

2 The Lindon City Planning Commission held a regularly scheduled meeting on
3 **Wednesday, July 22, 2009** beginning at 7:00 p.m. in the Lindon City Center, City
4 Council Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Sharon Call

7 Pledge of Allegiance: Gary Godfrey

8 **PRESENT**

ABSENT

9 Gary Godfrey, Chairperson

Ron Anderson, Commissioner

10 Matt Bean, Commissioner

11 Christian Burton, Commissioner

12 Mark Johnson, Commissioner

13 Adam Cowie, Planning Director

14 Woodworth Mataele, Assistant Planner

15 Debra Cullimore, City Recorder

16 **APPROVAL OF MINUTES** – The minutes of the meeting of July 8, 2009 were
17 reviewed.

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19 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
20 THE MEETING OF JULY 8, 2009. COMMISSIONER BURTON SECONDED THE
21 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 **PUBLIC COMMENT** –

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

25 **CURRENT BUSINESS** –

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33 1. **Public Hearing** – *Minor Subdivision Amendment – Stableridge Subdivision Plat*
34 *C – 590 East 75 North and 91 North 640 East.* This is a request by Paul Magleby
35 for approval of a minor subdivision amendment. The applicant is proposing to
36 shift the shared property lien for lot #1 and #2 of Stableridge Plat A to the north,
37 increasing the area of lot #1. Mr. Magleby would be amending Stableridge Plat A
38 to create the revised lot #1 and #1 as Stableridge Plat C. Recommendations from
39 the Planning Commission will be forwarded to the City Council for final action.

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41 COMMISSIONER BURTON MOVED TO OPEN THE PUBLIC HEARING.
42 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
43 IN FAVOR. THE MOTION CARRIED.

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45 Mr. Cowie explained that this is a request by Paul Magleby. He noted that Mr.
46 Magleby was not present at the meeting. He stated that this is a minor request to amend a

subdivision plat on two lots, both of which are owned by Mr. Magleby. He stated that the request is to re-plat the subdivision, shifting the shared lot line of lot #1 and lot #2 of the Stableridge Plat A subdivision to the north to increase the setback for the existing home by approximately 25 feet. He explained that the new lots would meet all frontage and square footage requirements.

Chairperson Godfrey called for public comment. There was no public comment. He called for further comments or discussion from the Commission. Hearing none, he called for a motion.

COMMISSIONER BEAN MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

COMMISSIONER CALL MOVED TO APPROVE THE STABLERIDGE SUBDIVISION PLAT C PRELIMINARY PLAT AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2. **Conditional Use Permit** – *Hit Fitness and Conditioning – 909 West 500 North, Unit C*. This is a request by Jared Allred for approval of a Conditional Use Permit for a personal training facility. The applicant is proposing to operate an athletic training facility in the newly constructed Joyner Business Park building located in the LI (Light Industrial) zone. The current 'Lindon City Standard Land Use Table' requires any 'gymnasium, athletic club or other similar use' to acquire a Conditional Use Permit in the LI zone.

Troy Bolt was present as the representative for this application. Mr. Cowie explained that this is a request for a Conditional Use Permit, which is required for gymnasiums or health clubs in the LI zone. The facility is proposed in the new Joyner Business Park, Unit C located at 909 West 500 North. A common parking area is shared by all units in the development. Mr. Cowie presented the approved site plan, including Unit C, which this business will occupy.

Mr. Cowie stated that parking issues are the only staff concern. He explained that parking at the site is shared between all businesses, but there appears to be adequate parking to meet the needs of neighboring uses, as well as this proposed use. The applicants have indicated that a minimal amount of parking will be necessary during typical business hours, and that they anticipate the majority of their business to be in the early morning hours and evening hours.

Commissioner Bean asked if this is a new business, or an existing business relocating to this site. Mr. Bolt indicated that this is a new business. Commissioner Burton asked if any type of competitions or tournaments will be held at the facility. The applicant indicated that no competitions are anticipated, and that programs will include training for body builders and nutrition classes. Commissioner Call inquired as to how clientele are generated for the business. Mr. Bolt stated that trainers working at the facility have established clientele who will use the facility.

2 Chairperson Godfrey inquired as to what type of equipment will be on site. Mr.
Bolt indicated that equipment will consist of free weights, heavy bags, medicine balls,
4 and a small amount of electronic equipment, such as treadmills. He stated that the
facility will not be like a Gold's Gym type facility with a large number of members, but
6 will draw specialized, serious athletes for specific training. Commissioner Johnson asked
if the applicant expects that classes may expand beyond the anticipated number of 15
8 participants. Mr. Bolt stated that due to the nature of the training, larger classes are not
feasible.

10 Chairperson Godfrey noted this Conditional Use Permit is reviewable upon
complaint. He stated that if issues or complaints arise, the City will work with the
12 business owner to resolve the complaint. However, the Permit is revocable if issues are
unresolved. Mr. Bolt indicated that he understood the nature of the Conditional Use
Permit.

14 Chairperson Godfrey called for further comments or discussion. Hearing none, he
called or a motion.

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18 COMMISSIONER BURTON MOVED TO APPROVE THE HIT FITNESS
AND CONDITIONAL CONDITION USE PERMIT. COMMISSIONER BEAN
20 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

22 Mr. Magleby arrived at the meeting at this time. Chairperson Godfrey informed
Mr. Magleby that the Commission had reviewed and approved his application. Mr.
24 Cowie informed Mr. Magleby that the application would be reviewed by the City Council
on August 18, 2009 at 7:00 p.m.

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28 **NEW BUSINESS** – Reports by Commissioners

30 Commissioners had no items to report.

32 **PLANNING DIRECTOR'S REPORT** –

34 Mr. Cowie reported on the following items:

- 36 1. The City Council will hold an Open House to discuss the proposed property tax
increase on Tuesday, August 11th at 5:30 p.m. A previous Open House was held
38 on July 22nd. The Truth in Taxation Public Hearing will be held August 18 at
7:00 p.m.
- 40 2. Small staff packets will be mailed to Commissioners rather than being hand
delivered.
- 42 3. The City has been working with Wolf Mountain Products bark recycling to
resolve complaints received from neighboring business owners. The issues have
44 not been resolved satisfactorily, and the Conditional Use Permit may be referred
to the Planning Commission for review and possible revocation.
- 46 4. The August 12, 2009 Planning Commission Meeting will be cancelled due to lack
of agenda items and lack of a quorum for that meeting.

ADJOURN –

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COMMISSIONER BEAN MOVED TO ADJOURN THE MEETING AT 7:40
4 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – August 26, 2009

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Gary Godfrey, Chairperson

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Adam Cowie, Planning Director