

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **May 11, 2010** in the Lindon City Center, City Council Chambers, 100 North State Street,
4 Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Angie Neuwirth

7 Pledge of Allegiance: Gary Godfrey

8 **PRESENT**

ABSENT

9 Gary Godfrey, Chairperson

Matt Bean, Commissioner

10 Ron Anderson, Commissioner

Chris Burton, Commissioner

11 Sharon Call, Commissioner

12 Mark Johnson, Commissioner

13 Angie Neuwirth, Commissioner

14 Adam Cowie, Planning Director

15 Woodworth Mataele, Assistant Planner

16 Debra Cullimore, City Recorder

17 The meeting was called to order at 7:00 p.m.

18 **APPROVAL OF MINUTES** – The minutes of the meeting of April 13, 2010 were
19 reviewed.

20 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF
21 THE MEETING OF APRIL 13, 2010. COMMISSIONER CALL SECONDED THE
22 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

23 **PUBLIC COMMENT** –

24 Chairperson Godfrey called for comments from any audience member present
25 who wished to address an issue not listed as an agenda item. There was no public
26 comment.

27 **CURRENT BUSINESS** –

- 28
- 29 1. **Plat Amendment** – *Canberra Hills II Subdivision Plat A – 30 South 1200 East &*
30 *1284 East 10 South.* This is a request by Phil Call for approval of a Plat
31 Amendment. The applicant is proposing to adjust a portion of the shared property
32 line for lot 8 and lot 40 of the Canberra Hills Subdivision located in the R1-12
33 zone. The proposed change still maintains the required lot size and setbacks by
34 City Code. Recommendations from the Planning Commission will be forwarded
35 to the City Council for final action.

36 Philip Call was present as the representative for this application. Mr. Mataele
37 explained that this is a request for a plat amendment affecting the shared property line of

lot 8 and lot 40 of the Canberra Hills Subdivision located in the R1-12 zone. This request would amend Canberra Hills Plat A, Lot #8 and Canberra Hills Plat B, Lot #40, and would be recorded as Canberra Hills II, Plat A, Lot #8 and Lot #40. Mr. Mataele noted that the City Council has final approval authority for this application. He stated that staff has no significant concerns with this request. Mr. Mataele presented photographs of the site, including the property which would be included in Mr. Call's lot if this plat amendment is approved.

Commissioner Anderson inquired as to why the retaining wall on the lot adjacent to the Call lot is set back so far from the property line. Mr. Call explained that the retaining wall is part of a swimming pool structure, and that he has been maintaining the area between the retaining wall and the property line for some time. He has offered to purchase the property from the adjacent property owner and amend the plat, and the adjacent property owner has agreed pending approval of this plat amendment. Commissioner Anderson observed that there is no access to the subject property from the adjacent lot, and that it appears to be maintained as part of the Call property. He felt that the plat amendment was reasonable.

Commissioner Neuwirth inquired as to whether required setbacks would be maintained for both properties if the plat is amended. Mr. Mataele stated that both lots would retain required square footage and setbacks for the zone.

Commissioner Neuwirth noted that the adjacent property is for sale, with a sale pending. Mr. Call stated that the buyers have been provided with the amended plat layout, and are fully aware of this plat amendment request.

Chairperson Godfrey called for further comments or discussion from the Commission. Hearing none, he called for a motion.

COMMISSIONER CALL MOVED TO APPROVE THE CANBERRA HILLS II SUBDIVISION PLAT A PLAT AMENDMENT AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2. **Conditional Use Permit** – *The Blindman Inc. – 750 North 2800 West*. This is a request by Duane Howell with the Blindman Inc. for approval of a Conditional Use Permit for a window blind manufacturing company located in the MC (mixed commercial) Zone. The applicant is looking to relocate his operations from Springville to the former Barns Bullets building. The Lindon City Standard Land Use Table requires this type of land use in the MC zone to acquire a Conditional Use Permit.

Duane Howell was present as the representative for this application. Mr. Mataele explained that this is a request for a Conditional Use Permit for The Blindman Inc. for a window blind manufacturing, office, warehouse and retail showroom facility in the MC zone in the building formerly occupied by Barns Bullets. The Lindon City Standard Land Use Table requires a Conditional Use Permit for this proposed use in this zone.

Mr. Mataele explained that outdoor storage is not permitted for this use in this zone. The applicant is proposing the use of two outdoor storage containers in the parking area. There is some leeway for the Commission to allow the storage containers provided

2 they are located behind six foot sight obscuring fence. Mr. Mataele stated that staff has
3 reviewed the application thoroughly, and has no significant concerns. Parking on the site
4 is more than adequate to accommodate employees and customers. The applicant has
5 indicated that approximately 30 people will be employed at this location. Mr. Mataele
6 presented photographs of the site, as well as a drawing showing the interior layout of the
7 building. Mr. Howell outlined the location of storage, manufacturing, office and
8 showroom components of the business.

9 Mr. Howell stated that few if any alterations will be made to the building. He
10 explained that the business currently has separate locations for the manufacturing, storage
11 and retail components, and that it is his intent to close the multiple facilities and relocate
12 them all to this site.

