

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 11, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson
6 Invocation: Sharon Call, Commissioner
7 Pledge of Allegiance: Angie Neuwirth, Commissioner

8 **PRESENT**

9 Matt Bean, Chairperson
10 Ron Anderson, Commissioner
11 Chris Burton, Commissioner
12 Sharon Call, Commissioner
13 Angie Neuwirth, Commissioner
14 Del Ray Gunnell, Commissioner
15 Adam Cowie, Planning Director
16 Kathryn Moosman, City Recorder

8 **ABSENT**

9 Carolyn Lundberg, Commissioner

17 The meeting was called to order at 7:05 p.m.

19 **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 27,
20 2011 were reviewed.

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23 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE
24 REGULAR MEETING OF SEPTEMBER 27, 2011 AS CORRECTED OR AMENDED.
25 COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT
26 VOTED IN FAVOR. THE MOTION CARRIED.

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28 **PUBLIC COMMENT** –

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31 Chairperson Bean called for comments from any audience member who wished to
32 address any issue not listed as an agenda item. There was no public comment.

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34 **CURRENT BUSINESS** –

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36 1. **Amended Site: Nicholson Construction** – 150 N. Geneva Road– This is a City
37 request by Brian Jacobson with Nicholson Construction for approval of an
38 amended site plan to complete an addition to an existing building in the LI (Light
39 Industrial) zone. Per LLC 17.17.130, any addition that exceeds 30% of the
40 existing buildings square footage, the site shall be brought into substantial
41 compliance with all current city codes and ordinances. The commission will
42 discuss all pertinent requirements triggered by this proposal.

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44 This item was not discussed as the applicant withdrew the application prior to the
45 meeting. Staff gave a brief overview of the issues involved on the site, then Chairman
46 Bean suggested the commission move onto the next agenda item.

2 Section 17.18 "Off Street Parking". Recommendations from the Planning
Commission will be made to the City Council for final approval.

4 Mr. Cowie began by stating that the off street parking ordinance is included in
the packets, and further noted that the underlined sections are changes made and
6 strikeouts are sections removed, and the highlighted areas are minor changes made since
the last meeting. Mr. Cowie went through some photos showing landscape strips and
8 parking throughout the city. Mr. Cowie then questioned the commission if sidewalks
should be included with the parking lot when determining if landscaping adjacent to the
10 walk should be counted towards interior landscaping. The commission was in agreement
that a sidewalk would be part of the parking lot and adjacent landscaping should be
12 acceptable as interior landscaping. He also noted that the way the ordinance is currently
written 40 square feet of landscaping is required for every space. Mr. Cowie then
14 showed photos of businesses in Lindon and their parking landscaping.

16 Commissioner Call inquired about interior landscaping and if the parking could
be reduced by 20%. Mr. Cowie stated that it applies for existing parking lots, not for new
businesses. Mr. Cowie stated that one example that may come up is AmBank, where the
18 required number of parking spaces, based on their building expansion, may not be able to
fit on that site; but this would allow them to put in some landscaping that would meet the
20 ordinance and still be able to reduce the number of parking spaces.

22 Mr. Cowie then stated that what staff is hoping for in the industrial zones or
commercial zones or in a non-residential use in a residential zone, that we don't have
something that looks like the Kmart parking lot in Orem with only a 10 ft landscape strip
24 and no other landscaping. If approved, the ordinance change would allow any perimeter
landscaping that is 4 feet wider than the required perimeter landscaping to count toward
26 the interior parking landscape requirements. Mr. Cowie stated that screening around a
parking lot requires a 6 ft. fence. He further stated that the ordinance says that
28 commercial and industrial zones requires a 7 ft. fence if adjacent to a residential use. He
then asked the commission if the 6 ft. fence was sufficient or if they wanted to make it
30 consistent with other zones and have a required 7 ft. fence screening the parking lot. The
Commission was in agreement that a 6 ft. fence would be sufficient. Mr. Cowie then
32 went over some additional changes and clarifications regarding landscaping and also
went through a few more photos of industrial buildings etc. Mr. Cowie then inquired if
34 there were any other questions or comments.

36 Mr. Cowie noted the two biggest changes were as follows:

- 38 1. One tree for every 10 spaces now required within interior landscaped areas.
40 2. Interior landscaping now required in all zones, including industrial zones.

42 Chairperson Bean asked if there were any further discussion or any public
comment. Being none he called for a motion.

44 COMMISSIONER CALL MOVED TO APPROVE THE ORDINANCE
46 CHANGES TO LCC SECTION 17.18 "OFF STREET PARKING" AND
RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER BURTON

2 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
3 CARRIED.

4 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC
5 HEARING. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL
6 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 **NEW BUSINESS** – Reports by Commissioners

10 Chairperson Bean asked if there were any reports from the Commission.
11 Commissioner Call inquired about the Pull and Save Concept Plan that came before
12 the Commission at the last meeting. She also inquired if staff had received the
13 information on the applicants Conditional Use Permit from West Valley City,
14 regarding the wetlands, screened fencing, and the stacking of materials etc. Mr.
15 Cowie stated that he did contact the Planning Director from West Valley City, and also
16 stated that the applicant did not receive a favorable response from the City Council
17 and has not submitted an application with Lindon City.

18 Commissioner Anderson also questioned the Pull and Save Concept review
19 and Mike Dunn’s property. Mr. Cowie stated that Mike Dunn has a temporary site
20 plan and is required to restore the landscaping at his property; he also has an additional
21 temporary site plan for 18 months for the storage of equipment. Mr. Cowie added
22 that Mr. Dunn also has a Conditional Use Permit for his rock crushing business and he
23 is making progress at the property. Commissioner Gunnell asked what the height of
24 the power plant addition will be. Mr. Cowie replied that they will be compacting the
25 sub soils with the soil stock piles that are currently in place; then the soil will be
26 removed so it will actually be the same level as the current power plant. He also
27 noted that technically the power plant is in the town of Vineyard.

28 Chairperson Bean then asked if there were any other new business. Being
29 none he moved on to the next item.

30 **PLANNING DIRECTOR’S REPORT** –

31 Mr. Cowie reported on City Council updates as follows:

- 32 ● Pull and Save Concept Review.
- 33 ● Grant was received for \$100,000 to go towards the trail project.
- 34 ● Meet the Candidate Night for the General Election will be held on
35 October 20, 2011 at 6:00 pm at the Community Center.
- 36 ● City Council went through the General Plan at the last meeting.
- 37 ● Toby Bath came to the open session of the last City Council meeting
38 to talk to the Council about investigating detached accessory
39 apartments, which are currently not approved; and that potential is
40 being evaluated and may be considered and would have to come
41 through as an ordinance change.
- 42 ● The Central Utah Water Conservancy District will be in attendance at
43 the next City Council meeting to discuss the North Shore Aqueduct
44 Project and are requesting approval for a Conditional Use Permit. They
45 will be in attendance at the next City Council meeting to discuss the North Shore Aqueduct
46 Project and are requesting approval for a Conditional Use Permit. They

2 are looking at pumping large amounts of water to the west side of the
valley, and are looking at property on 2000 west in Lindon. This item
will not be coming to the Planning Commission.

- 4 • The November 8th meeting is cancelled because of election night.
November 22nd meeting is near Thanksgiving; four (4) commissioners
6 are required to hold a meeting. Four commissioners confirmed they
would be in attendance.

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Chairperson Bean asked if there was any other new business. Being none he
10 called for a motion to adjourn.

12 **ADJOURN** –

14 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING
AT 8:35 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL
16 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – October 25, 2011

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Matt Bean, Chairperson

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Adam Cowie, Planning Director