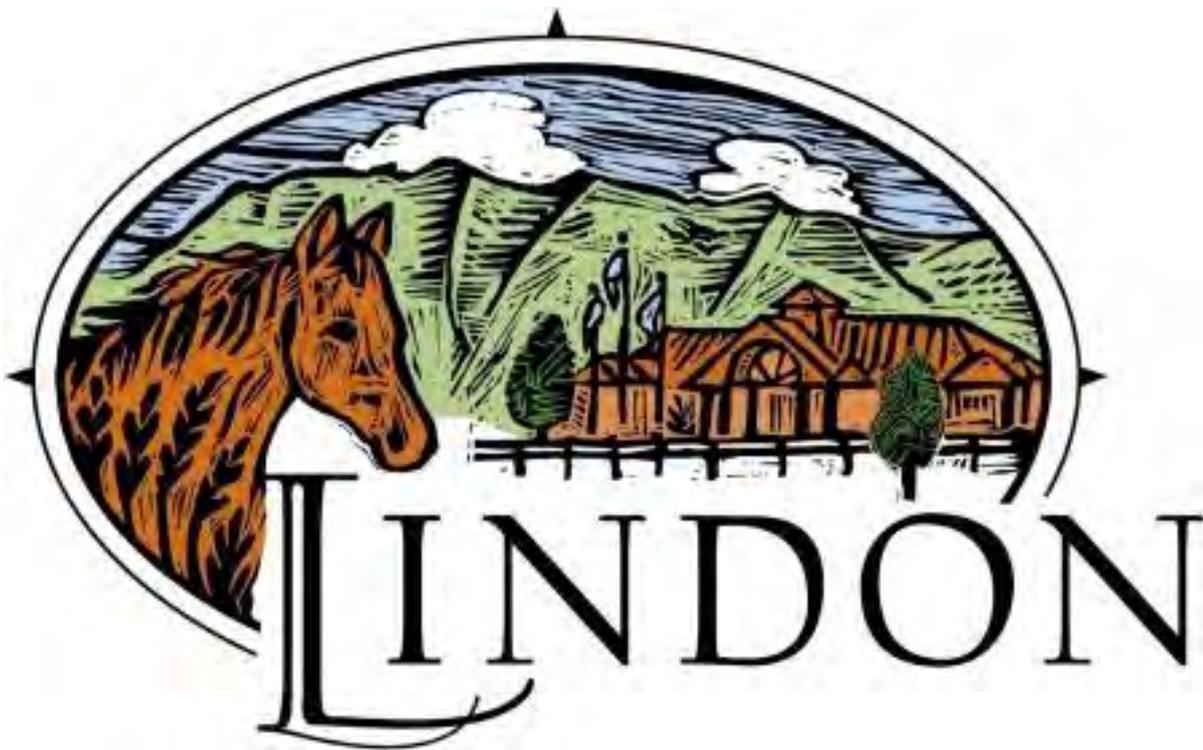


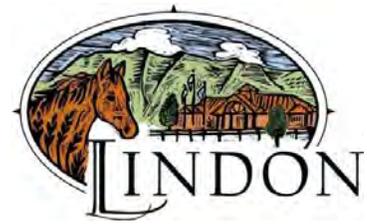
Lindon City Planning Commission Staff Report



September 27, 2016

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 27, 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 09/13/2016

3. Public Comment



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

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

4. Elevation Review - Timpview Business Park 142 North 1800 West

Ryan Bybee with Timpview Business Park requests building elevation review and approval for an office/warehouse building at approximately 142 North 1800 West in the Light Industrial (LI) zone. The site plan was previously approved by the Planning Commission on April 14, 2015.

(45 minutes)

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.

(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 and 09/13/2016 Planning Commission meetings for further discussion.*

(15 minutes)

7. Public Hearing – Ordinance Amendment, Title 17.68 Reimbursement Fees

Lindon City is considering amending City Code 17.68 Reimbursement Fees, which will clarify the deadline to apply for reimbursement when constructing public improvements that benefit adjacent properties. A recommendation will be forwarded to the City Council for final approval.

(30 minutes)

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

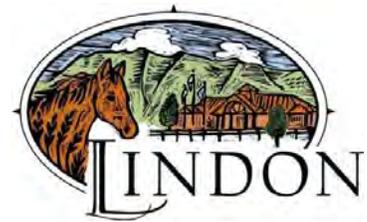
10. Planning Director Report

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



The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

Posted By: Brandon Snyder, Associate Planner

Date: September 23, 2016

Time: ~2:15 p.m.

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

September 27, 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 — September 23, 2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 13, 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: Rob Kallas, Commissioner
10 Pledge of Allegiance: Steve Johnson, Commissioner

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

22
23 **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
29 meeting of August 23, 2016 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF AUGUST 23, 2016 AS AMENDED. COMMISSIONER
33 JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
34 MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42
43 4. **Conditional Use Permit — Jacobs Motorsports: Lindon Business Park**
44 **building #4.** Ricky Paul Miller requests conditional use permit approval for
45 auto/vehicle repair services to be located at 31 South 1550 West, Unit #106 in the
46 Light Industrial (LI) zone.

2 Brandon Snyder, Associate Planner, opened this discussion by stating this is a
4 request by Ricky Paul Miller, who is in attendance and requesting approval for a
6 conditional use permit for general auto/vehicle repair services to be located at 31 South
8 1550 West, Unit #106 in the Light Industrial (LI) zone. Mr. Snyder stated the Lindon
10 City Land Use Table indicates that "General auto/vehicle repair" is a conditional use in
12 the LI zone. He noted Mr. Miller will be doing automotive maintenance and hot rod
14 fabrication and has submitted for a business license under Jacobs Motorsports. Mr.
16 Snyder noted a Lindon City Fire Inspection was completed and passed on August 31st. He
18 added that third party notices were mailed on September 2, 2016, and no public
20 comments have been received by staff to date. Mr. Snyder pointed out that Mr. Miller
22 indicates that all vehicles will be kept inside the building and there will be no outside
24 storage. He added that all work will be done by appointment only and there will not be a
26 paint booth. The existing floor drain in the northeast corner of the unit will not be used
28 and Mr. Miller is not proposing any changes to the site.

