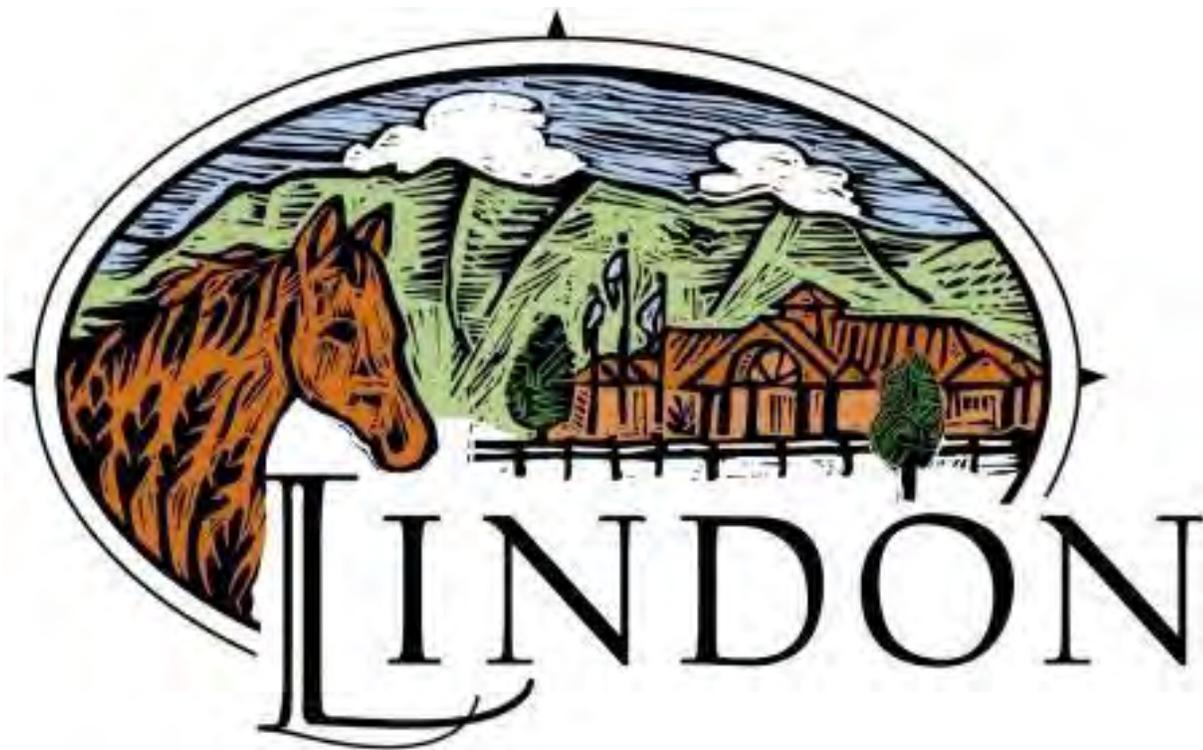


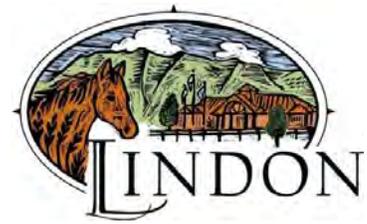
Lindon City Planning Commission Staff Report



September 13, 2016

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 13, 2016**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 08/23/2016

3. Public Comment



Scan or click here for link to download agenda & staff report materials.

*(Review times are estimates only.)
(15 minutes)*

4. Conditional Use Permit — Jacobs Motorsports (Lindon Business Park Building #4)

Ricky Paul Miller requests conditional use permit approval for general auto/vehicle repair services to be located at 31 South 1550 West, Unit #106 in the Light Industrial (LI) zone.

(15 minutes)

5. Site Plan — 40 Geneva Business Park, 40 N. Geneva Rd.

Matthew Blackburn requests site plan approval for eight (8) office/warehouse units in a 24,000 square foot building to be located at approximately 40 North Geneva Road in the Light Industrial (LI) zone.

This item was continued from the 08/23/2016 Planning Commission meeting to further review the landscaping plan.

(25 minutes)

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. Recommendations will be forwarded to the City Council for final approval. *This item was continued from the 08/23/2016 Planning Commission meeting for further discussion.*

(15 minutes)

7. Concept Review — Ken's Cove

Deny Farnworth requests feedback on a proposal to rezone property from the R1-20 zone to the R1-12 zone. The associated concept plan is for 11 lots built on 3.7 acres located at approximately 545 West Gillman Lane. No action will be taken.

8. Training Session — LUAU (Land Use Academy Utah)

Lindon City Community Development Planning Director, Hugh Van Wagenen, will discuss with the Planning Commission the instructional website LUAU Land Use Academy Utah. The Planning Commission will view instructional training videos.

9. New Business from Commissioners

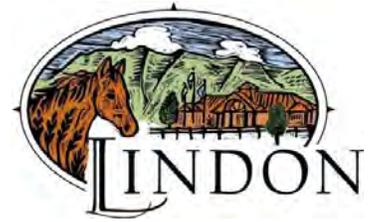
10. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

Notice of Meeting

Lindon City Planning Commission



Posted By: Brandon Snyder
Time: -4:00 pm

Date: September 9, 2016
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

September 13, 2016 Planning Commission meeting.

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Matt McDonald
Bob Wily

Item 2: Approval of Minutes

Planning Commission Meeting — August 23, 2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **August 23, 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 **PRESENT**

Sharon Call, Chairperson
14 Rob Kallas, Commissioner
Bob Wily, Commissioner
16 Matt McDonald, Commissioner
Charles Keller, Commissioner
18 Steven Johnson, Commissioner
Hugh Van Wagenen, Planning Director
20 Brandon Snyder, Associate Planner
Kathy Moosman, City Recorder

ABSENT

Mike Marchbanks, Commissioner

22 **Special Attendee:**

24 Matt Bean, Councilmember

- 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
30 meeting of July 19, 2016 were reviewed.

32 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF JULY 19, 2016 AS PRESENTED. COMMISSIONER
34 KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

42 **CURRENT BUSINESS** –

- 44 4. **Site Plan — 40 Geneva Business Park, 40 N. Geneva Rd.** Matthew Blackburn
46 requests site plan approval for eight (8) office/warehouse units in a 24,000 square
foot building to be located at approximately 40 North Geneva Road in the Light
Industrial (LI) zone.

2 Brandon Snyder, Associate Planner, led this discussion by stating this is a request
4 by Matthew Blackburn (who was in attendance) for site plan approval for eight (8)
6 office/warehouse units in a 24,000 square foot building to be located at approximately 40
8 North Geneva Road in the Light Industrial (LI) zone. Mr. Snyder explained the intent of
10 the Light Industrial (LI) zone is to provide areas in locations where light manufacturing,
industrial processes and warehousing not producing objectionable effects may be
established, maintained, and protected of which this request is in compliance. He noted
that site plan review is required for all new development within non-residential zones per
Lindon City Code.

12 Mr. Snyder mentioned that the Planning Staff, the City Engineer and the applicant
14 are working through technical issues related to the site and City Staff will ensure all
16 issues are resolved before final engineering approval is granted. Staff has also identified
18 that the application indicates parcels: 14-065-0192, 0193, and 200 and it appears at this
20 time that the three parcels will need to be combined into one. Previously the parcels were
22 one and were divided in 2013. The parcels fail to meet the minimum acreage and frontage
requirements of the LI zone and the division of property should also be done in
accordance with subdivision regulations. Mr. Snyder stated the applicant has been asked
to combine the three parcels back into one. He noted that third party notices were
provided to the adjoining property owners in accordance with Lindon City Code and staff
has received no public comment back at this time. He then referenced the table showing
the property information indicating how this complies with the light industrial
requirements.

