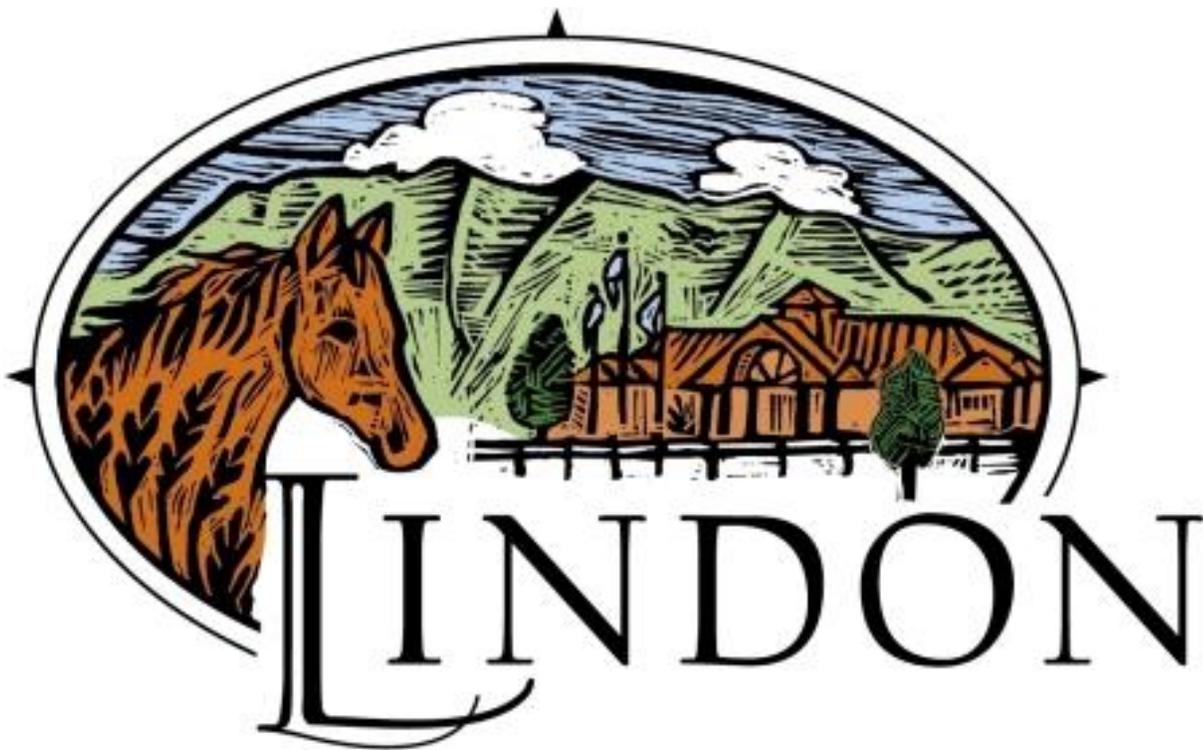


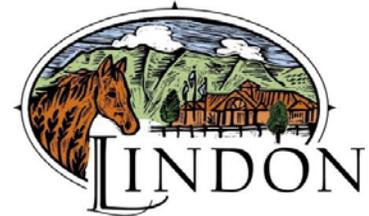
Lindon City Planning Commission Staff Report



April 8, 2014

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 8, 2014** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 P.M.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes from March 25, 2014**
3. **Public Comment**

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 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 property.

5. **New Business (Reports by Commissioners)**
6. **Planning Director Report**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

Posted By: Brittany Bell **Date:** April 4, 2014

Time: ~11:00 am **Place:** Lindon City Center, Lindon Public Works, Lindon Community Center



Scan or click here for link to download agenda & staff report materials.

*(Review times are estimates only.)
(30 minutes)*

Item I – Call to Order

April 8, 2014 Planning Commission meeting.

Roll Call:

Ron Anderson
Sharon Call
DelRay Gunnell
Rob Kallas
Mike Marchbanks
Bob Wily

Item 2 – Approval of Minutes

Planning Commission – Tuesday, March 25, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 25, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Del Ray Gunnell, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson
14 Ron Anderson, Commissioner
15 Del Ray Gunnell, Commissioner
16 Rob Kallas, Commissioner
17 Mike Marchbanks, Commissioner
18 Bob Wily, Commissioner
19 Hugh Van Wagenen, Planning Director
20 Jordan Cullimore, Associate Planner
21 Kathy Moosman, City Recorder
22 Brian Haws, City Attorney

- 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 11,
27 2014 were reviewed.