30 Mr. Snyder then explained the purpose of the Light Industrial (LI) district is to
32 provide areas where light manufacturing, industrial processes and warehousing (not
34 producing objectionable effects) may be established, maintained, and protected. The
36 regulations of these districts are designed to protect the environmental quality of the
38 district and adjacent areas. Mr. Snyder then explained the State Code definition of a
40 conditional use permit and under what circumstances a conditional use may be denied.
42 Mr. Snyder then presented the layout and site plans followed by some general discussion.
44 He then turned the time over to Mr. Miller for comment.

46 Mr. Miller commented that he ran a business in California noting they have
stricter EPA rules there so he is accustomed to running a very clean, upscale operation.
Chairperson Call pointed out if all of Mr. Miller's statements are being met she feels this
use would comply. Commissioner McDonald suggested making some of the statements
conditional in the motion. Commissioner Kallas asked if this CUP would run with the
building. Mr. Snyder stated if someone else came in they would have to be an identical
use. Commissioner Kallas stated he would not object to a CUP to the building but would
ask that staff check to see if the conditional use goes with the building or the unit. Mr.
Snyder stated tonight we are only looking at unit #106 and to make the motion for this
specific unit and he would be happy to do additional research and work with the City
Attorney on this matter. There was then some general discussion regarding this issue. Mr.
Miller then gave a brief description of the operation of his business followed by some
general discussion.

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

COMMISSIONER KALLAS MOVED TO APPROVE 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: 1. APPLICANT
DOES NOT STORE VEHICLES OR PARTS IN THE EXTERIOR PORTION OF THE
PROPERTY AND 2. THIS APPROVAL APPLIES TO UNIT #106 ONLY.
COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

10 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
12 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 8/23/16
14 Planning Commission meeting for further discussion.

16 Mr. Snyder led this discussion by stating Matthew Blackburn is in attendance
tonight representing this application. He noted that Mr. Blackburn is requesting site plan
18 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. He
20 noted this item was continued from the August 23rd meeting where the site plan was
reviewed by the Planning Commission and at that time the Commission approved the
22 applicant's request for site plan approval with the following two conditions:

- 24 1. Recombine the three parcels into one parcel, and
2. Require the applicant to come back with a landscaping plan for review.

26 Mr. Snyder explained that site plan review is required for all new development
within non-residential zones per City Code. He noted the Planning Staff, the City
28 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.
30 He stated the division of the property should be done in accordance with subdivision
regulations. He noted that the applicant has been asked to combine the three parcels back
32 into one. He stated notices were sent on August 12th to the adjoining property owners in
accordance with Lindon City Code and staff has received no public comment at this time.
34 He then referenced the Property Information table noting this application meets the
minimum requirements on the proposed site including lot area, lot frontage, building
36 height, onsite parking and bicycle stalls and building setbacks.

38 Mr. Snyder further explained 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
40 consist of decorative rock, bark, mulch, and/or other ground covers other than grass.
Lindon City Code indicates, "Landscaping requirements concerning trees and landscape
42 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
44 net loss of landscaping should occur with any approved alterations.

46 Mr. Snyder explained that other landscaping layouts consistent with the Lindon
City Commercial Design Guidelines Mr. Snyder stated the submitted plans indicate the
required landscape strip is proposed to be 13' in depth (along Geneva Road). A total of

2 10' would be on-site and an additional 3' in the row. He noted that Mr. Blackburn has
also provided two landscaping options for review. One meets the grass requirements, and
4 the other utilizes low water usage and less maintenance plantings. The "xeriscape" option
indicates planting coverage of 25%. He noted the grass option does not show the
6 requisite trees and street trees are required if that option is selected. Mr. Snyder then
referenced the landscape plans, the elevations and the color chart followed by some
8 general discussion. He then turned the time over to Mr. Blackburn for comment.

10 Mr. Blackburn pointed out that some of the recent plantings will need time to
mature. He referenced the landscaping plan showing what the plants will look like at the
12 time of maturity. There was then some additional discussion including the fire lane, rail
spur and utility easement. Chairperson Call commented that it seems at maturity the
14 plants will provide the required coverage and the submitted landscape plan meets the
intent of the ordinance.

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

18 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
LANDSCAPING PLAN FOR THE PROPOSED OFFICE/WAREHOUSE UNITS,
20 APPROXIMATELY 27,300 SQUARE FEET, TO BE LOCATED AT 40 NORTH
GENEVA ROAD IN THE LIGHT INDUSTRIAL (LI) ZONE WITH NO
22 CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
26 COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
28 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE

30 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 32 6. **Continued Public Hearing—Ordinance Amendment, Title 18 LED Electronic
Message Signs.** Lindon City is considering a City Code amendment to allow for
34 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
36 item was continues from the 8/23/16 planning commission meeting for further
discussion.

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

42 Mr. Van Wagenen stated the discussion from the previous meeting was generally
44 positive in moving forward to allow electronic message signs. He pointed out at that time
the Commission requested additional research be done to evaluate the maximum size of
46 message signs for comparison to see if 36 square feet is big enough to convey a message
to moving vehicles. He noted in using the sign size comparison chart, staff feels that the

2 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. He noted the
4 Commission was also leaning toward allowing video/animated messaging rather than just
static messaging. He mentioned that modern technology with electronic signs allows for
6 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
8 currently permitted.