24 Mr. Snyder mentioned that the LI zone requires that a landscaped strip, twenty
26 (20) feet in width, shall be planted with grass, and trees planted every thirty (30) feet on
center along all public street frontages. Thirty percent (30%) of the landscape strip may
28 consist of decorative rock, bark, mulch, and/or other ground covers other than grass.
Lindon City Code indicates, landscaping requirements concerning trees and landscape
30 materials can be changed and/or altered (with regard to location and design) upon
approval of the Planning Commission at the site plan review stage of an application.

32 Mr. Snyder stated that no net loss of landscaping should occur with any approved
alterations. Other landscaping layouts consistent with the Lindon City Commercial
34 Design Guidelines may also be considered by the Planning Commission. Some of the
design objectives included are: to enhance the visual environment by adding visual
36 interest through texture, color, size, shape, etc., and enhance perspective by framing
views complimenting architecture, screening and creating points of interest and activity;
38 creating street identification by varying the species, height, and location of landscaping;
minimize noise and glare; conserve energy; complement architecture by landscaping
around buildings, screen areas of low visual interest.

40 Mr. Snyder pointed out that the Planning Commission previously discussed
42 reducing the width of the landscaping strip for this site on October 13, 2015. The
submitted plans indicate the required landscape strip is proposed to be 13 inches in depth
44 (along Geneva Road). A total of 10 would be on-site and an additional 3 in the row. The
applicant has also provided two (2) landscaping options for review. One meets the grass
46 requirements, and the other utilizes low water usage and less maintenance plantings. The
xeriscape option indicates planting coverage of 25%. Mr. Snyder mentioned the
Commission may want to discuss if this percentage of coverage is adequate to meet the

2 intent of the ordinance. He noted the grass option does not show the requisite trees and
3 street trees are required if that option is selected. Interior Landscaping per Lindon City
4 Code indicates that interior landscaping must be provided at 40 square feet per stall with
5 one tree per 10 stalls. Mr. Snyder then presented the two proposals on the screen for
6 discussion.

7 Mr. Snyder stated the landscape materials must consist of at least 75% living
8 vegetation including ground cover, trees, and shrubbery. The remaining 25% may consist
9 of xeriscape (desert landscaping) materials. He pointed out that the plans do not indicate
10 the percentage of living vegetation coverage in the parking lot islands and both
11 landscaping options, as discussed above, show identical plantings within the parking lot.
12 The required amount of interior landscaping (area) and trees are provided. He noted that
13 no fencing regulations apply as the site is not adjacent to a residential use or residential
14 zone. He added that Lindon City Code also indicates that all buildings in the LI and HI
15 zone should be aesthetically pleasing, well-proportioned buildings that blend with the
16 surrounding property and structures. He pointed out that this building exterior includes
17 the use of insulated panels with an embossed stucco pattern and Modera dry stack block
18 for columns and wainscot. The elevations also include metal trim and store front
19 aluminum clad windows and metal awnings.

20 Mr. Snyder pointed out that the Planning Commission may approve ribless, metal,
21 flat-faced, stucco embossed, metal sandwich panel buildings if they find that the building
22 is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well
23 proportioned, blends in with surrounding property and structures. The exterior
24 appearance of such buildings shall primarily be of earth tone colors. He noted the
25 dumpster will be enclosed in CMU block walls with metal sight obscuring gates. Mr.
26 Snyder then referenced the landscape plans, elevations and color chart followed by some
27 general discussion. He then turned the time over to Mr. Blackburn for comment.

28 Mr. Blackburn pointed out at the bottom of the storm retention it is paved concrete
29 and suggested using the xeriscape to conserve water and low maintenance. He noted they
30 took the extra effort to include more bushes and landscaping. They would also be open
31 to doing a combination of landscaping and xeriscape. Mr. Blackburn explained they are
32 asking for the narrower landscaping requirement because they are putting in new curb
33 and gutter (acceleration lane) by the Nicolson project. He then described the materials
34 they will be using to add some different dimensions so it doesn't look like a typical
35 warehouse (shown on rendering). Mr. Blackburn noted they will be happy to comply with
36 any requirements the Commission decides. He added they have done some beautiful
37 xeriscape projects and would be happy to provide photos and a color landscape plan. He
38 pointed out that xeriscapes are more costly to do if done right but their investors favor
39 xeriscapes because they feel it will draw people to their buildings and they are
40 environmentally friendly.

41 Chairperson Call commented that it appears this project will blend with the
42 property and adjacent structures and fits within what is required and meets the code.
43 However, she does have a few concerns with the landscaping percentages.
44 Commissioner Wily commented he likes the idea of a xeriscape and has seen some really
45 nice xeriscape projects and he has no problem with the 25% and the plan as submitted.
46 Commissioner McDonald commented he is in favor of xeriscape if it has the 5% plant
coverage and also includes the trees. Chairperson Call asked if the minor changes in the

2 landscaping would have to come back before the Commission. Mr. Snyder stated the
4 changes could be included as conditions in the motion which would allow the applicant to
move forward or it can be continued. Commissioner Kallas commented that he feels staff
can ensure the changes and this can be approved with conditions.

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

8
10 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL OF OFFICE/WAREHOUSE UNITS,
12 APPROXIMATELY 27,300 SQUARE FEET TO BE LOCATED AT 40 NORTH
GENEVA ROAD IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH THE
14 FOLLOWING CONDITIONS: 1. RECOMBINE THE THREE PARCELS INTO ONE
PARCEL AND 2. REQUIRE THE APPLICANT TO COME BACK WITH A
LANDSCAPING PLAN FOR REVIEW. COMMISSIONER MCDONALD
16 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 24
26 **5. Major Subdivision—Lakeview North Holdings Condo Plan A, 1396 West 200
South.** Joel Pilling seeks preliminary approval of a twelve (12) unit condominium
28 plat to be known as Lakeview North Warehouse Condominiums Plat A located at
approximately 1396 West 200 South in the Light Industrial zone.

30 Hugh Van Wagenen, Planning Director, led this discussion by stating this item is a
request by Joel Pilling (who is in attendance) and seeking preliminary approval of a
32 twelve (12) unit condominium plat to be known as Lakeview North Warehouse
Condominiums Plat A located at approximately 1396 West 200 South in the Light
34 Industrial zone (where there was an old trucking facility on the site).

36 Mr. Van Wagenen noted this property received site plan approval in May of this
year and the two buildings are currently under construction. The owners have intended to
38 record a condominium plat for the two buildings but they want to wait until the floors of
the buildings were poured so exact property descriptions could be established from the
actual building footprints. He noted Mr. Pilling is just following up on his intended plan
40 in moving forward. Chairperson Call stated she doesn't have any questions as this
subdivision appears to meet all requirements and is pretty straightforward. Mr. Van
42 Wagenen stated staff has no concerns and feels it is in compliance.

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

46 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF A TWELVE UNIT CONDOMINIUM PLAT TO BE

2 KNOWN AS LAKEVIEW NORTH WAREHOUSE CONDOMINIUMS WITH THE
NO CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION. THE
4 VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
6 COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
8 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
10 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

12
14 **6. Public Hearing—Street Master Plan Amendment (Approx. 1550 West 200
North).** Bryan Stevenson requests approval of a proposed amendment to the
Lindon City Street Master Plan Map to remove a master planned road connection
16 located at approximately 1550 West between 200 North and 50 North in the Light
Industrial (LI) zone.