28
29 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF
30 THE REGULAR MEETING OF MARCH 11, 2014 AS AMENDED.
31 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
32 FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

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

38 **CURRENT BUSINESS** –

- 39
40 4. **Annual Review of Group Home Facility** – *Housing Authority of Utah County, 365*
41 *East 400 North.* This is a required annual review of a group home owned by the
42 Housing Authority of Utah County. The facility was approved to provide housing for
43 up to three physically disabled adults. No changes are proposed to the facility as
44 this is only a review of the current use to ensure conformance with City Code and
45 conditions of approval.
46

2 Mr. Van Wagenen opened the discussion by explaining this facility is owned by
the Housing Authority of Utah County and is located at 365 East 400 North (entrance to
4 Hollow Park). He noted that a CUP was approved granted for this facility in 2003 to
allow permanent residence of up to 3 physically disabled adults and their care takers. The
6 following conditions were imposed in 2003 were as follows:

- 6 1. The occupancy of the home be limited to three adult persons with disabilities.
- 8 2. That the park access in front of the home be painted red and signed for no
stopping or parking. *(It was determined in the 2006 review that this item had
10 not been completed, but would not be required unless parking along the
entrance road becomes a problem)*
- 12 3. That the number of parking spaces be reviewed upon complaint.

14 Mr. Van Wagenen stated that a copy of the minutes from the 2013 review has
been included in the staff report, of which there has been no changes and staff has no
concerns with the operation of the facility.

16 Chairperson Call then confirmed the following questions per current ordinances
with the Ms. Smith, the representative of the facility:

- 18 1. That the facility is only providing housing for those with disabilities and their
20 care takers. *Ms. Smith confirmed that statement.*
- 22 2. That the applicants have adequate insurance coverage for the facility / vehicles /
24 and liability coverage for third part individuals. *Ms. Smith will provide the
required insurance to the city.*
- 26 3. That no individuals currently housed in the facility pose a direct threat to others
28 safety within the group home or to the community in general. *Ms. Smith
confirmed that no individual housed at the facility poses a threat to others.*

30 Chairperson Call also asked about staffing levels at the facility to ensure proper
supervision & care for the tenants. Ms. Smith confirmed that there are two (2) staff at all
32 times during the day and one (1) staff member at graveyard shift.

34 Mr. Van Wagenen noted that no motion necessary unless there is a change in the
conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for
36 attending and for her work at the facility. Ms. Smith thanked the Commission for their
time and for their support over the years.

38 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she moved on to the next agenda item.

- 40 5. **Annual Review of Group Home Facility** – *Lindon Care & Training Center, 680*
42 *North State Street.* This is a required annual review of a group home for disabled
adults owned by RHA Community Services of Utah. The facility provides housing
44 for multiple tenants. No changes are proposed to the facility as this is only a review
of the current use to ensure conformance with City Code.

46 Mr. Van Wagenen opened the discussion by explaining that Christine
Christensen, Administrator of Lindon Care and Training Center, is in attendance to
48 address the Commission. Mr. Van Wagenen then gave a brief summary of this agenda
item. He explained this is the annual required review for group homes approved within

2 the City to determine that the facility is in compliance with the Conditional Use Permit
3 conditions and/or local ordinances regulating these types of facilities. This facility is
4 owned by RHA Community Services of Utah and is located at 680 North State Street.
5 The facility has been in existence for many years – we believe prior to any ordinance
6 regulating such businesses in Lindon. In 2006 the facility received final site plan approval
7 for a new office building on the property – and at that time they agreed to meet with the
8 City on an annual basis for the yearly reviews as required by the current ordinance.

9 Mr. Van Wagenen noted the facility houses disabled adults and provides and
10 coordinates job training opportunities for the tenants. During the 2009 annual review
11 meeting, there were some concerns about multiple emergency calls originating from the
12 facility for various medical and police services (over 500 incidents since 2001). There
13 were also concerns of other incidents that involved “missing person calls” that occur
14 because of the ability of some tenants to leave the site on their own.