Mr. Van Wagenen explained that the ordinance presented has been modified per
10 these requested changes. He then presented photos of existing electronic message signs
followed by discussion. He then referenced the changes to the draft (included in the staff
12 report) followed by some additional discussion. Mr. Van Wagenen also mentioned some
of his concerns regarding enforcement of the regulations regarding illumination after
14 business hours. Following discussion the Commission agreed to leave the verbiage
stating the electronic changeable copy signs be turned off between the hours of 11pm and
16 6am in the ordinance for now with the option of removing it later. The Commission also
discussed sign sizes and what areas of the city to distinguish where to allow these types
18 of electronic signs.

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

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

26 Following some additional discussion the Commission was in agreement to hold a
joint work session with the City Council and continue this agenda item for further
28 discussion on the entire sign ordinance. Mr. Van Wagenen stated he will come back with
more examples of sign sizes and distance requirements and refine the ordinance before
30 making recommendations to the City Council. Chairperson Call asked if there were any
further questions or comments from the Commission. Hearing none she called for a
32 motion to continue.

34 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
OF ORDINANCE AMENDMENT 2016-15-0 AND DIRECT STAFF TO CONSIDER
36 THE PERCENTAGE OF SURFACE AND THE SPACING FOR THE NEXT
MEETING. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE
38 WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
40 COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
44 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

46

2 7. **Concept Review—Ken’s Cove.** Deny Farnsworth requests feedback on a
4 proposal to rezone property from the R1-20 zone to the R1-12 zone. The
6 associated concept plan is for a lots built on 3.7 acres located at approximately 545
8 West Gillman lane. No action will be taken.

10 Brandon Snyder gave some background of this item stating the applicant, Deny
12 Farnsworth is in attendance tonight along with his engineer Mark Greenwood, and is
14 requesting feedback on a proposal to rezone some property from the R1-20 zone to the
16 R1-12 zone. He noted the proposed concept plan is for lots to be built on 3.7 acres
18 located at 545 West Gillman lane. He reminded the Commission that no action is
20 required as this item is for information purposes only.

22 Mr. Snyder pointed out that a Concept Review allows applicants to receive
24 Planning Commission and/or City Council feedback and comments and general
26 suggestions on proposed projects with no formal approvals or motions given. Mr. Snyder
28 mentioned that a Concept Review is not required but recommended for all large
30 development projects. Mr. Snyder then presented an aerial photo and a sketch of the
32 possible layout followed by some general discussion. He then turned the time over to Mr.
34 Farnsworth for comment.

36 Mr. Farnsworth stated he is a long time Lindon resident and he has done other
38 developments in Lindon to try to make this a better community. He lives and owns a
40 farm adjacent to this proposed site which is currently a hay field. He mentioned that
42 most of the adjoining ½ acre properties are not taken care of and are just weeds. He
44 realizes that Lindon is ½ acre oriented which he is not opposed to. He would like to know
46 what the long term future planning is for the city because he thinks it may be time to take
make some smaller parcels (R1-12) which as a business owner he thinks could be a
source of revenue for the city; from a city aspect are we helping or hindering for the
future. He noted he came up with this concept to help make things affordable for young
people who can’t afford a ½ acre lot in Lindon. Mr. Greenwood stated they realize this is
a sensitive issue and they are just here tonight to get some feedback and general
suggestions from the Commission and to have an open discussion.

Commissioner Kallas commented that the last similar concept that came before
the Commission for consideration was “shot down” which would give some indication of
the general consensus on this issue. Chairperson Call expressed that Lindon is very
sensitive to the needs of the younger generation as the large Ivory Development was just
approved on the west side including smaller lots, townhomes and apartments that will
accommodate those needs. She pointed out that there are certain areas of the city where
this may be logical but she would like to see the ½ acre lots maintained as that is what
people like about Lindon. Commissioner Keller stated he is in favor in allowing some
smaller lots in certain areas and personally would be in favor of this proposed project.
Mr. Farnsworth stated the land will be developed whether it is ½ or ¼ acre lots.
Commissioner McDonald stated he doesn’t have a problem with certain areas with ¼
lots. Commissioner Johnson also feels they should be allowed to be mixed into specific
areas/zones (particularly smaller parcels) as it brings in young families and strengthens
the community vs. segregation and brings diversity.

Commissioner Wily commented that there has been some valid points expressed
about this issue and he agrees there should be choices. He also feels this may be an

2 “easier sell” before the Commission than before the City Council. However, the Council
4 has approved the Ivory Development which may be a precedent or they may feel it takes
care of the needs.

6 Mr. Farnsworth stated the road concept of 11 lots opposed to 7 lots was 50 ft. of
road; do the math and it’s a win-win for the city. He appreciates the large lots in Lindon
8 and the animal rights and he loves his farm and it will stay a farm as long as possible, yet
most of these ½ acre lots don’t have any horses on them. He pointed out that he lives
10 where this proposal is and he is not moving so he has an interest and he would ensure the
homes would be high end, nice looking homes. Mr. Farnsworth stressed that his end goal
12 would be to find a pliable solution in the city as opposed to making all lots ½ acre lots.
He would hope that the Commission and Council understands this and is forward
14 thinking in the future of the master plan. Mr. Van Wagenen noted this Concept Review
will now go before the City Council for feedback.

16 Following some additional discussion Chairperson Call asked if there were any
further comments from the Commission. Hearing none she moved on to the next agenda
18 item.

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

24 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
26 discussion the Commission agreed to continue the training session to future meeting.

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

- 30 9. **New Business: Reports by Commissioners** – Chairperson Call called for any new
32 business or reports from the Commission at this time.