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

22
24 Mr. Van Wagenen also led this discussion by stating this item is a request by
Bryan Stevenson who is in attendance along with Lance Buhler and Andrew
Bollschweiler as representatives of this agenda item. Mr. Stevenson is requesting
26 approval of a proposed amendment to the Lindon City Street Master Plan Map to
remove a master planned road connection located at approximately 1550 West
28 between 200 North and 50 North in the Light Industrial (LI) zone. Mr. Stevenson
has stated as part of this request, 20 South would be constructed and thereby
30 complete a street connection between 1550 West and 1800 West. That connection
would make the 1550 West road less necessary for street network connectivity in
32 the area.

34 Mr. Van Wagenen explained the 1550 West connection falls on just one
property at the moment. However, the 20 South connection requires road
dedication from three property owners adjacent to the identified right of way. To
36 date, only one property owner along the 20 South right of way has communicated
directly with staff. Mr. Van Wagenen mentioned that Rick Miller of Fusion
38 Development has stated that he needs more information in order to support the
request, but he is open to the proposal. He noted that Mr. Miller's written
40 submittal is included in the staff report. He also mentioned that Mr. Larry
McColm (property owner) has expressed concerns and is in attendance tonight to
42 address the Commission.

44 Mr. Van Wagenen noted the applicant has provided a development concept
for the parcel where the road would be eliminated (included in the staff report).
The street in question is designated as a major collector street on the Plan. The street was
46 called out as a future road in the 2000 General Plan but may have been considered well

2 before that. Staff has received development inquiries on this property and the future road
construction has been a sticking point for several interested parties.

4 Mr. Van Wagenen mentioned the Relevant General Plan policies to consider in
determining whether the requested change will be in the public interest:

- 6 a. It is the “purpose of the transportation plan to balance future demands generated
by the Land Use element with future roadway improvements, thereby developing
8 a long-range transportation system plan which would efficiently support future
land development.”
- 10 b. The Street Plan states the “inherent in a long-range projection is the potential for
variation due to unforeseen economic, political, social, and technological
12 changes.”
- 14 c. “The goal of the transportation plan is to have a balanced circulation system
which provides for safe and efficient movement of vehicles”
- 16 d. “Planning shall minimize localized traffic congestion and operational problems
and ensure adequate access to and circulation around commercial areas”

18 Mr. Van Wagenen stated the City should make changes to the General Plan if the
public interest is being served and changes should not be made in order to further one
20 individual’s or company’s interests. He noted the City Engineer has submitted his
opinion (pros and cons) on the request (included in the staff report). If 1550 West is to be
22 removed, it shouldn’t be done until all of the property owners along the 20 South right of
way have given consent to that road being built and that it will be built in a timely
24 manner. Mr. Van Wagenen then referenced an aerial photo of the proposed area where
the applicant is requesting the street to be removed, the Street Master Plan Map, the
26 Development options if the future road is eliminated, the City Engineer’s Comments and
the Fusion Development letter followed by some general discussion. He then turned the
28 time over to the applicant for comment.

Mr. Stevenson introduced themselves stating they have properties along I-15 in
30 Utah County and have been approached about an available piece of property in Lindon.
He explained the feasibility of the project is low because whoever develops this land
32 would have to pay for a road and it becomes an issue on the plan and very costly (1.5
million). They have talked to the landowners who cannot development the back of their
34 lots until the road gets punched through to the west to get the connectivity. He noted this
land has sat unsold because of these issues. Mr. Buehler described the current plan
36 noting they have had positive feedback from the landowners because of the connectivity.
He noted this doesn’t prohibit vehicular traffic but the connecting points are very close
38 and is a logical connecting point. The main concern is if this goes away will we get
connectivity from east to west and the answer is yes. They are just trying to get
40 something to happen now rather than have to wait. There was then some general
discussion regarding the project, the roadway, a possible traffic study and connectivity.
42 Emergency vehicle access was also discussed.

Chairperson Call called for public hearing at this time. There were several in
44 attendance who addressed the Commission as follows:

46 **Larry McColm:** Mr. McColm commented that he owns four buildings in the Lindon
Business Park. He stated he is formally requesting a continuance of this item as this is an

2 extremely important issue to hundreds of tenants and employees (at least 300). Mr.
4 McColm stated they have been waiting for the road to go through (1550 West) and this
6 will be a major artery that will connect to the Vineyard Connector which is a key part. He
8 pointed out that 20 South is too narrow and will not accommodate the large trucks
10 coming in and out and will just not work. Mr. McColm stated he is in support of the
12 development but it needs to incorporate 1550 West going through. He note this property
14 is priced too high that is why it has not sold. Mr. McColm pointed out that they have not
16 had time to review this as this will impact them greatly for years to come. They have
18 been told the road would go through and it has been on the master plan for a long time
they have been counting on the master plan. Mr. McColm concluded by asking the
Commission to please make the right decision and continue this item as they need time to
prepare as they just received the notice yesterday. He added that they all have to use 200
south to get to the property which is in very horrible condition and in desperate need of
repair. This proposal is an inexpensive alternative but not worth giving up the 1550
connection. He also pointed out that Big D Construction has indicated they can do the
connection for under \$400,000.

20 **John Barrow:** Mr. Barrow stated he is a Manager at the business park where they have
22 over 70 tenants with many employees and they have all expressed concerns over this
issue. Mr. Barrow indicated that they need more time to have more of a say in this matter.

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

26 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.
28 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

30 Chairperson Call reminded the Commission when looking at this information we
32 need to ask does this benefit the long range transportation plan, minimize traffic
congestion and circulation and if the public is being served. The pros and cons in the
Engineers report also needs to be considered. She would suggest we continue this item as
34 to increase the circulation of the noticing so all businesses in that area have the
information and additional time to prepare. She pointed out this is not urgent since it has
36 been on the general plan since at least 2000. Chairperson Call expressed that this is a big
decision because it affects a lot of people and we need to take the time to take everything
38 into consideration. Commissioner McDonald agreed with that statement.

40 Commissioner Wily commented that many landowners rely on the master plan
but that does not mean it's impossible to change a road (maybe with a little more time)
42 but he doesn't feel it is ready now. Commissioner Johnson asked who the current owner
of the vacant property is. Mr. Van Wagenen stated the owners are aware that it was on
the plan. Commissioner Kallas stated he is in support of continuance of this item.
44 Following discussion the Commission was in agreement to notify all property owners that
enter or exit off of 1800 West to the freeway and 200 North down to 200 South and to
46 continue this item.

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

6 COMMISSIONER MCDONALD MOVED TO RECOMMEND
CONTINUANCE OF THE APPLICANT'S REQUEST TO REMOVE THE STREET
8 CONNECTION IDENTIFIED AT APPROXIMATELY 1550 WEST FROM 200
NORTH TO 50 NORTH AS IDENTIFIED FROM THE ATTACHED MAP FROM THE
10 STREET MASTER PLAN. COMMISSIONER KELLER SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
14 COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
16 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE

18 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 20 7. **Public Hearing—Ordinance Amendment, Title 18 LED Electronic Message**
22 **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.

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

30 Mr. Van Wagenen gave some background of this item stating as Lindon City has
tried to inform citizens about events, meetings, etc., and they realize it is somewhat
32 difficult and they also realize that local businesses may also have the same issues under
the current sign restriction. He noted that allowing electronic changeable copy signs may
34 be good for anyone wanting to advertise, promote, or inform the public regarding
services, products or news. Mr. Van Wagenen explained when it comes to electronic
36 changeable signs there must be a balance between effectiveness of the method and the
safety and also the look of that method. He noted that the City is considering a new
38 monument sign at the entrance of the City Center Campus and if this ordinance is
adopted the city would utilize an electronic changeable copy sign. He noted this is an
initial proposal and not an urgent matter.