15 Mr. Van Wagenen stated the Commission felt that the nature of the severity of the
16 issues warranted a follow-up review to make sure concerns were adequately addressed
17 and that the facility was in compliance with ordinance requirement. The facility manager
18 returned for a follow-up review on June 10, 2009. During this meeting, Chief Cullimore
19 reported that the emergency calls had dramatically decreased. The facility manager also
20 addressed the changes that were implemented to resolve some of the concerns during the
21 February annual review. Mr. Van Wagenen noted that both the Police Chief and the
22 Commission felt that the manager and her staff had gone above and beyond any
23 expectation to resolve the concerns that were discussed. Mr. Van Wagenen noted that the
24 copies of the minutes from the 2013 annual review have been included for your review.

25 Mr. Van Wagenen stated that Chief Cullimore is not in attendance but noted that
26 overall things going well at the facility. Brian Haws, City Attorney, was in attendance to
27 address the Commission. He noted that there are two residents at the facility needing
28 attention from the City. In both instances one was a gentleman (disabled) who was acting
29 out when he was frustrated. The City has been working with Lindon Care on these issues
30 and they have been very responsive to the City’s concerns. The police did go down a
31 couple of times to work with this individual and the situation is well in hand. Mr. Haws
32 stated that there is another individual from the facility that has shoplifted several times
33 from Walmart, and it would be best to move him to a new location, but there is a process
34 to go through to find a suitable location for this individual. Mr. Haw noted that the City
35 has the ability, through the legal system, to have additional state resources to assist him
36 and declare him incompetent and then the State Hospital will step in. He added that
37 Lindon Care has been very responsive with these issues.

38 Chairperson Call then confirm the following statements with the facility
39 representative as follows:

- 40 1. That the facility is only providing housing for those with disabilities and
41 their care takers; *Ms. Christensen confirmed there are 65 individuals*
42 *currently housed with 66 being capacity. The staff ratio is 1 to 8 as*
43 *required by the state. In the a.m. hours there will be around 25-30 and the*
44 *afternoon shift about 40 staff and the graveyard shift around 8.*
- 45 2. That the applicants have adequate insurance coverage for the facility /
46 vehicles / and liability coverage for third part individuals; *Ms. Christensen*
47 *confirmed she will provide a copy of the insurance to the City.*

- 2 3. That no individuals currently housed in the facility pose a direct threat to
3 others safety within the group home or to the community in general. *Ms.*
4 *Christensen stated that they generally do not pose a threat to others, of*
5 *which information Mr. Haws has already covered.*

6
7 Chairperson Call the mentioned the staffing levels at the facility to ensure that the
8 proper supervision and care for the tenants is in place. Ms. Christensen confirmed that
9 there is a 1 to 8 staffing ratio as required by state code. Mr. Van Wagenen mentioned
10 that no motion is necessary unless new conditions are imposed to bring the facility into
11 compliance with City Code.

12 There was then some general discussion by the Commission regarding this agenda
13 item. Following discussion Chairperson Call asked if there were any further questions or
14 comments. Hearing none she moved on to the next agenda item.

- 15 6. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*
16 *Residential Treatment Center – 200 North Anderson Lane.* This is a required annual
17 review of a juvenile group home approved for up to 16 youth not over the age of 18.
18 The facility provides housing and social activities for the youth and is located in the
19 HI zone. In December of 2013, the Planning Commission authorized an expansion of
20 the home, including a new addition, in order to accommodate 16 individuals (up from
21 12). This is a review of the current conditions of the facility to ensure conformance
22 with City Code.

23
24 Mr. Van Wagenen gave a brief summary of this agenda item. He explained this is
25 the annual required review for group homes approved within the City to determine that
26 the facility is in compliance with the Conditional Use Permit conditions and/or local
27 ordinances regulating these types of facilities. He noted this facility is owned by Heritage
28 Youth Services, and the facility has had several past owners. Mr. Van Wagenen went on
29 to say that in March of 2005 the current owners were issued a CUP for a juvenile group
30 home facility. The Conditional Use Permit was approved for housing up to 12 youth that
31 are not over the age of 18. Mr. Van Wagenen then referenced a list of revised conditions
32 which were imposed during annual reviews as follows:

- 33 1. Occupancy is limited to 12 youth.
34 2. No sex offenders reside at the home. (removed 2013)
35 3. No youth over the age of 18 reside at the home.
36 4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
37 5. No on-site schooling. Any on-site instruction must be an accessory use and not a primary
38 function of the facility. (updated 2009)
39 6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
40 7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the
41 Anderson residence). (completed 2007).
42 8. Supervision ratio shall be no less than one staff to six youth 24-hours per day. (removed
43 2013)
44 9. The site shall be open to visitation by police and city officials without notice.
45 10. Training shall be provided for employees and residents regarding the speed limit
46 requirements and illegal trespassing on the neighboring private property.
47 11. The CUP shall be reviewed annually or upon change of Program Directors.
48 12. That all other requirements and limits as per city ordinance are adhered to.