34 Chairperson Call mentioned she was approached by a resident with concerns about
a carpet cleaning business operating at a home on 300 East 200 South. Mr. Van
Wagenen asked her to send him the information and he will check into this issue.
36 Commissioner Kallas mentioned the trees on the west side of the road by the Hyundai
Auto Dealership are dying. Mr. Van Wagenen stated he will contact them and check into
38 the issue. Commissioner Wily asked when the Spring Gardens Tour will be rescheduled.
Mr. Van Wagenen stated the facility indicated it would be ready in 30 days and he will let
40 the Commission know when the work session tour will be held. Chairperson Call also
asked for an update on the odors from the “snake house” and how often it is inspected.
42 Mr. Van Wagenen stated he will check further into this issue and let her know.

- 44 10. **Planning Director Report** – Mr. Van Wagenen had nothing to report at this time.

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

2 **ADJOURN** –

4 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE MEETING
6 AT 9:30 P.M. COMMISSIONER KELLER SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – September 27, 2016

10

12

Sharon Call, Chairperson

14

16

Hugh Van Wagenen, Planning Director

DRAFT

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Building Elevation Change Request — Timpview Business Park, approx. 143 North 1800 West

<p>Applicant: Ryan Bybee Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Windsor Ventures, LLC Address: 143 North 1800 West Parcel ID: 48:327:0001 Lot Sizes: 2.68 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"> Whether to approve a change in the architectural treatments from what was presented and approved from the original site plan application. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for amended building elevations for the Timpview Business Park with the following conditions (if any):</p> <ol style="list-style-type: none">
--	--

BACKGROUND

The original building elevations for Timpview Business Park were reviewed and approved by the Planning Commission on April 14, 2015. As part of the building construction process, the Planning & Zoning Department does a final site inspection before a certificate of occupancy is issued for the building. This inspection for the project was done recently and it was discovered that the actual constructed building elevations differ from what was presented in the April 2015 meeting. The applicant is now requesting that the building elevations that have been built be accepted by the Commission rather than what was presented and approved previously.

Original Proposed and Approved Elevations

See attachment. The building proposed by the applicant included painted tilt-up finishes, as well as metal sunshades and brick finishes on the exterior.

Actual Finished/Built Elevations

See attachment. There is no brick finish per the approved elevations, lintels on the windows, or metal awnings along the street frontage.

Architectural Standards in the Light Industrial Zone

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." The applicant is proposing to construct a painted concrete tilt up building, which is allowed by the Code, subject to the following standards:

- Painted or colored concrete exteriors are...permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Original Elevations and Rendering of Building
3. Actual Finished/Built Elevations



3 FRONT ELEVATION ENLARGED_Color
2/10 1/4" = 1'-0"



1 FRONT ELEVATION_Color
2/10 1/4" = 1'-0"



2 LEFT ELEVATION_Color
2/10 1/4" = 1'-0"



BRICK - MONTEREY



SW700
SITE WHITE

SW701
SENSUOUS GRAY



ALUMINUM STOREFRONT



CLEAR ANNOXIDIZED

2/17/2015 10:44:27 AM



FILE NAME: J:\2015\14251521 - RYAN BYBEE - LINDON OFFICE WAREHOUSE.rvt

ae **urbia**
architects and engineers

RYAN BYBEE LINDON OFFICE WAREHOUSE

COLORED RENDERINGS











Item 5: Presentation – 700 North Corridor Committee

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.

The presentation will be given in the meeting.

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-O

MOTION

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

PREVIOUS MEETINGS

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 a set square foot limit should be instituted or if a percentage of the total sign face should regulate. Staff has done additional research which is provided in the attachments.

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 or based on a maximum percentage of entire sign?
- 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 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 (updated)
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, 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 not be more than ~~75~~66% of the face of the monument sign; and

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

iv. the screen shall be framed by the monument sign with natural materials such as wood, stone, or brick or match or compliment the materials of the primary building and shall be symmetrically placed within the monument sign frame; and

v. 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.~~

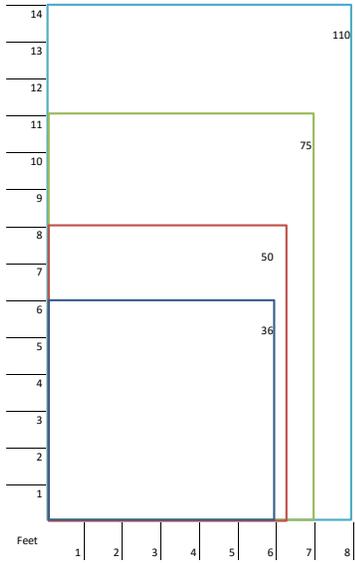
~~5.— All off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs are permitted for stationary messages, scrolling (vertical movement) or traveling (horizontal movement) copy, video images, and other movement of sign messages. However, no flashing, blinking, or starbursts of any 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.~~

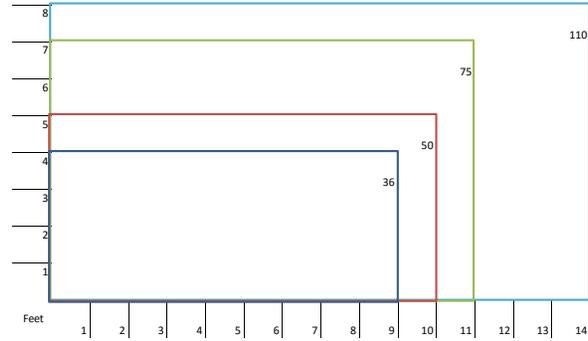
~~7-4. A five hundred foot (500') lineal separation distance (measured on the same side of the freeway —not a radius) is required between each off-premise Electronic Changeable Copy Sign.~~

~~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.~~

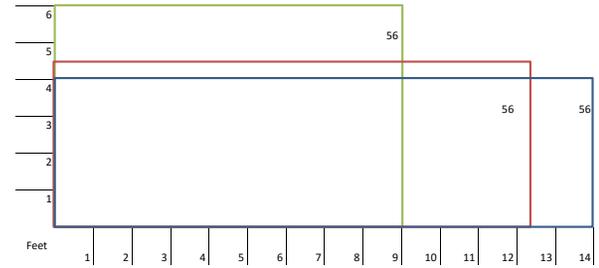
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Existing monument sign size restrictions based on street frontage or acreage.

