

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 27, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Charles Keller, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

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

22 **Special Attendees:**
23 Carolyn Lundberg, Councilmember
24 Jake Hoyt, Councilmember (arrived 7:55 PM)

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
28 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
29 meeting of September 13, 2016 were reviewed.

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31 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF SEPTEMBER 13, 2016, AS PRESENTED.
33 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
34 FAVOR. THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

37 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** –

- 41
42 4. **Elevation Review — Timpview Business Park: 142 North 1800 West.** Ryan
43 Bybee with Timpview Business Park requests building elevation review and
44 approval for an office/warehouse building at approximately 142 North 1800 West
45 in the Light Industrial (LI) zone. The site plan was previously approved by the
46 Planning Commission on April 14, 2015.

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Hugh Van Wagenen, Planning Director, opened the discussion by stating Ryan Bybee with Timpview Business Park is requesting a building elevation review and approval for an office/warehouse building at approximately 142 North 1800 West in the Light Industrial (LI) zone. He noted the site plan was previously approved by the Planning Commission on April 14, 2015. He then reviewed the required standards and presented the previously reviewed and approved elevations compared to what is being proposed tonight. He noted the building proposed by the applicant included painted tilt-up finishes, as well as metal sunshades and brick finishes on the exterior. And on the actual finished elevations there is no brick finish per the approved elevations, lintels on the windows, or metal awnings along the street frontage. He then turned the time over to Mr. Bybee for comment.

Mr. Bybee commented that the changes to the elevations had been at the request of the buyer. There was then some general discussion regarding the proposed elevations including a review of the applicable code section. Following discussion the Commission agreed the elevations look good and the building fits well within the neighborhood.

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

COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT’S REQUEST FOR AMENDED BUILDING ELEVATIONS FOR THE TIMPVIEW BUSINESS PARK WITH NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Presentation - 700 North Corridor Standards (Design, Development and Landscaping) The 700 North Committee will give a presentation to the Planning Commission concerning design, development and landscaping standards for the 700 North Street corridor. No action will be taken.

Mr. Van Wagenen stated the 700 North Committee is in attendance tonight to give a presentation to the Commission concerning the design, development and landscaping standards for the 700 North Street corridor. He noted no action will be taken as this item is for discussion only. He then turned the time over to Councilmember Lundberg for the presentation. Councilmember Lundberg introduced the members of the steering committee that were present as follows: Ron Anderson, Wayne DeVincent, Mike Vanchiere, and Eric Anthony. Councilmember Jake Hoyt was also present for the presentation. She indicated that the Committee had been working on the proposal for this past year to identify objectives and will present a summary of their findings tonight. After

2 the PowerPoint presentation, there was then some lengthy general discussion regarding
the presentation. Mr. Van Wagenen also spoke on the benefits and advantages of the
4 future development of the corridor. He also gave updates on current and future proposals
on the corridor. He thanked the committee for their hard work, suggestions and findings
6 presented tonight.

8 Following discussion Councilmember Lundberg summarized by stating they
would like to strengthen the current design standards and create a specific planned
10 visioning document and create a zone along the corridor; they feel they can be selective
within reason. The Committee also feels they should be proactive with the marketing
through updating the website and other avenues and participate with networking to get
12 Lindon on the map. She noted they will also present this information to the City Council
for feedback and discussion. Chairperson Call commented that she appreciates the depth
14 of professional knowledge of the Committee members.

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

18 *Chairperson Call indicated at 9:20 PM, that a brief five minute break would be
appropriate.*

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22 **6. Public Hearing — Ordinance Amendment, Title 18 LED Electronic Message
Signs.** Lindon City is considering a City Code amendment to allow for electronic
message signs in zones other than the I-15 Travel Zone Overlay.

24 Recommendations will be forwarded to the City Council for final approval. This
item was continued from the 08/23/2016 and 09/13/2016 Planning Commission
26 meetings for further discussion.

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

32 At this time Mr. Van Wagenen asked the Commission if they would like to
continue this item to the next meeting. Following discussion the Commission agreed to
34 continue this item to a future meeting.

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

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

42 Chairperson Call asked if there were any questions or comments from the
Commission. Hearing none she called for a motion.

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46 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
OF ORDINANCE AMENDMENT 2016-15-0 TO A FUTURE MEETING.

2 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
6 COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE
8 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 7. **Public Hearing – Ordinance Amendment, LCC Title 17.68 Reimbursement**
Fees. Lindon City is considering amending City Code 17.68 Reimbursement Fees,
14 which will clarify the deadline to apply for reimbursement when constructing
public improvements that benefit adjacent properties. A recommendation will be
16 forwarded to the City Council for final approval.

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

22 Mr. Van Wagenen gave some background of this item stating Lindon City is
considering amending City Code 17.68 Reimbursement Fees, which will clarify the
24 deadline to apply for reimbursement when constructing public improvements that benefit
adjacent sites/properties. He noted a recommendation from the Commission will be
26 forwarded to the City Council for final approval. He explained that many public
improvements are constructed and installed by private development and once completed
28 these improvements are turned over to the City for perpetual maintenance and ownership.
At times, public improvements constructed by one development can benefit an adjacent
30 private land owner. In the current code language there is a timeline requirement to turn in
an application for such reimbursement, however, the deadline is somewhat ambiguous.
32 The proposed change to the ordinance attempts to clarify by what time an application
needs to be filed with the City.

34 Mr. Van Wagenen stated one reason for this proposed language change has to do
with the costs of constructing public improvements. The application requires costs to be
36 provided so that a reasonable determination can be made as to what a neighboring
property should reimburse the original developer and these costs are not known until the
38 project is constructed. He noted this proposed language gives a clear deadline for
reimbursement applications that allows for actual costs to be known on the project; this
40 action will clean up the ordinance language.

There was then some general discussion regarding the timing in which an
42 application for reimbursement should be received, and if ninety (90) days was adequate
or whether the deadline should be 180 days as the Commissioners felt a developer needed
44 every chance of being able to recoup their costs as the final stages of a project can be
very busy. However, after some discussion, it was agreed that this language change
46 already extends the deadline for the application to the end of a project plus the additional

2 90 days. Following discussion the Commission was in agreement that ninety (90) days is
sufficient.

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

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

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12 Chairperson Call asked if there were any further comments from the Commission.
Hearing none she called for a motion.

14 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2016-19-0 AS PRESENTED BY STAFF.
16 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
20 COMMISSIONER MCDONALD AYE
COMMISSIONER MARCHBANKS AYE
22 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 8. **Training Session — LUAU (Land Use Academy Utah).** Lindon City
Community Development Planning Director, Hugh Van Wagenen, will discuss
28 with the Planning Commission the instructional website LUAU Land Use
Academy Utah. The Planning Commission will view instructional training videos.

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32 At this time Mr. Van Wagenen asked the Commission if they would like to
continue the Land Use Academy training session to the next meeting. Following
discussion, the Commission agreed to continue the training session to next meeting and
34 recommended that staff set the training time to be held prior to the meeting. It was agreed
that 6:30 PM, would be appropriate.

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

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40 9. **New Business: Reports by Commissioners** – Chairperson Call called for any new
business or reports from the Commission at this time. She mentioned that she was
42 approached by a resident with questions regarding accessory apartments and
duplexes. There was then some general discussion regarding the item. Mr. Van
44 Wagenen asked her to send him the information and he will contact them to
discuss the standards.

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

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- Joint Meeting for General Plan Kickoff
- Spring Gardens Tour Date in October
- APA Fall Conference/who will be attending

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

ADJOURN –

COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE MEETING AT 9:50 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 11, 2016

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director