40 Mr. Van Wagenen then gave an overview of the proposed ordinance amendment
pointing out it would allow electronic changeable copy signs in the Commercial, Mixed
42 Commercial, Research & Business, and Light Industrial zones. He noted these types of
signs would need to be part of an allowed monument sign and be restricted in size to six
44 (6) feet in height or 36 square feet. Mr. Van Wagenen then discussed the purpose of sign
regulations included in the Lindon City Code Section 18 as follows:

- 2 1. Reduce potential hazards to motorists and pedestrians by providing adequate
4 signage in order to identify a business or facility while eliminating excessive,
6 obtrusive, and confusing sign displays and excessive illumination.
8 2. Encourage sign owners to integrate signs with buildings and sites through use
10 of similar building materials and moderate sign proportions.
12 3. Preserve and improve the aesthetic appearance of the City as a place in which
14 to live and work by reducing or prohibiting signage that is overbearing, creates
16 visual clutter or excessive illumination, or is not consistent with the design
18 guidelines of Lindon City.
20 4. Allow each business to clearly identify itself and the goods and services which
22 it offers.
24 5. Safeguard and enhance property values by allowing for aesthetically pleasing
26 signage that will help to promote economic development and attract quality
28 businesses to the City.
30 6. Protect public and private investment in buildings and open space.
32 7. Preserve freedom of speech.
34 8. Promote public health, safety, community standards, public morals and the
36 general welfare of the citizens of Lindon City.

38 Mr. Van Wagenen then showed examples of sign sizes and photos to the
40 Commission followed by discussion.

42 Chairperson Call called for any public comments at this time. Mr. Joel Warden
44 with Young Electric Sign Company was in attendance and addressed the Commission at
46 this time. Mr. Warden referenced studies regarding changeable copy signs specifically
regarding safety issues. He argued that electronic signs are in fact very safe. Mr. Warden
stated they, as a company, have a vested interest in these conversations. Mr. Warden
went to reference three studies in detail indicating that changeable copy signs are safe.
There was then some additional general discussion by the Commission regarding
electronic message signs including safety, aesthetics and effectiveness and restrictions.
The Commission also agreed to continue this item for further discussion.

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

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

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

42 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUANCE
44 OF ORDINANCE AMENDMENT 2016-15-O FOR STAFF TO GATHER MORE
INFORMATION. COMMISSIONER JOHNSON SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE

2 COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
4 COMMISSIONER JOHNSON AYE
COMMISSIONER KELLER AYE
6 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

8 8. **New Business: Reports by Commissioners** – Chairperson Call called for any new
business or reports from the Commission at this time. Chairperson Call mentioned
10 that a resident asked her about the “snake house” as there are some strong odors
coming from the home. She also asked how often it is inspected. Mr. Van
12 Wagenen stated he will check into this issue. Commissioner McDonald mentioned
the impact fee study noting City Inspectors can vote on code changes as well as
14 Planning Commissioners noting he would like to be able to vote. Mr. Van
Wagenen stated he will check into this issue and get back to him.

16 9. **Planning Director Report** – Mr. Van Wagenen reported on the following items
18 followed by discussion:
• Training through Land Use Academy
20 • UT-APA Fall Conference

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

24 **ADJOURN** –

26 CHAIRPERSON CALL MADE A MOTION TO ADJOURN THE MEETING
28 AT 10:20 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – September 13, 2016

32 _____
34 Sharon Call, Chairperson

36 _____
38 Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Conditional Use Permit — Jacobs Motorsports (Lindon Business Park Building 4) 31 South 1550 West, Unit #106

Ricky Paul Miller requests conditional use permit approval for general auto/vehicle repair services to be located at 31 South 1550 West, Unit #106 in the Light Industrial (LI) zone.

<p>Applicant: Ricky Paul Miller Presenting Staff: Brandon Snyder</p> <p>General Plan: Light Industrial Zone: Light Industrial (LI)</p> <p>Property Owner: Lindon Business Park 2 LLC Address: 31 South 15510 West Parcel ID: 45-540-0009 (Lot 9, Plat C, Lindon Business Park Subdivision) Lot Size: 2.17 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve the applicant's request for a conditional use permit.2. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for general auto/vehicle repair, to be located at 31 South 1550 West, Unit #106 in the Light Industrial (LI) zone, with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.
---	--

OVERVIEW

The applicant has requested approval for general auto/vehicle repairs. The Lindon City Land Use Table indicates that "General auto/vehicle repair" is a conditional use in the LI zone. The applicant will be providing automotive maintenance and hot rod fabrication. The applicant has submitted for a business license under Jacobs Motorsports. A Lindon City Fire Inspection was completed on 08/31/2016 (PASS). Third Party Public Notices required per Lindon City Code section 17.14.50 were mailed on September 2, 2016. No public comments have been received by Staff at this time.

The applicant indicates the following:

- All vehicle's **will be kept in the** building
- There will be no outside storage
- All work will be by appointment only
- There will not be a paint booth
- The existing floor drain in the NE corner of the unit will not be used
- The applicant is not proposing any changes to the site.

The purpose of the Light Industrial (LI) district to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of the district are designed to protect environmental quality of the district and adjacent areas.

ANALYSIS

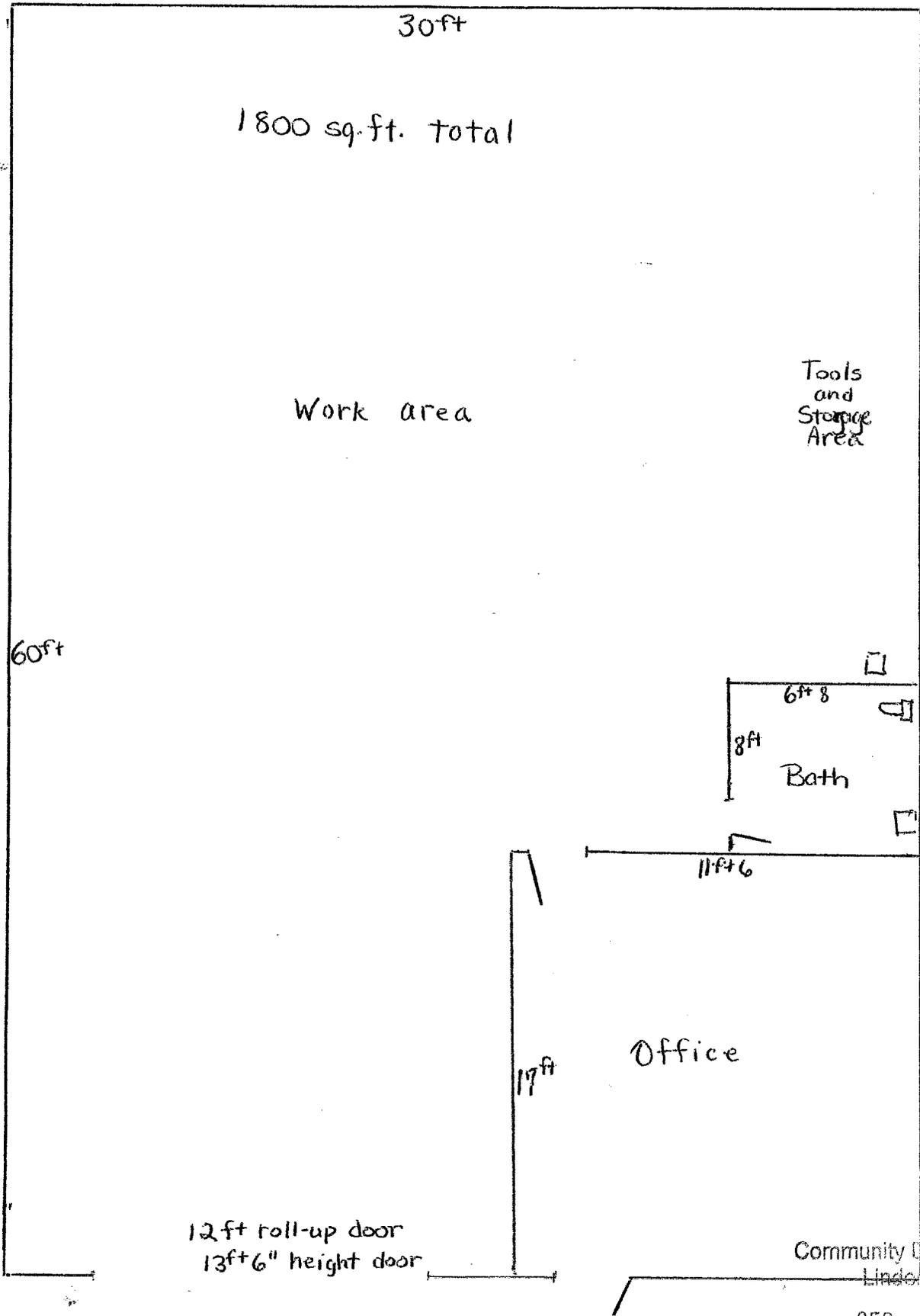
Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
 - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
 - "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."