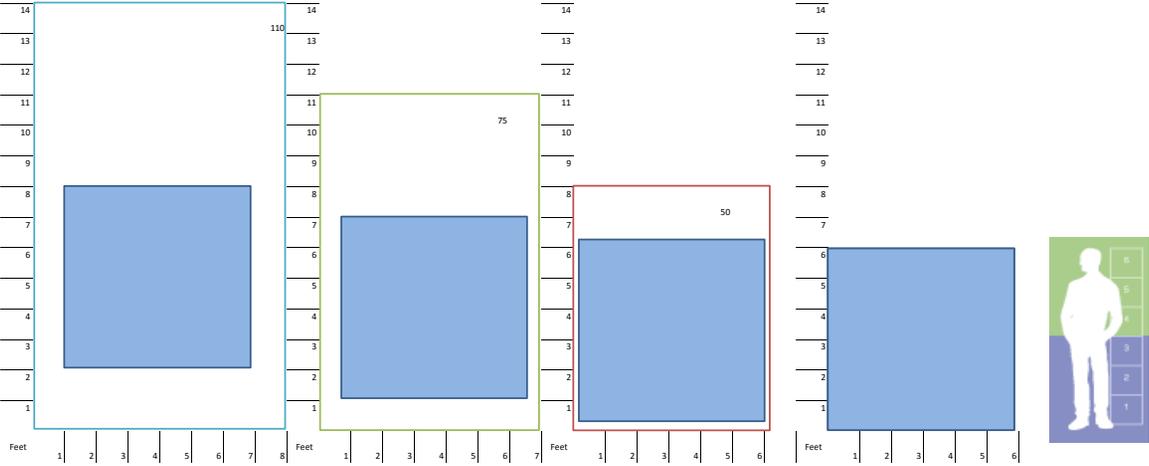


Existing monument sign size restrictions based on street frontage or acreage.

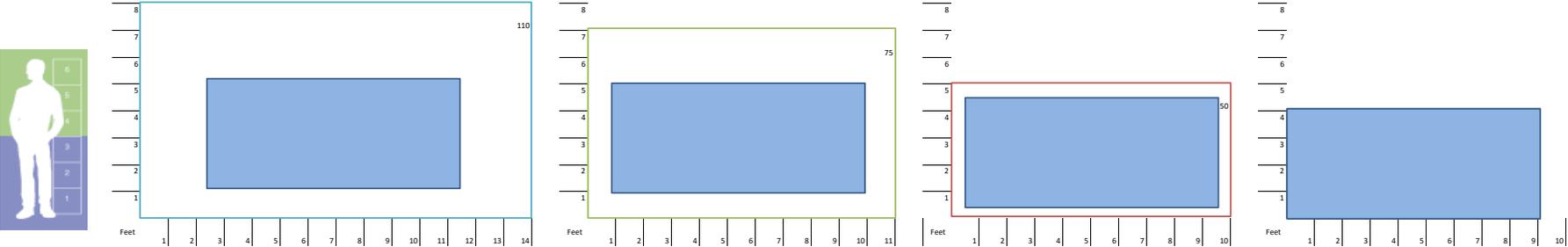


Existing T-zone electronic sign size restrictions.

36 s.f. limit

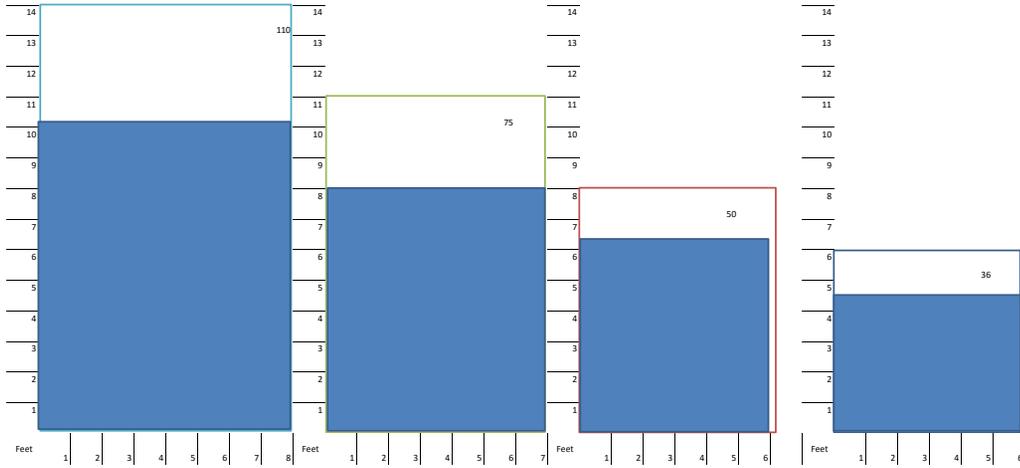


Existing monument sign size restrictions based on street frontage or acreage.