- 2 13. The Applicant shall not accept any residents into its facility who are in the custody of, or
under the supervision of, the State's Juvenile Justice Services. (added 2013)
- 4 14. The Applicant shall accept no residents into its facility who are designated as needing a
care continuum level higher than a Level Five as defined by the State's Protocols and
Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually).
6 (added 2013)
- 8 15. The Applicant shall adopt and implement policies and procedures for 24-hour awake
supervision of all residents. (added 2013)
- 10 16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
- 12 17. The Applicant shall adopt and implement policies and procedures for behavior
management consistent with those required by the Utah Administrative Code, R501-2-7,
so as to help ensure the safety of the residents and the protection of the community.
14 (added 2013)
- 16 18. The Applicant shall adopt and implement policies and procedures to ensure that all
potential residents, including referrals from the Utah Division of Family and Child
Services, are screened by Mental Health Professionals to ensure that the potential
resident's history, level of risk, and treatment plans are consistent with a Level Five
18 facility and that they do not pose or present an unreasonable risk to other residents or to
the community. (added 2013)
- 20 19. That the Applicant shall adopt and implement policies and procedures to hold youth
accountable for their behavior in the facility and while in the community and to provide a
22 safe environment for the residents in which to get help. Such policies and procedures
shall include provisions for the removal of a resident from the facility should their
24 psychological condition worsen or should they become ungovernable in their current
level of care. (added 2013).
- 26

28 Mr. Van Wagenen noted that in 2013, Heritage Youth Services worked with Brian
Haws, Attorney for Lindon City, to clarify what type of youth is accepted into the
facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above (which
30 added State and Administrative language) were added to replace conditions 2 and 8.
Also, in December 2013, Heritage Youth Services applied for and received approval of
32 an expansion of the nonconforming use of the Timpview RTC. The expansion consisted
of a remodel/addition of the existing home and an increase in residents from 12 to 16,
34 with one additional staff.

There were two conditions of approval as follows:

- 36 1. The septic tank upgrade have the capacity to accommodate the additional residents
and staff as proposed by the expansion;
- 38 2. Prior to occupancy of the new addition, the water issue be remediated that has been
flooding the Anderson Property. Plans for the remodel/addition are being finalized
40 now.

42 Lynn Loftin, facility representative, was in attendance to address the Commission
at this time. He noted that the only item that may have changed since the last review is
44 item number one. He noted that he came in and talked to the building official about
starting construction and noted the plans are ready but they now need fire suppression
46 plans. They hope to be breaking ground in the next couple of weeks but they are working
through those items.

48 Mr. Van Wagenen stated there has been no known citizen initiated complaints
about the facility have been received during the previous year. A copy of the minutes
50 from the 2013 review has been included for your review.

Chairperson Call then referenced the following questions for confirmation with the Mr. Loftin, the facility representative, as follows:

1. That the facility is only providing housing for those with disabilities and their care takers; *Mr. Loftin confirmed that statement (qualifies under group home). The ratio is 1 to 6, but they will be adding an additional staff member.*
2. That the applicants have adequate insurance coverage for the facility/vehicles/and liability coverage for third part individuals; *Mr. Loftin stated that he will provide all required proof of insurance to the City.*
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general. *Mr. Loftin confirmed that statement. He noted that if one of the individuals housed at the facility is a threat to others they will recommend that they be removed from the facility.*

There was then some general discussion regarding this agenda item including review of the attached police report. Chairperson Call thanked Mr. Loftin for the information and for his work in the community. Following discussion Chairperson Call asked if there were any further questions or comments. Hearing none she moved on to the next agenda item.

COMMISSIONER KALLAS MOVED TO APPROVE THE ANNUAL REVIEW OF THE TAMPVIEW RESIDENTIAL TREATMENT CENTER/HERITAGE YOUTH SERVICES WITH THE CONDITION OF THE CHANGE OF OCCUPANCY FROM 12 TO 16 INDIVIDUALS CONTIGENT UPON COMPLETION OF THE EXPANSION. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Conditional Use Permit** – *Utah Valley Peterbilt, 870 West 410 North.* Rob Green, on behalf of Utah Valley Peterbilt, requests approval to expand the present operation to include light motor vehicle repairs at the location indicated above in the Light Industrial (LI) zone. General vehicle repair is a conditionally permitted use in the LI zone.

Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item. He explained that Joel Memmott is in attendance representing Rob Green, on behalf of Utah Valley Peterbilt, is requesting approval of a conditional use permit to expand the present operation to include light commercial truck repairs at the location indicated above

2 in the Light Industrial (LI) zone. General vehicle repair is a conditionally permitted use in
the LI zone. Mr. Cullimore showed photos depicting the location of the facility.

4 Mr. Cullimore noted that the Utah State Code defines a conditional use as " a land
use that, because of its unique characteristics or potential impact on the municipality,
6 surrounding neighbors, or adjacent land uses, may not be compatible in some areas or
may be compatible only if certain conditions are required that mitigate or eliminate the
8 detrimental impacts." Section 10-9a-507 of the State Code requires municipalities to
grant a conditional use permit "if reasonable conditions are proposed, or can be imposed,
10 to mitigate the reasonably anticipated detrimental effects of the proposed use in
accordance with applicable standards." Once granted, a conditional use permit runs with
the land.

12 Mr. Cullimore explained that the State Code provides that a conditional use
permit application may be denied only if "the reasonably anticipated detrimental effects
14 of a proposed conditional use cannot be substantially mitigated by the proposal or the
imposition of reasonable conditions to achieve compliance with applicable standards."
16 Utah Code § 10-9a-507. He went on to say that Lindon City Code further provides that a
conditional use may be denied when "under circumstances of the particular case, the
18 proposed use will be detrimental to the health, safety, or general welfare of persons
residing or working in the vicinity, or injurious to property or improvements in the
20 vicinity, and there is no practical means available to the applicant to effectively mitigate
such detrimental effects;" or, "the applicant cannot or does not give the Planning
22 Commission reasonable assurance that conditions imposed incident to issuance of a
conditional use permit will be complied with."

- 24
- 26 • The business description/proposal and proposed floor plan are provided on the
following pages. The site is located in the Light Industrial (LI) Zone, and it is
directly adjacent to the R1-20 Single Family Residential Zone.
- 28 • An aerial view of the property indicates that the site currently has approximately
32 parking spaces for customers and employees.
- 30 • The proposed use will bring in two additional employees and, according to the
applicant, will have little impact on customer parking needs.
- 32 • Vehicles not being worked on will be stored in the alley east of the building (see
photo below).
- 34

36 Mr. Memmott addressed the Commission at this time. He noted that their use is a
small commercial truck parts and services supplier. He would like to have a supply of
38 smaller, fast moving parts on hand as well as two technician service areas to provide
diagnostics and small repairs to local customers. He added that larger, more consuming
40 repairs would be made at their main facility in Salt Lake City. Mr. Memmott stated that
they would potentially employ 2 technicians, and 6 others to handle parts sales and
warehousing duties, and hours of operation would be from 7 am to 6 pm Monday through
42 Friday. He noted that in addition to employee parking, they would have 2-4 trucks
(average) on the lot as customers bring and pick up their trucks for repair.

44 Mr. Memmott explained that this is a newer location for a mature, long
established business and they have had a parts distribution outlet in this location for a
46 year now. He noted they are expanding to include light service work to meet the needs of
Utah County customers. He added that there may be a slight increase in traffic as

2 additional customers visit the location for service work, and there will be no process
water discharge into the city sewer system from their work at this location.

4 Chairperson Call invited residents in attendance to address the Commission at this
time. There were several residents who addressed the Commission as follows:

6 **Mike Christensen:** Mr. Christensen mentioned a letter submitted by his wife to the City
regarding noise, lighting etc. associated with the facility.

8
10 **Chrystal Zen:** Ms. Zen noted that the other buildings in the area are the ones that cause
the major problems (loud air compressors etc.) She added that Peterbilt is actually not
12 very loud and they are very considerate of the neighbors, but they do have concerns if
this will bring more noise etc. into the area.

14 Chairperson Call commented that if conditions are placed and there are any issues
or complaints they can be brought back before the Commission to be reviewed. There
16 was then some additional general discussion by the Commission regarding this
Conditional Use Permit. Following discussion Chairperson Call asked if there were any
18 further questions or comments. Hearing none she called for a motion.

