

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 27, 2022 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

Sharon Call, Chairperson
Rob Kallas, Commissioner
Steven Johnson, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Mike Florence, Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, City Recorder

EXCUSED

Scott Thompson, Commissioner
Renee Tribe, Commissioner

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of September 13, 2022 were reviewed.

COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 13, 2022 AS PRESENTED. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Amended Site Plan Approval – Sego Homes – 550 N. State.** The applicant is requesting amended site plan approval to alter the fencing materials in this specific project from a 7' tall masonry wall to a 7' tall Trex fence. (#45:783:0003)

Mike Florence, Community Development Director let this agenda item stating the applicant, He stated the applicant, Spencer Corbridge, is requesting an amendment to the type of fencing that was approved by the planning commission that separates the new residential development from the existing residential development. The Planned Residential Development Overlay, ordinance 17.76.080(9a), requires the following:

- Perimeter Fences. A minimum seven-foot (7') masonry or concrete perimeter fence shall be required as a buffer when abutting single family residential or commercial uses. The planning commission may allow alternative materials and location and placement of perimeter fencing. Any fence erected around or within the development shall comply with Section 17.04.310, involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.

Mr. Florence stated Sego Homes is requesting a material change from masonry or concrete to Trex fencing. Sego Homes has provided a presentation on their proposal.

Mr. Florence indicated the Planned Residential Overlay zone requires a perimeter 7' tall masonry or concrete fence. The ordinance does allow for alternative materials to be considered by the planning commission. The developer has met with the residents whose homes abut the new residential development and requested that they send the community development department a response as to whether they would like the proposed change in fencing materials. The city did not request this action but we have provided the emails as exhibits that were sent to the city.

Mr. Florence noted the Trex fencing is very attractive option and from the research that the city has done it has a 25-year limited warranty for residential applications and 10 years for commercial. However, a few items that the planning commission should consider the following:

1. The overall lifespan of masonry or concrete vs. Trex
2. The residents were told during the entitlement process that they would have a masonry or concrete fence to separate the new development. The city did send out public notices so property owners should be aware of the proposed change. In addition, the developer said that he contacted each property owner whose property abuts the new development.
3. The PRD Overlay ordinance requires that the perimeter fencing have a consistent design throughout the project and shall consist of the same construction materials. There will be a perimeter fence between the back of the future commercial development and the front of the new residential. The commission should consider if the Trex fencing will be of sufficient materials as the buffer between the residential and commercial.
4. One item of feedback that the city often receives from developers is the difficulty in finding pre-cast concrete panels at a height of 7'. As far as the city is aware, there is only one manufacturer that constructs a 7' pre-cast panel. Most developers have just elected to go with an 8' fence. While not part of this application, this is an item that the commission may want to consider and make a recommendation to the city council to amend the ordinance to either require a 6' or 8' screening fence.

Mr. Florence then presented the Site plan and locations of the perimeter fence, Applicant presentation and Resident emails followed by discussion.

Commissioner Kallas commented that Trex is a good product, and he would be okay with it, but he is concerned about those residential neighbors who border the project. Commissioner Johnson stated he agrees with that statement. The ordinance is the ordinance and he would have a hard time changing the ordinance.

Mr. Florence pointed out to have it 6 ft over 7 ft in height requirement would require an ordinance amendment. He asked if that is something the commission would want to consider to look at a different height? Commissioner Marchbanks stated he wouldn't mind changing the

ordinance to be 8 ft. but it's a bait and switch to those neighbors backing up to it even going from 7 ft to 6 ft. Commissioner Kallas stated he would like to address this issue in the future; he feels 8 ft. it pretty tall.