ATTACHMENTS

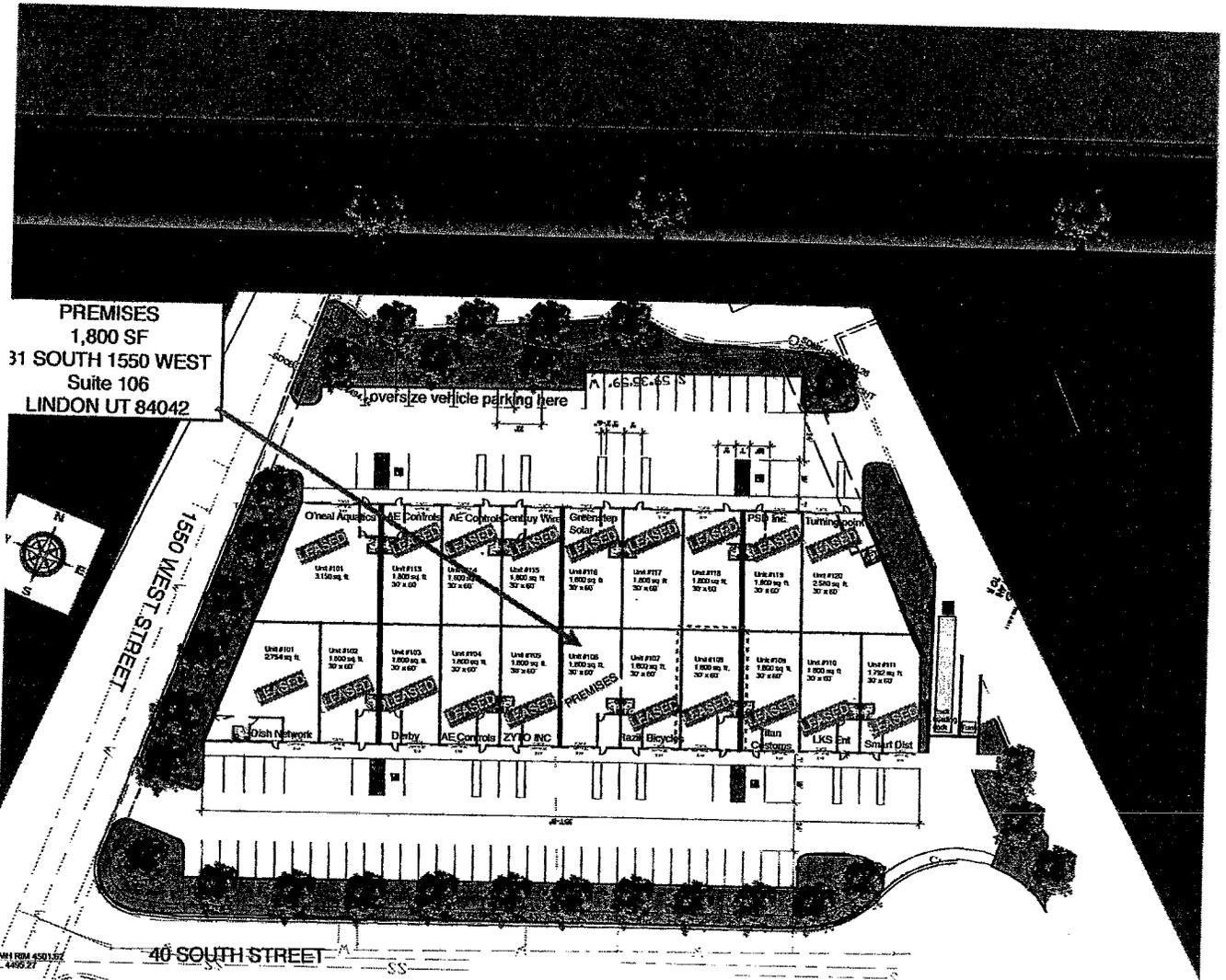
1. LAYOUT
2. SITE



SEP - 1 2010

RECEIVED

EXHIBIT A
 SITE PLAN - LINDON BUSINESS PARK "2" LLC
 31 South 1550 West, Lindon, UT 84042 Suite #106



8.11.16

13 of 13

Tenant: *MM* Landlord: *L*

Community Development
 Lindon City

SEP - 1 2016

RECEIVED

Item 5: Site Plan — 40 Geneva Business Park (40 N. Geneva Rd.)

Matthew Blackburn, 40 Geneva LLC, requests site plan approval for eight (8) office/warehouse units in a 27,300 square foot building, to be located at approximately 40 North Geneva Road in the Light Industrial (LI) zone. *This item was continued from the 08/23/2016 Planning Commission meeting to further review the landscaping plan. The applicant will be submitting updated landscaping plans and details on Monday, September 12, 2016. Thank you for your patience.*

Applicant: Matthew Blackburn, 40 Geneva LLC
Presenting Staff: Brandon Snyder

General Plan: Mixed Commercial
Zone: Light Industrial (LI)

Property Owner: 40 Geneva LLC
Address: 40 North Geneva Road
Parcel ID: 14-065-0192, 193, 200
Lot Size: 1.54 acres
Legal Description: N/A

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval of office/warehouse units complies with applicable land use requirements.

MOTION

I move to (*approve, deny, continue*) the applicant's landscaping plan for the proposed office/warehouse units, approximately 27,300 sq. ft., to be located at 40 N. Geneva Rd., in the Light Industrial (LI) zone, with the following conditions (if any):

- 1.
- 2.

PLANNING COMMISSION ACTION



THE PROPOSED SITE PLAN WAS REVIEWED BY THE PLANNING COMMISSION ON 08/23/2016. THE PLANNING COMMISSION APPROVED THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

1. RECOMBINE THE THREE PARCELS INTO ONE PARCEL, AND
2. REQUIRE THE APPLICANT TO COME BACK WITH A LANDSCAPING PLAN FOR REVIEW.

