

2 The Lindon City Planning Commission and the Lindon City Council held a Joint Meeting
on **Wednesday, June 25, 2008** beginning at 6:00 p.m. in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

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6 Conducting: Jim Peters, Planning Commission Chairperson
Invocation: Ken Miller

8 **PRESENT**

ABSENT

10 Jim Peters, Chairperson
11 Ron Anderson, Commissioner
12 Matt Bean, Commissioner
13 Sharon Call, Commissioner
14 Mark Johnson, Commissioner
15 Ken Miller, Commissioner
16 James A. Dain, Mayor
17 Eric Anthony, Councilmember
18 H. Toby Bath, Councilmember
19 Lindsey Bayless, Councilmember
20 Bruce Carpenter, Councilmember
21 Jerald I. Hatch, Councilmember
22 Adam Cowie, Planning Director
23 Debra Cullimore, City Recorder

Gary Godfrey, Commissioner
Bruce Carpenter, Councilmember
Ott H. Dameron, City Administrator

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25 The meeting was called to order at 6:00 p.m.

26 **CURRENT BUSINESS** –

- 28
29 1. **Site Plan** – *Lindon City Aquatics Facility – 100 North State Street*. This is a
30 request by Lindon City and VCBO Architecture for approval of the site plan and
31 architectural elevations for the proposed aquatics facility at the Lindon City
32 Center Park in the PF zone. The site plan will be reviewed by both the Planning
33 Commission and the City Council at this meeting.

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35 Chairperson Peters welcomed all those present at the meeting. He turned the
36 meeting over to Brent Tippetts of VCBO Architecture to discuss the aquatics center
37 design and site plan. Mr. Tippetts observed that the Planning Commission expressed
38 concern regarding several elements of the site plan during review at the June 11, 2008
39 meeting, and that revisions have been made in an effort to address those concerns. He
40 stated that the two primary concerns expressed by the Planning Commission were the
41 need for a drop-off area in front of the pool facility, and placement of aquatics facilities
42 in relation to future expansion of recreation facilities on the site.

43 Mr. Tippetts presented aerial views of the site which show parking as previously
44 configured. He then over-laid proposed parking revisions which include additional
45 parking stalls, a one way drive to allow access to the existing utility payment drop box
46 and mail box, and a 24 foot drop off lane in front of the pool building. Mr. Cowie stated

2 that proposed parking exceeds parking requirements if parking at the church facility on
Main Street is available.

4 Commissioner Bean expressed concern regarding traffic backing from stalls into
the drop off area. He suggested that the width between the drop off lane and the parking
6 stalls be increased to address safety concerns. The group discussed options for
reconfiguration of the drop off area and adjacent parking stalls to create safer access.
8 Options included elimination of the parking stalls immediately adjacent to the drop off
area and/or creating one-way traffic through the drop off area.

10 Chairperson Peters inquired as to the possibility of using the existing gravel area
to the north of the fire station for additional parking. Mr. Tippetts stated that the graveled
12 area will not be counted toward parking requirements, as there are not currently plans to
asphalt that area. Mayor Dain explained that future expansion plans will include the
14 gravel area, and that it would not be reasonable to go to the expense of installing asphalt
which is expected to be removed in the future if parking requirements can be met using
other areas.

16 Mr. Tippetts went on to present concept drawings showing potential future
expansion of recreation facilities. He explained that the drawings are conceptual in
18 nature, but show that there is adequate space available to accommodate future facilities,
including a double wide gymnasium, a lobby area, a child care area, offices, changing
20 rooms, a fitness area, racquetball courts, and upper level walking track (at 11 laps per
mile), an exercise studio and a climbing wall. Total future expansion of up to 80,000
22 square feet could be accommodated on the site. Mr. Tippetts discussed design of the
facility which would maintain views of the mountains to the east and in relation to the
24 grade change to the east.

26 Chairperson Peters suggested that the Flow Rider, currently planned as an
alternate feature for the pool if allowed by budget constraints, be relocated on the site
plan to an area closer to the lap pool to allow that feature to be enclosed during future
28 expansion projects. Mr. Tippetts stated that locating the Flow Rider inside is not an ideal
situation for the use, as the humidity and chemical content of the space can be
30 problematic in enclosed structures. Commissioner Anderson agreed that locating the
Flow Rider closer to future recreation facilities would seem to make more sense whether
32 or not the feature is enclosed or not.

34 Chairperson Peters expressed concern regarding the proposed size of the
competition lap pool. He noted that typically, competitive swimming events use 25
36 meter, 8 lane pools. The pool proposed for this facility is a 6 lane, 25 yard pool. Mr.
Tippetts observed that the size of the pool was based on economics, and that if additional
funding is available, it would be theoretically possible to increase the size of the pool.
38 Chairperson Peters suggested that the Flow Rider feature be dropped from consideration
in order to create the revenue necessary to increase the size of the lap pool. Mr. Tippetts
40 explained that competition lap pools typically generate an expense rather than a revenue
source to offset operating costs, and that recreational features, such as the Flow Rider, are
42 revenue generating. He agreed that while additional lanes in the lap pool may be ideal,
the design of the six lane pool is adequate to accommodate most competitive swimming
44 events.

46 Mayor Dain suggested that the size of the lap pool be reconsidered after bids are
received if it appears that funding to expand the competition pool may be available. Mr.

2 Tippetts noted that in addition to funding, ordering components to complete the facility in
a timely manner is also critical. He explained that any delay in ordering components of
the lap pool may delay opening of the facility in 2009.