13 Commissioner Anderson requested clarification on the proposed storage
14 containers. Mr. Howell stated that he currently uses one 40 foot container and one 20
15 foot container which he had planned to bring to this site. The Commission discussed the
16 layout of the parking area, and appropriate locations for the storage containers should
17 they be brought to the site. Commissioner Godfrey inquired as to the possibility of
18 moving the storage containers inside the large warehouse area. Mr. Howell stated that it
19 may be possible to move the containers indoors. Mr. Howell stated that the containers
20 are not critical to the operation, and that if an acceptable solution can not be found, he
21 will sell the containers and not bring them to the site.

22 Commissioner Call inquired as to the number of customers Mr. Howell expects at
23 the site. Mr. Howell explained that the majority of work will take place off-site, with
24 technicians visiting homes to measure windows and take orders. He observed that this is
25 a service oriented business with low foot traffic anticipated

26 The Commission went on to discuss the dust collection system and paint booth
27 ventilation system. Mr. Howell stated that the dust collection system is relatively small,
28 and will not run continuously. He stated that the ventilation system in the paint booth is
29 quiet, and that you can easily carry on a conversation in the room while the fan is
30 running. Chairperson Godfrey explained that the Commission is trying to make sure that
31 any potential problems are addressed in advance. He clarified that Conditional Use
32 Permits are reviewable upon complaint, and that if complaints are not adequately
33 addressed, the Permit may be subject to revocation.

34 The Commission briefly discussed signage with the applicant. Mr. Howell will
35 work with Mr. Cowie to obtain necessary signage approval prior to installing signage.

36 Commissioner Call stated that her only concern with this application is the
37 outdoor storage containers. Mr. Howell reiterated that he will eliminate the storage
38 containers if necessary. Following further discussion, the Commission felt that based on
39 Ordinance requirements, the outdoor storage containers could be allowed on the site if
40 they are located behind a six foot sight obscuring fence.

41 The Commission asked about requirements for a dumpster enclosure. Mr. Cowie
42 stated that a dumpster enclosure will not be required for this existing building. If the
43 applicant chooses to install a dumpster enclosure, the City requested that it be installed at
44 the rear of the facility.

45 Chairperson Godfrey called for any public comment on this application. There
46 was no public comment. He called for further comments or discussion from the
47 Commission. Hearing none, he called for a motion.

2 COMMISSIONER NEUWIRTH MOVED TO APPROVE THE BLINDMAN
INC. CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITION:

- 4 1. THAT IF THE OUTDOOR STORAGE CONTAINERS ARE USED THAT
THEY BE LOCATED BEHIND A SIX FOOT SIGHT OBSCURING FENCE
AT THE TIME THEY ARE BROUGHT TO THE SITE.

6 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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10 **NEW BUSINESS** – Reports by Commissioners

12 Commission Call asked for a report on the 2010/2011 budget process from
Councilmember Bayless, who was in the audience. Councilmember Bayless explained
14 that the Budget Committee began budget discussions several weeks ago. The City
Council accepted the Tentative Budget during the May 4, 2010 City Council Meeting.
16 The budget will be discussed in detail during a Work Session on May 18, 2010 and two
Public Hearings on June 1, 2010 and June 15, 2010. All budget discussions are open to
18 the public. The Council will consider details of the budget, including health and dental
insurance and 401k contributions for employees, as well as potential water and sewer rate
increases based on the CPI.

20 Commissioner Call also requested a report regarding UTOPIA activities.
Councilmember Bayless stated that UTOPIA issues are very complex. She suggested
22 that Commissioner Call discuss her questions and concerns with Councilmember
Carpenter who represents the City on the UTOPIA Board of Directors.

24 Commissioner Neuwirth inquired as to whether any layoffs of City staff are
anticipated during the coming fiscal year. Councilmember Bayless stated that staffing is
26 down significantly due to attrition, but that no layoffs are anticipated. She observed that
the existing staff has done an excellent job of doing the necessary work to compensate for
28 the vacant positions which are not being filled at this time.

30 **PLANNING DIRECTOR'S REPORT** –

32 Mr. Cowie reported that the City Council will consider a potential agreement
between the City and the Karl G. Maeser Preparatory Academy to lease the Community
34 Center from the City until their new facility is completed in the fall of 2010. The lease
agreement will not affect the CDBG Grant funding obtained to remodel the Senior
36 Citizens Center portion of the Community Center. Councilmember Bayless explained
that if the school is not able to maintain their enrollment numbers, construction of the
38 new facility will not be financially feasible. High School students will continue to attend
classes at the existing site located on State Street. Junior High students will attend
40 classes at the Community Center facility until the new school facility on 600 South is
completed.

42 The Commission went on to discuss the layout of the Community Center
facilities, which will included the Senior Citizens Center, classrooms, exercise
44 equipment, gymnasium facilities, and the chapel area which can be used for piano
recitals, etc. Mr. Cowie noted that the second floor will be sealed until an elevator can be
46 installed.

ADJOURN –

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CHAIRPERSON GODFREY MOVED TO ADJOURN THE MEETING AT 8:00 P.M. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – May 25, 2010

Gary Godfrey, Chairperson

Adam Cowie, Planning Director