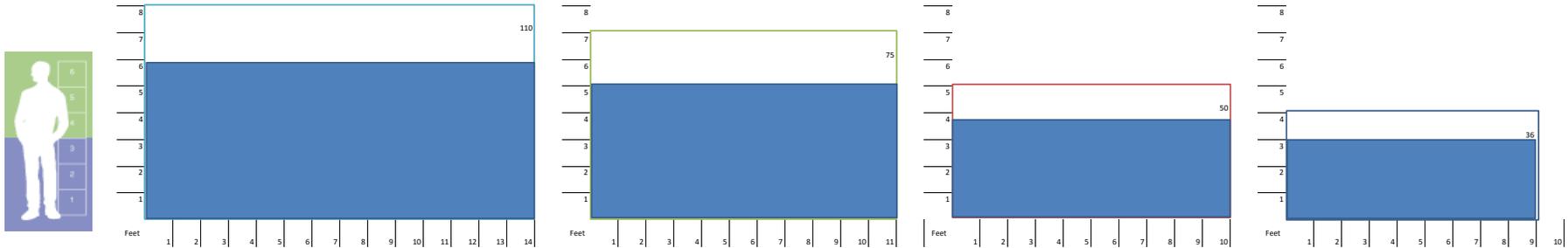


Existing monument sign size restrictions based on street frontage or acreage.

75 % Limit

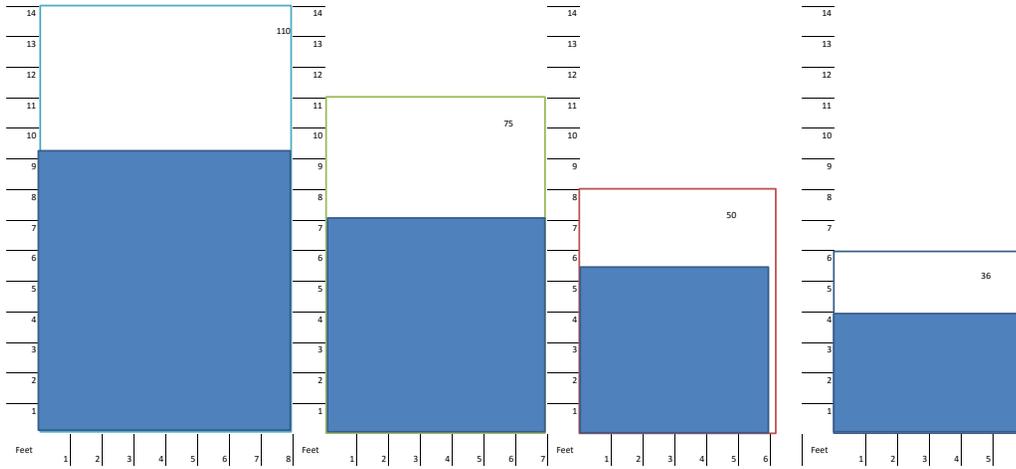


Existing monument sign size restrictions based on street frontage or acreage.

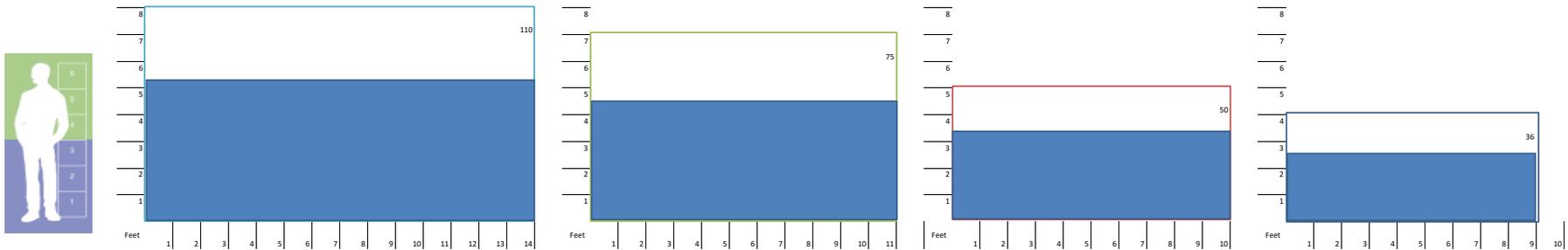


Existing monument sign size restrictions based on street frontage or acreage.

66 % Limit

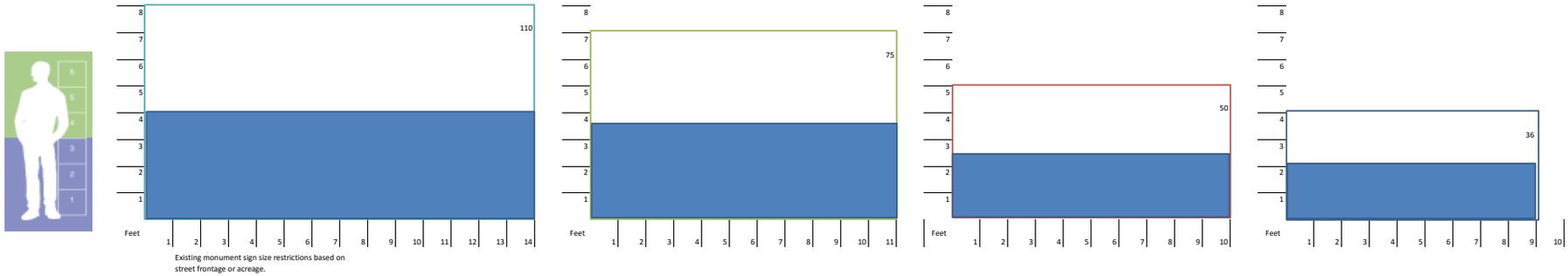
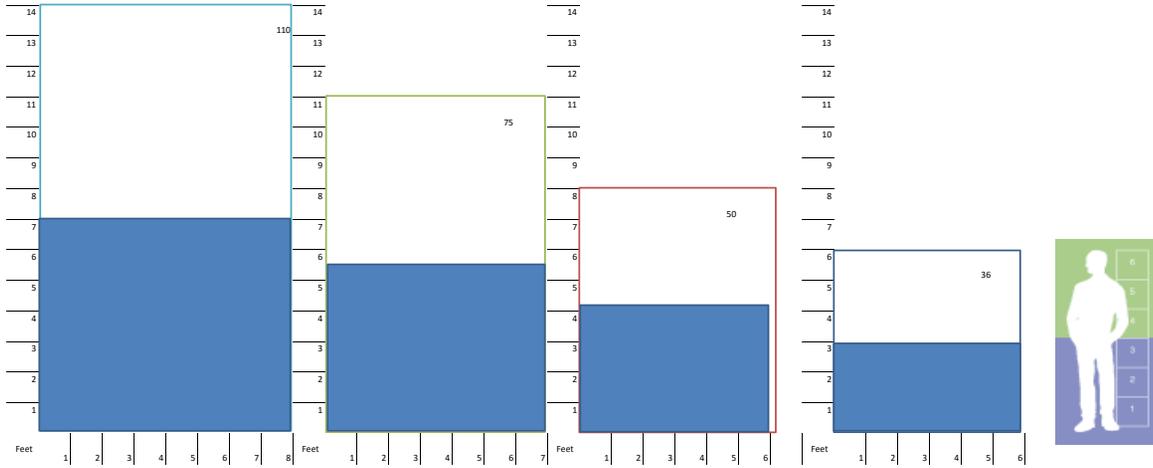


