward from there. Chairperson Call asked if there were any
44 further questions or comments from the Commission. Hearing none she moved on to the
next agenda item.

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2 12. **New Business: Reports by Commissioners** – Chairperson Call called for any
4 new business or reports from the Commission. There were no comments at this
time.

6 13. **Planning Director Report** – Mr. Van Wagenen reported on the items listed
below followed by general discussion.

- 8 • Planning Commission Opening
- Public Safety Building Update
- Auto Repair Concept Update
- 10 • Anderson Farms Plat B Update

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

14

ADJOURN –

16

18 COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE
MEETING AT 9:20 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION.
20 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – February 16, 2017

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director