BACKGROUND

1. The intent of the Light Industrial (LI) zone is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (LCC Section 17.49.020).
2. Site plan review is required for all new development within non-residential zones per Lindon City Code (LCC) Section 17.17.110.

REVIEW PROCESS

DRC Review

Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted. Staff has also identified that the application indicates parcels: 14-065-0192, 0193, and 200. It appears at this time that the three parcels will need to be combined into one. Previously the parcels were one and were divided in 2013. The parcels fail to meet the minimum acreage and frontage requirements of the LI zone. Division of property should also be done in accordance with subdivision regulations. The applicant has been asked to combine the three parcels back into one.

Public Comment

Third party notices were provided on August 12, 2016, to the adjoining property owners in accordance with Lindon City Code 17.14.50 Third Party Notice. Staff has received no public comment at this time.



Table 1. Property Information (Lindon City Code 17.49 Light Industrial (LI) zone)

	Minimum Requirement	Proposed Site
Lot area	1 acre	1.54 acres
Lot frontage	100 feet	Geneva Road (Arterial): 500+’ Center Street (Local): 39’
Building height	Maximum 48’	Height: 29’
Onsite parking stalls and bicycle stalls	Vehicle: 35 stalls (office 1/350 sq. ft.; warehouse 1/1000 sq. ft.) Bicycle: 2	Vehicle: 39 (2 ADA stalls) Bicycle: 2
Building setbacks		
Front	20 feet	59 feet
Rear	0 feet	1.19 feet
Side (interior)	0 feet (or 20’ without a one-hour firewall)	57 feet
Side (street)	15 feet	75+’

DISCUSSION & ANALYSIS

Landscaping Standards

Landscaping Strip The LI zone requires that a landscaped strip, twenty (20) feet in width, shall be planted with grass, and trees planted every thirty (30') feet on center along all public street frontages. Thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. **Lindon City Code 17.49.060 (3)(d)** indicates, "Landscaping requirements concerning trees and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission." Some of the design objectives include: enhance the visual environment by adding visual interest through texture, color, size, shape, etc.; enhance perspective by framing views complimenting architecture, screening and creating points of interest and activity; creating street identification by varying the species, height, and location of landscaping; minimize noise and glare; conserve energy; complement architecture by landscaping around buildings, screen areas of low visual interest.

The Planning Commission discussed reducing the width of the landscaping strip for this site via concept review 15-075-5 on October 13, 2015. The submitted plans indicate the required landscape strip is proposed **to be 13' in depth (along Geneva Road). A total of 10' would be on-site and an additional 3' in the r-o-w.** The applicant has also provided two landscaping options for review. One meets the grass requirements, and the other utilizes low water usage and less maintenance plantings. The "xeriscape" option indicates planting coverage of 25%. It may be appropriate to discuss if this % of coverage is adequate to meet the intent of the ordinance. Please note that the grass option does not show the requisite trees. Street trees are required if that option is selected.

Interior Landscaping

Lindon City Code 17.18.085 indicates that interior landscaping must be provided at 40 square feet per stall with one tree per 10 stalls. The landscape materials shall consist of at least 75% living vegetation including ground cover, trees, and shrubbery. The remaining 25% may consist of xeriscape (desert landscaping) materials. The plans do not indicate the percentage of living vegetation coverage in the parking lot islands. Both landscaping options, as discussed above, show identical plantings within the parking lot. The Planning Commission may discuss what % of coverage is adequate to meet the intent of the ordinance. The required amount of interior landscaping (area) and trees are provided.



(NO BERM PROPOSED)

ATTACHMENTS

1. Landscape Plans
2. Elevations
3. Color chart



ASH GRAY★
SR.47 SR.55

MAIN VERTICAL 36" WIDE X 3" MBCI VINTAGE ECO-FICIENT PANELS
ROLL UP DOORS
MAIN DOORS

CMU IS 16"W X 8"L MOPERRA SPLIT FACE CHARCOAL COLOR BLOCK
CMU CAP IS 24"L X 2.5"H X 5.5"D MOPERRA ALLIANCE SILL CAP



MEDIUM BRONZE★

ROOF TRIMS
ROLL UP DOOR TRIMS
MAIN DOOR TRIMS
WINDOW TRIMS
WINDOW AND DOOR FRAMES
CANOPIES



ALMOND
SR.63 SR.75

MAIN HORIZONTAL 36" WIDE X 4" MBCI INSULATED 7.2 ECO-FICIENT PANELS

JOB 15-003 40 GENEVA OFFICE/WAREHOUSE
COLOR CHART REV 2
MAY 23RD 2016

**Item 6: Continued Public Hearing
Ordinance Amendment
LCC 18 Signs — Changeable Copy Signs**

Applicant: Lindon City
Presenting Staff: Hugh Van Wagenen

Type of Decision: Legislative
Council Action Required: Yes

SUMMARY OF KEY ISSUES

1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.

Ordinance: # 2016-15-0

MOTION

I move to recommend (*approval, denial, continuation*) of ordinance amendment 2016-15-0 (*as presented, with changes*).

Additional research is underway and will be provided by end of day, Monday, September 12, 2016. Thank you for your patience.

Item 6: Continued Public Hearing Ordinance Amendment LCC 18 Signs — Changeable Copy Signs

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p>Ordinance: # 2016-15-O</p> <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2016-15-O (<i>as presented, with changes</i>).</p>
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PREVIOUS MEETING

Discussion from the previous meeting was generally positive in moving to allow electronic message signs. The Commission directed staff to research existing electronic message signs for size comparison to see if 36 square feet is large enough to convey a message to moving vehicles. The Commission was also leaning toward allowing video/animated messaging rather than just static messaging.

BACKGROUND

Modern technology with electronic signs allows for flexible and dynamic messaging for businesses, schools, and other civic institutions. However, outside of the I-15 T-zone in Lindon, electronic changeable copy signs are not currently permitted.

As Lindon City has struggled to inform citizens about events, activities, meetings, etc., the City realizes that local businesses may also struggle under current sign restrictions. Allowing electronic changeable copy signs may be a real boon to anyone looking to advertise, promote, or otherwise inform the general public regarding services, products, or news. However, when it comes to electronic changeable copy signs there must be a balance between effectiveness of the messaging method and the safety and aesthetics of that method.

Lindon City is considering a new monument sign at the entrance of the City Center Campus. If this ordinance is adopted, the City would utilize a electronic changeable copy sign.

DISCUSSION & ANALYSIS

Overview

- The proposed ordinance amendment would allow electronic changeable copy signs in the Commercial, Mixed Commercial, Research & Business, and Industrial zones.
- Such signs would need to be part of an allowed monument sign and be restricted in size to 6 feet in height or 36 square feet.
- Should the maximum area be greater than 36 square feet?
- Does the City want to allow one electronic copy sign per property or should there be a buffer put in place?
- Does the City want to allow this on all corridors or prohibit them in some areas like 700 North?

Purpose of Sign Regulations

- Section 18.01.010 of the Lindon City Code states eight purposes to the sign ordinance:
 1. Reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, and confusing sign displays and excessive illumination.
 2. Encourage sign owners to integrate signs with buildings and sites through use of similar building materials and moderate sign proportions.
 3. Preserve and improve the aesthetic appearance of the City as a place in which to live and work by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination, or is not consistent with the design guidelines of Lindon City.
 4. Allow each business to clearly identify itself and the goods and services which it offers.
 5. Safeguard and enhance property values by allowing for aesthetically pleasing signage that will help to promote economic development and attract quality businesses to the City.
 6. Protect public and private investment in buildings and open space.
 7. Preserve freedom of speech.
 8. Promote public health, safety, community standards, public morals and the general welfare of the citizens of Lindon City.