Shawnee Keith addressed the commission at this time. She stated she is right in the middle of this development. She also asked if there is a difference between a masonry and a concrete fence. Commissioner Marchbanks stated it can be block. Ms. Keith stated she is leaning towards the concrete but she is not 100 percent sure, as she has other question on the fence area. She pointed out the wire fence is on the property line and the new one would need to be there too. She likes the look of a solid surface. The concrete took her by surprise as she didn't like the look of the concrete. Commissioner Kallas pointed out they paint the concrete to look like stone. Ms. Keith added they took out the trees and she has 2 poplar trees by the fence and on their side and they keep growing back up.

Cheryl Gurney commented they have been tough to work with them. The poplar trees have been an issue and they have tried to approach this issue without a favorable response. She also spoke on her concerns with the fence height.

Kelly and Amy Alvord addressed the commission at this time expressing they are in favor of the Trex fencing and they want the 7 ft. fence or above, pointing out what was shown on the masonry fence and the quality is not what they want. They feel the maintenance and longevity of the Trex is better and will look better abutting their property line.

Chaz representing Low Book Sales addressed the commission at this time. He stated they were expecting a nice masonry fence (cinder block wall). They also like the Trex, but they are not in favor of the slab fencing that has been presented. The applicant, Mr. Corbridge stated affordability is a question at this time to consider and there is a balance to consider, but they are not opposed in doing the precast concrete either.

There was then some general discussion by the commission regarding the masonry, concrete and Trex renderings presented. They were also in agreement to deny this request at this time to allow time for the applicant to have further discussion with the residents.

Following some additional discussion, Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO DENY THE APPLICANT'S REQUEST FOR AMENDED SITE PLAN APPROVAL TO INSTALL TREX FENCING AS AN ALTERNATIVE MATERIAL. COMMISSIONER MARCHBANKS SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY

5. Public Hearing for a recommendation to the Lindon City Council to amend the streetlight requirements as found in the Lindon City Code 17.50 and 17.54.

2 Lindon City proposes to eliminate the streetlight specifications in LCC 17.50 and 17.54
4 and adopt language referring all streetlight specifications to the Lindon City
Development Manual.

6 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
8 FAVOR. THE MOTION CARRIED.

10 Ms. Barnes, Planner II, led this agenda item by giving an overview stating Lindon City is
updating the streetlight specifications in the Development Manual. Amendments to the
12 Development Manual require a 30-day notice, which was posted ten days ago. She noted while
they are waiting for the notice period to expire, changes must be made to the Lindon City Code
14 to facilitate the updated streetlight specifications. She noted these proposed changes are to
“clean-up” the zoning code so lighting specifications are only found in the Lindon City
16 Development Manual. Currently, 17.50 and 17.54 have specific references to types of
streetlights, or to streetlight specifications.

18 Ms. Barnes indicated the streetlight standards within the Development Manual currently
calls out three types of streetlight styles; the Washington Postlite, the Taft, and the Esplanade.
20 The proposed change to the Development Manual will replace these three streetlight styles with a
single street light style City-wide. She noted the ordinance amendment today will change two
22 sections of the Lindon City Code to refer back to the Development Manual. She then referenced
the changes in the ordinance depicted in red followed by discussion.

24 Chairperson Call called for any public comments. Hearing none she called for a motion
to close the public hearing.

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

30 Following some additional discussion, the Commission was in agreement this will
cleanup the zoning code and agreed to recommend to the city council approval to amend the
32 streetlight requirements as found in the Lindon City Code 17.50 and 17.54.

34 Chairperson Call called for any further comments or discussion from the commission,
hearing none, there was a call for a motion.

36 COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2022-14-O AS PRESENTED. COMMISSIONER KALLAS
38 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
40 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
42 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
44 THE MOTION CARRIED UNANIMOUSLY	

6. **New Business: Reports by Commissioners** – Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call asked Mr. Florence to speak on the 700 North presentation at the last city council meeting. Mr. Florence updated the commission on the issue.

7. **Planning Director Report** - General City updates.

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

ADJOURN –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 7:20 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 11, 2022

Sharon Call, Chairperson

Michael Florence, Planning Director