4 Councilmember Bayless observed that while she is a supporter of competitive
swimming programs, it is likely that the Flow Rider will serve a wider segment of the
6 population that an additional two lanes in the lap pool. Mr. Tippetts noted that the lap
pool as proposed will also accommodate additional programs, such as water aerobics and
8 swim lessons.

10 Commissioner Call inquired as to the size of competition pools in neighboring
communities. Chairperson Peters noted that competition pools in Pleasant Grove and
American Fork are full size competition pools. Commissioner Call observed that with
12 two full size competition pools in the area, it may not be necessary for Lindon to provide
an 8 lane pool for competitions. Mr. Tippetts agreed that it may be difficult to sustain an
14 additional 8 lane pool in the immediate area. He noted that the design of the Lindon pool
allows both outside lanes to be used for competition. He also noted that most local
16 competitive programs use 25 yard rather than 25 meter pools.

18 Mr. Tippetts went on to review proposed elevations for the aquatics facility
building. The proposed elevations will use two toned block material, as well as stucco
elements. The design of the facility is intended to reflect elements found in the City
20 Center building, and create a common, consistent look throughout City facilities in the
area.

22 Mr. Cowie noted that a large amount of excavated material is expected during
construction of the pool. He suggested that the City consider relocating the excavated
24 material to the area on the northwest end of the site. He noted that relocating the
excavated material would create additional green space, and would eliminate the cost of
26 removing the excavated material to another location. There was general agreement that it
would be acceptable to relocate excavated materials on the site.

28 Chairperson Peters called for a motion and recommendation from the Planning
Commission.

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32 COMMISSIONER BEAN MOVED TO APPROVE THE LINDON CITY
AQUATICS CENTER SITE PLAN AND RECOMMEND APPROVAL TO THE CITY
COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

- 34 1. THAT THE DROP OFF LANE IN FRONT OF THE POOL BUILDING BE
REVIEWED FOR SAFETY, AND THAT WIDENING OF THE DROP OFF
36 AREA BY A MINIMUM OF 12 FEET OR REMOVAL OF ONE ROW OF
PARKING ADJACENT TO THE DROP OFF LANE BE SHOWN IN THE
38 NEXT ITERATION OF THE SITE PLAN.
- 40 2. THAT CONSIDERATION BE GIVEN TO WIDENING OF THE LAP POOL
TO EIGHT LANES IF ALLOWED BY BUDGET CONSTRAINTS.

42 COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

44 COMMISSIONER ANDERSON	AYE
COMMISSIONER BEAN	AYE
COMMISSIONER CALL	AYE
46 COMMISSIONER JOHNSON	NAY

COMMISSIONER MILLER AYE
2 CHAIRPERSON PETERS AYE
THE MOTION CARRIED (5-1) WITH ONE ABSENT.

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6 Commissioner Johnson explained that he voted against the recommendation to approve based on concern that specific elements of this site plan may not be approved if this were a commercial development.

8 Mayor Dain noted that in hindsight, it has become apparent that a member of the Planning Commission should have been included on the design committee for the aquatics facility. He apologized that Commissioners were not kept more informed as the design process moved forward.

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12 The City Council discussed specific recommendations made by the Planning Commission, including expansion of the drop off lane to a minimum of 36 feet. Councilmember Anthony observed that if the parking stalls adjacent to the drop off lane are eliminated and there is no traffic backing into the drop off area, it will not be necessary to increase the width of the drop off lane. Mr. Tippets observed that it will be necessary to either remove the stalls backing into the drop off area, or increase the width of the drop off area.

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16 Councilmember Anthony observed that it will also be necessary to create a pedestrian walkway from the trail to the bike parking area to eliminate the need for bikes to traverse the grass area to park bikes.

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20 Councilmember Anthony noted that he has no concerns with increasing the lap pool to eight lanes if the budget will allow the increased size. Councilmember Bayless noted that the Myrtha pool system has been ordered based on the six lane pool, and that a change to the size of the pool may cause significant delays. Mr. Tippets reiterated that the pool design allows for use of all six lanes for competitive events.

22 Mayor Dain called for a motion from the City Council.

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28 COUNCILMEMBER ANTHONY MOVED TO APPROVE THE LINDON AQUATICS CENTER SITE PLAN WITH THE FOLLOWING CONDITIONS:

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32 1. THAT THE DROP OFF LANE BE REVIEWED BY THE CITY ENGINEER, AND THAT PARKING STALLS BACKING INTO THE DROP OFF LANE BE ELIMINATED, OR THE DROP OFF AREA BE INCREASED TO A 36 FOOT WIDTH IF STALLS BACKING INTO THE DROP OFF LANE ARE LEFT IN PLACE.
- 34
36 2. THAT THE CITY ACCEPT THE CURRENT PLAN FOR A SIX LANE 25 YARD LAP POOL WITH CONSIDERATION TO THE DESIGN AND USABILTIY OF THE TWO OUTSIDE LANES, THE TIMELINE FOR COMPLETION OF THE POOL, AND PRACTICAL AND BUDGETARY LIMITATIONS FOR DESIGN OF THE LAP POOL.

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40 COUNCILMEMBER BAYLESS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42 COUNCILMEMBER ANTHONY AYE
44 COUNCILMEMBER BATH AYE
COUNCILMEMBER BAYLESS AYE
46 COUNCILMEMBER HATCH AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

2

ADJOURN –

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COUNCILMEMBER BATH MOVED TO ADJOURN THE MEETING AT 7:20 P.M. COUNCILMEMBER ANTHONY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – City Council – July 15, 2008

Approved – Planning Commission – July 9, 2008

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James A. Dain, Mayor

Jim Peters, Chairperson

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Debra Cullimore, City Recorder

Adam Cowie, Planning Director

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