Safety

- Illumination is only allowed at 0.3 foot candles beyond nighttime ambient light levels and signs are to be turned off between the hours of 11 pm and 6 am.

Aesthetics

- Electronic changeable copy signs must be part of a monument sign and meet regulations associated with monuments signs. Additionally, any screen must be framed with natural materials such as wood, stone, or brick and symmetrically placed within said frame. Also, screen size is limited to 6 feet in height and 36 square feet in area.
- The Commission requested additional research be done to evaluate the maximum size proposed in the ordinance. Several existing electronic displays were evaluated and that list is included in attachment three for your reference.

Effectiveness

- Using the sign size comparison chart attached, staff feels that the size of the electronic changeable copy signs gives a very reasonable outlet to allow each entity to clearly identify itself and the goods and services which it offers.

ATTACHMENTS

1. Ordinance 2016-15-O Draft
2. Sign Size Comparison Chart
3. Existing electronic display comparisons

Changeable Copy Signs – Electronic or Mechanical:

1. Electronic Changeable Copy signs (such as LED's or flat-panel digital technologies) and mechanically changeable copy signs are only permitted in the T-zone along the I-15 freeway corridor, as well as Commercial, Mixed Commercial, Research and Business, and Industrial zones.

2. Within the T-zone:

a. On-premise Electronic Changeable Copy signs shall not exceed fifty six (56) square feet in display area and shall be no larger than four and one-half feet (4.5') tall or wider than fourteen feet (14') long. On-premise Electronic Changeable Copy signs may be utilized as a wall sign, pole sign, or monument sign only. The coverage and size limitations for wall, pole or monument signs shall also apply to any proposed on-premise Electronic Changeable Copy sign.

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b. a four hundred foot (400') lineal separation distance (measured on the same side of the freeway - not a radius) is required between each on-premise Electronically Changeable Copy Sign. This may prohibit some businesses from being able to obtain a permit for this type of signage if a proposed sign is less than 400' from an existing on-premise Electronically Changeable Copy Sign;

c. off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs shall only be permitted upon billboards approved by Lindon City (See LCC 18.04) and shall not exceed six hundred seventy five (675) square feet in display area;

2.i. a five hundred foot (500') lineal separation distance (measured on the same side of the freeway—not a radius) is required between each off-premise Electronic Changeable Copy Sign.

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3. Within Commercial, Mixed Commercial, Research and Business, and Industrial zones:

a. an on-premise Electronic Changeable Copy sign:

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i. is only permitted as part of a monument sign as regulated by LCC 18.03.030, but in no case shall screen area exceed thirty-six (36) square feet nor six (6) feet in height; and

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ii. shall be turned off between the hours of 11 pm and 6 am; and

iii. the screen shall be framed by the monument sign with natural materials such as wood, stone, or brick and shall be symmetrically placed within the monument sign frame; and

iv. shall only be permitted at the rate of one sign per parcel, lot, or business.

~~3-b.~~ off-premise Electronic Changeable Copy signs are not permitted.

~~4.~~ Off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs shall only be permitted upon billboards approved by Lindon City (See LCC 18.04) and shall not exceed six hundred seventy five (675) square feet in display area.

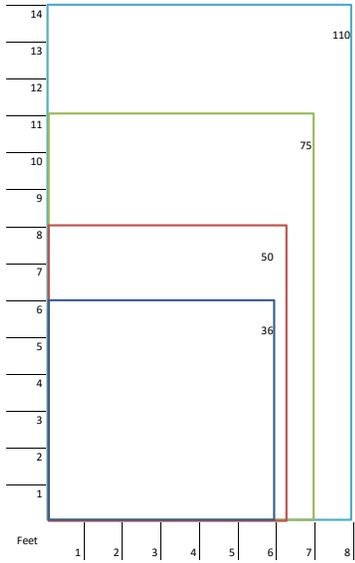
~~5.~~ All off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs are permitted for stationary messages, scrolling copy, video images, and other movement of sign messages. However, no flashing of any kind is permitted. ~~only.~~ The interval between message changes shall not be more frequent than at least eight seconds and the actual message rotation process shall be accomplished in three seconds or less by method of fading between messages or immediate change between messages. ~~No flashing, scrolling video or other movement of sign message (copy) is permitted.~~

~~6.~~ A four hundred foot (400') lineal separation distance (measured on the same side of the freeway ~~not a radius~~) is required between each on-premise Electronically Changeable Copy Sign. This may prohibit some businesses from being able to obtain a permit for this type of signage if a proposed sign is ~~less than 400'~~ from an existing on-premise Electronically Changeable Copy Sign.

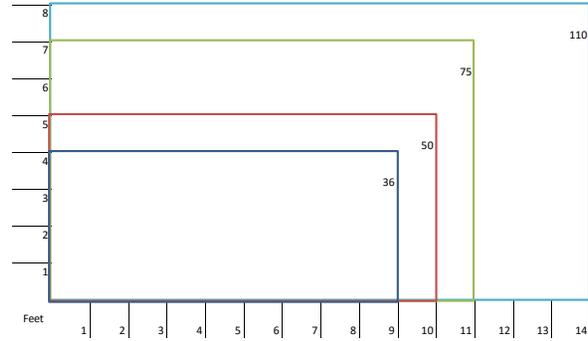
~~7-4.~~ A five hundred foot (500') lineal separation distance (measured on the same side of the freeway ~~not a radius~~) is required between each off-premise Electronic Changeable Copy Sign.

~~8-5.~~ All Electronic Changeable Copy and Mechanically Changeable Copy signs shall conform to lighting standards found within LCC 18.02.090 and shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions at all times.

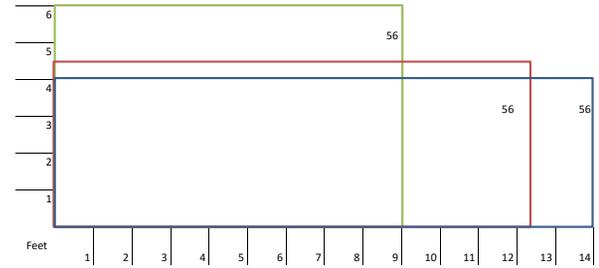
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Existing monument sign size restrictions based on street frontage or acreage.



Existing monument sign size restrictions based on street frontage or acreage.



Existing T-zone electronic sign size restrictions.

Attachment 3: Existing signs



State Farm Insurance
State Street in Orem
~24 square feet



**Alpine Credit Union
State Street in Orem
~67.5 square feet**



**Rock Canyon Bank
State Street in Orem
~29 square feet**



Mountain America Credit Union
State Street in Orem
~62 square feet



Lifetime Play Equipment
State Street in Orem
~44 square feet



The Dance Club
State Street in Orem
19 square feet



Capital Community Bank
University Avenue in Provo
~47 square feet

Item 7: Concept Review — Ken's Cove ~ 545 W. Gillman Lane

Applicant: Deny Farnworth
Presenting Staff: Hugh Van Wagenen

Type of Decision: None
Council Action Required: No

SUMMARY OF KEY ITEMS

1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.

MOTION

No motion necessary.