Existing monument sign size restrictions based on street frontage or acreage.

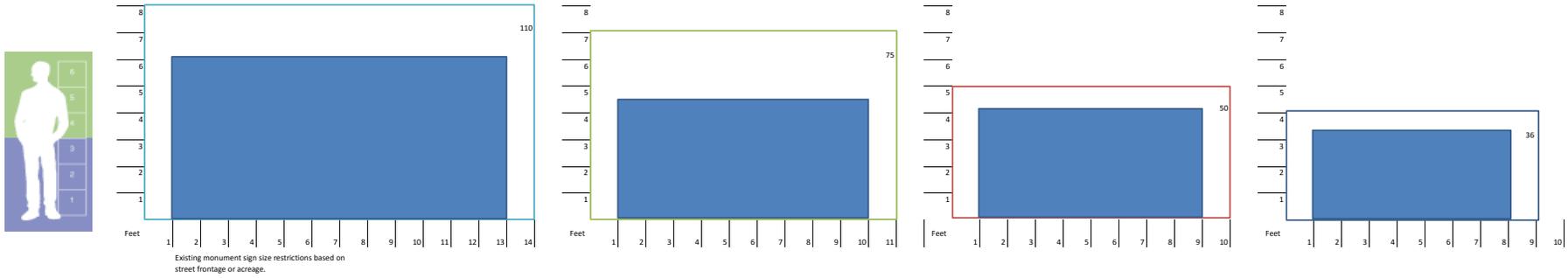
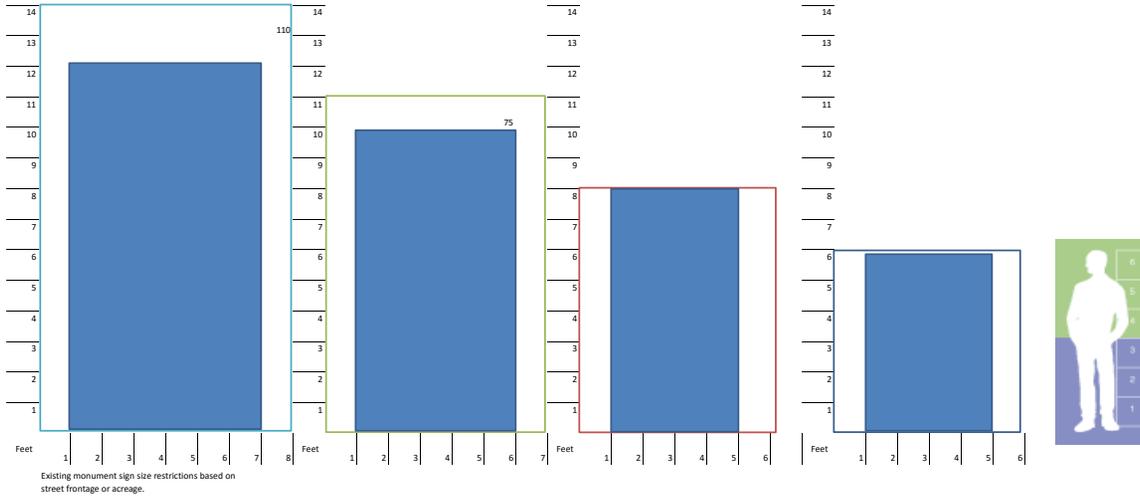


Existing monument sign size restrictions based on street frontage or acreage.

50% Limit



1 Foot framed buffer at 66%



Attachment 3: Existing signs

Logan Main Street Examples





**Supersonic Car Wash
State Street in Lindon
19 s.f**



**Vintage Office Park Provo
300 W 4800 N Provo
74 s.f. sign with 20 s.f. EMC or 27% of total sign**



Road Work Sign
66 s.f.



