

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **April 8, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 **PRESENT**

Sharon Call, Chairperson
14 Ron Anderson, Commissioner
Rob Kallas, Commissioner
16 Mike Marchbanks, Commissioner
Bob Wily, Commissioner
18 Hugh Van Wagenen, Planning Director
Jordan Cullimore, Associate Planner
20 Kathryn Moosman, City Recorder

ABSENT

Del Ray Gunnell, Commissioner

22 **Special Attendee:**

Matt Bean, Councilmember

24

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

26

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 25,
28 2014 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MARCH 25, 2014 AS AMENDED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

34

3. **PUBLIC COMMENT** –

36

Chairperson Call called for comments from any audience member who wished to
38 address any issue not listed as an agenda item. There were no public comments.

40 **CURRENT BUSINESS** –

42 4. **Site Plan** – *KBR Interstate Grating, 1820 West 200 South*. Interstate Grating requests
site plan approval for a 2,687 square foot addition to an existing building in the Light
44 Industrial (LI) Zone. The applicant also requests approval for a new 15,377 square
foot building on the site. The new building will be the third building on the 6.6 acre
46 property.

2 Mr. Van Wagenen opened the discussion by explaining this is a request for site
plan approval for a 2,687 square foot addition to an existing building in the Light
4 Industrial (LI) Zone. He noted that the applicant also requests approval for a new 15,377
square foot building on the site. Mr. Van Wagenen added that the new building will be
the third building on the 6.6 acre property.

6 Mr. Van Wagenen gave a brief summary and stating that Buck Robinson,
representing Interstate Grating, is in attendance to address the Commission. Mr. Van
8 Wagenen stated that the Interstate Gratings is located in the light industrial zone. He
noted that the applicant was before the Commission in 2007 and built a large addition to
10 the existing building at that time. He further noted that in 2012 Interstate Gratings
applied for another permit to complete another addition (including a breakroom). He
12 noted that the parking requirements will be met for the new addition. He added that they
are back now requesting site plan approval for another addition. Mr. Van Wagenen then
14 showed photos depicting the site layout and location.

16 Mr. Van Wagenen then referenced the architectural design of the proposed
building. He stated that the entire break room addition will be split faced block with one
line of red trim above the windows, which will match the existing office building to the
18 west. He further noted that the new building is a steel structure with split faced masonry
block covering the majority of three sides of the building.

20 Mr. Van Wagenen added that the block is to be painted light grey and medium
grey in order to match the existing building. Mr. Van Wagenen went on to say that on
22 this building there is not enough decorative block to meet the required 25% treatment,
however, he stated that the Commission may allow the required treatment to be
24 transferred to a different on-site structure. He noted that Mr. Robinson is proposing that
the remaining required treatment be considered to cover the new break room addition.

26 Mr. Van Wagenen then referenced Lindon City Code 17.49.070 as follows:
28

- 30 1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as
permitted in 17.40.070 (2)) shall be covered with brick, decorative block, stucco,
32 wood, or other similar materials as approved by the Planning Commission. Colored
pre-cast concrete or colored tilt-up buildings also meet the architectural treatment
34 requirement. (These architectural treatment standards are not applicable in the HI
zone).
 - 36 a. *With the consent of the property owner, the Planning Commission may allow
some or all of the required architectural treatment on a proposed building or
38 addition to be transferred to a pre-existing building or structure, or transferred to
one or more sides of a proposed structure, which may be more visible from a
public street.*

40 Said transfer of architectural treatment would need to improve the overall visual
42 character of the area in a greater manner than if the treatment is only applied to
the less visible building, addition, or side of the structure being considered. No net
44 loss of treatment should occur. When considering a transfer of the architectural
treatment, the Planning Commission should be conscious of visual site lines of
46 adjacent buildings and properties to determine if they would be negatively
impacted by a Planning Commission decision to allow transfer of the architectural
48 treatment on the proposed structures.

2 portion process on the utility bill. He noted that is flat rate and not usage based. Mr. Van
3 Wagenen explained the stormwater fees on the commercial side. He stated that all
4 businesses are required to detain stormwater and therefore all new buildings get a 50%
5 stormwater credit. Commissioner Kallas also mentioned the issue of deer in the orchards
6 and also in some residential areas of the city. Mr. Cullimore commented that he has
7 some information that he obtained from the Division of Wildlife Services when working
8 for Provo City that he will review and provide to the Commission regarding this issue.

9 Commissioner Wily inquired if there is any new information regarding the Taco
10 Bell site plan. Mr. Cullimore noted that the site plan for Taco Bell may be coming before
11 the Commission at the next meeting. Chairperson Call asked if there were any other
12 comments or discussion from the Commissioners. Hearing none she moved on to the
13 next agenda item.

14 **3. PLANNING DIRECTOR'S REPORT**–

15 Mr. Van Wagenen reported on the following items:

- 16 • NUCTS
 - 17 * Attendees report
- 18 • 700 North Work Session w/City Council
 - 19 * April 15th has been postponed
- 20 • Bike Tour of Salt Lake City
 - 21 * April 23rd 1:00 p.m. at Liberty Park
- 22 • Flag Lot Ordinance Discussion - Section 17.32.320 Flag Lots.
 - 23 * Direction to staff regarding citizen inquiries – There was some lengthy
24 discussion by the Commission and Staff regarding the topic of Flag Lots.
25

26
27 Chairperson Call called for any further comments. Hearing none she called for a
28 motion to adjourn.

29 **ADJOURN** –

30
31
32 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
33 MEETING AT 8:35 P.M. COMMISSIONER MARCHBANKS SECONDED THE
34 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.
35

36
37 Approved – April 22, 2014

38
39
40 _____
41 Sharon Call, Chairperson

42
43
44 _____
45 Hugh Van Wagenen, Planning Director