OVERVIEW

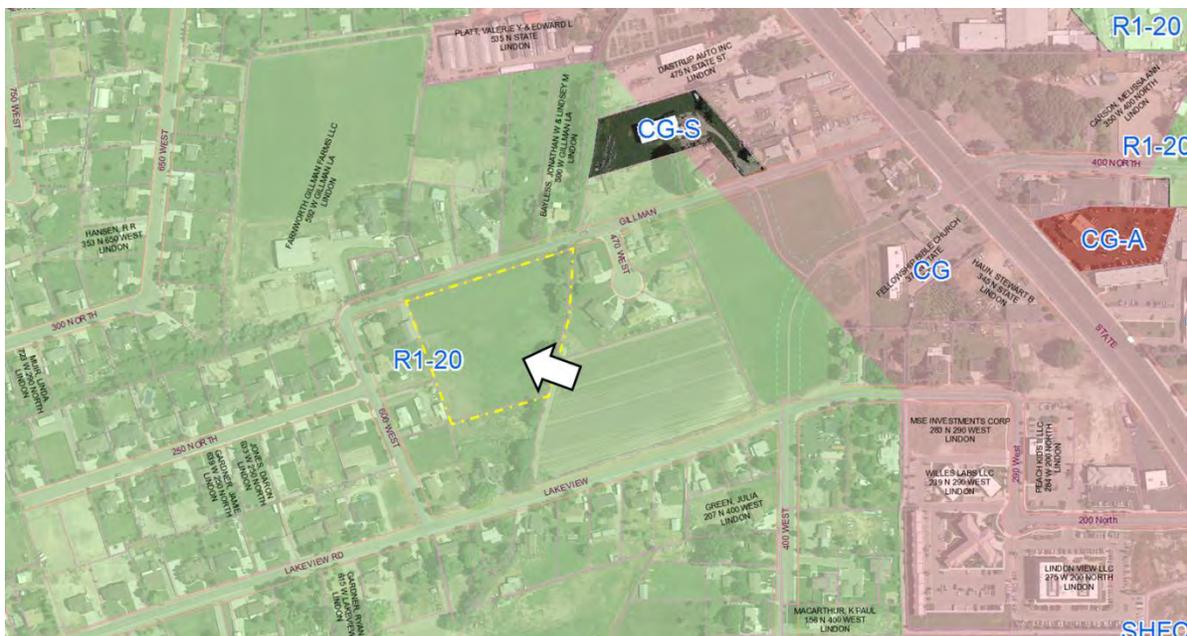
Deny Farnworth requests feedback on a proposal to rezone property from the R1-20 zone to the R1-12 zone. The associated concept plan is for 11 lots built on 3.7 acres located at approximately 545 West Gillman Lane. No action will be taken. A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

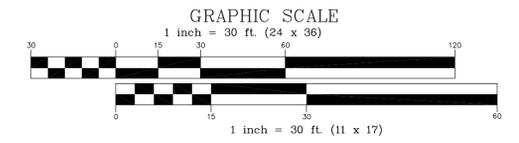
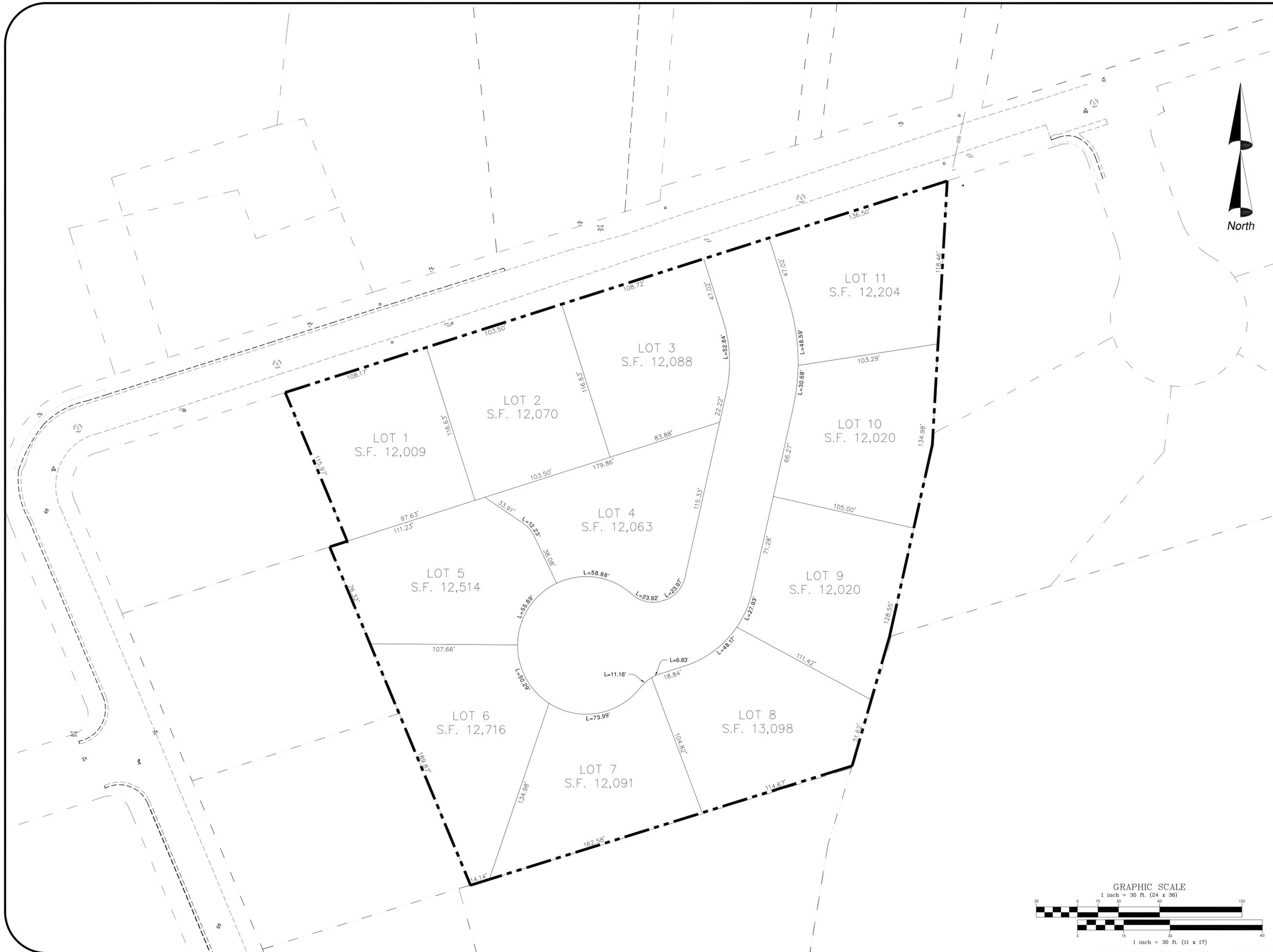
MOTION

No motion necessary.

ATTACHMENTS

1. Aerial
2. Sketch of possible layout





A.L.M. & Associates, Inc.
 Engineering · Surveying · Development · Planning
 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

SEAL

Ken Gillman Property
 Deny Farnworth
 C13 Layout

No.	Revision	Date

OF SHEETS
 Proj # 389 - 1714

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 A.L.M. & ASSOCIATES, INC. 2009 NORTH UNIVERSITY PARKWAY BUILDING 6-D PROVO, UTAH 84604

Item 8: Training Session - Land Use Academy Utah (LUAU)

Lindon City Community Development Planning Director, Hugh Van Wagenen, will discuss with the Planning Commission the instructional website LUAU Land Use Academy Utah. The Planning Commission will view instructional training videos.

The Land Use Academy of Utah (LUAU) was funded by the Utah State Legislature and created by a **consortium of public and private sectors to provide uniform professional education to the state's civic** leaders and the general public. The website address is <http://luau.utah.gov/>

Staff will conduct a brief overview of the site with the Planning Commission. The Planning Commission will view instructional training videos.

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

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-
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Adjourn