**Business Park Sign
University Avenue Provo
115 s.f. sign with 29 s.f. EMC for 25% total sign coverage**



State Farm Insurance
State Street in Orem
~24 square feet



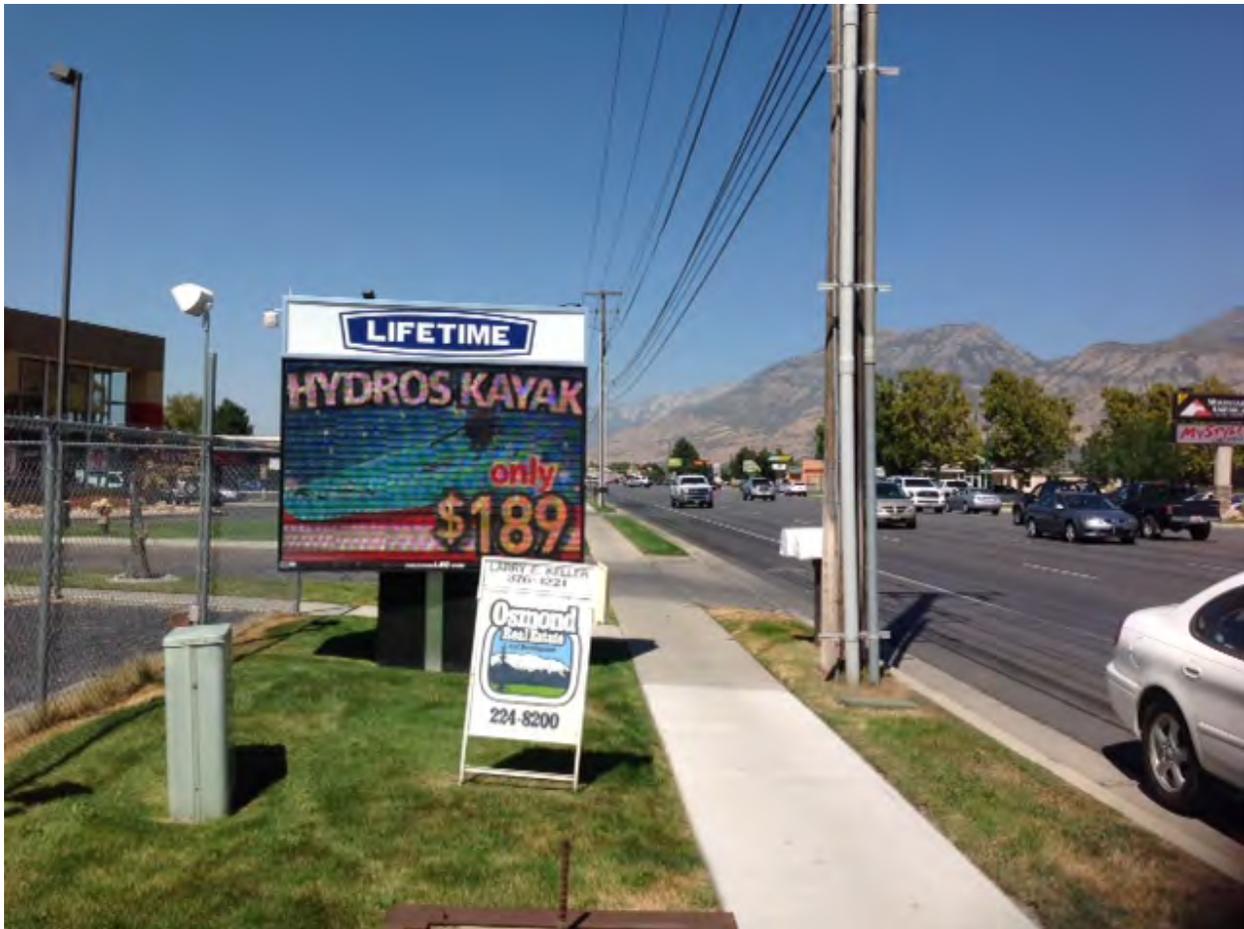
**Alpine Credit Union
State Street in Orem
~67.5 square feet**



**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: Public Hearing Ordinance Amendment LCC 17.68 Reimbursement Fees

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: # 2016-19-O

MOTION

I move to recommend (*approval, denial, continuation*) of ordinance amendment 2016-19-O (*as presented, with changes*).

BACKGROUND

Many public improvements are constructed and installed by private development. Once completed such improvements are turned over to the City for perpetual maintenance and ownership. At times, public improvements constructed by one development can benefit an adjacent private land owner. For example, when a needed sewer line is constructed for one project and necessarily runs adjacent to another property, the second property now has a sewer line available to it.

Lindon City Code 17.68 Reimbursement Fees allows, "Any Developer of real property within the limits of Lindon City may make application, with the associated fee, to the City Council for reimbursement from neighboring and/or adjacent properties of a portion of the cost of constructing public improvements required by the Lindon City Code."

In the current code language there is a timeline requirement to turn in an application for such reimbursement. However, the deadline is somewhat ambiguous. The proposed change to the ordinance attempts to clarify by what time an application needs to be filed with the City.

DISCUSSION & ANALYSIS

One reason for the language change has to do with costs of constructing public improvements. The application requires costs to be provided so that a reasonable determination can be made as to what a neighboring property should reimburse the original developer. Such costs are not known until the project is constructed. The language presented gives a clear deadline for reimbursement applications that allows for actual costs to be known on the project.

ATTACHMENTS

1. Ordinance 2016-19-O Draft

LINDON CITY CODE

1
2 Section 17.68.030 Time for Making Application and Application.
3 Applications for reimbursement under this chapter shall be made in writing and submitted to the
4 City Council within ~~thirty-ninety (3090)~~ days after ~~any of the following events occur: the date the~~
5 ~~Developer applies for a building permit, subdivision plat approval, or similar construction or~~
6 ~~improvement approval.~~ official acceptance of constructed public improvements by the Public
7 Works Director or other authorized City representative. The Application shall be accompanied
8 with a non- refundable application review fee in such sum and shall be established by the City.
9 (Ord. No. 2003-2, Amended, 02/18/03; Ord. No. 10-82, Adopted, 10/21/92)

10

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.

Open and Public Meetings Act

<http://luau.utah.gov/2016/05/08/utah-open-and-public-meetings-act-training-2016/>

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

- Joint Meeting for General Plan Kickoff
- Spring Gardens Tour Date in October
- Anyone else for APA Fall Conference?

Adjourn