20 COMMISSIONER KALLAS MOVED TO APPROVE THE CONDITIONAL
USE PERMIT TO OPERATE COMMERCIAL TRUCK REPAIR SERVICE BAYS AT
22 870 WEST 410 NORTH WITH THE FOLLOWING CONDITIONS: 1. CONSTRUCT
AND MAINTAIN AN 8 FT. FENCE AS MEASURED FROM THE OPERATORS
24 SIDE FROM THE NORTH TO THE SOUTH ON THE EAST BOUNDARY WITHIN
45 DAYS OF APRIL 1, 2014 AND 2. NO OUTDOOR STORAGE OF VEHICLE
26 PARTS WILL BE PERMITTED AND 3. HOURS OF OPERATION WILL BE FROM
7:00 AM TO 6:00 PM AND 4. NO MAJOR OUTDOOR REPAIRS ALLOWED AND 5.
28 NO STREET PARKING OF SERVICE VEHICLES BEING SERVICED AND 6.
SERVICE MAY ONLY BE PERFORMED ON COMMERCIAL VEHICLES CLASS 5,
30 6, 7, AND 8. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE
COMMISSIONER ANDERSON AYE
34 COMMISSIONER GUNNELL AYE
COMMISSIONER MARCHBANKS AYE
36 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
38 THE MOTION CARRIED UNANIMOUSLY.

40 8. **Training** – *Planning Commission Rules and Procedures.* The Commission will
review the Planning Commission’s Rules and Procedures. No changes will be made
42 to the rules.

44 Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item.
He explained that this is agenda item is provided to review the Planning Commission’s
46 Rules and Procedures. He noted that no changes will be made to the rules, or motion is
needed on this item. He then referenced the rules and procedures followed by some
48 general discussion by the Commission.

Planning Commission – Typical Meeting Procedures

*Quorum of at least 4 members required to start meeting.

- Chair will ask someone to say prayer and pledge of allegiance.
- Make sure recorder is turned on.

1. Welcome...state the meeting date

2. Mention that meeting is recorded

3. Announce opening prayer and pledge of allegiance

4. Roll call – audible (Call to Order – Item 1)

a. State which commissioners are absent

5. Recognize special visitors

6. Approval of minutes (Item 2)

a. Call for motion and a second

7. Public comment (item 3) – opportunity for the public to address any items that are *not on the agenda*.

8. Agenda Items:

a. Announce agenda item and Invite applicant to come forward; write down contact information, use microphone

b. As required - Open a “Public Hearing” for ordinance changes, zoning and general plan changes – or as directed by staff

c. Ask Staff for presentation on the item

d. After staff presentation, ask applicant for any additional information

e. Ask for public comment on most items (public hearing=public comment required; other agenda items=public comment not required, but can be taken at discretion of chair)

f. After finishing public comment, allow applicant to rebut or address public comments received

g. Ask if commissioners have any questions of the applicant or on the item

h. *Close public hearing as required. (Motion & second to close public hearing)

i. Call for discussion among commissioners

j. Call for a motion when discussion is finished

k. Ask for any discussion on the motion

l. Ask for a ‘second’ on the motion

m. Call for the vote (...All in favor of the motion; any opposed)

i. At least 4 votes in favor required for motion to pass

ii. If motion fails, ask if there is another motion. If no other passing motion given, the item fails for lack of a motion and/or second on a motion (constitutes denial of application)

n. State the outcome of the vote (“The motion passes / fails”)

i. Allow commissioners who voted against motion to indicate reason for ‘no’ vote

o. Thank the applicant

p. *If not already done, close public hearing. (Motion & second to close public hearing)

9. New Business (questions, comments by commissioners)

10. Planning Directors report

2 11. Motion to Adjourn

4 Mr. Cullimore noted there are currently seven (7) Planning Commission positions,
which is a little higher than other cities but there are a lot of advantages to that.

6 Following discussion Chairperson Call asked if there were any further questions
or comments. Hearing none she moved on to the next agenda item.

8

9. **NEW BUSINESS** – Reports by Commissioners.

10

Chairperson Call called for any new business or reports from the Commissioners.

12

Chairperson Call mentioned that she noticed an article that Alpine City is putting out
publicity that their city will be enforcing illegal accessory apartments by July.

14

Chairperson Call asked if the City would consider this type of action. Mr. Van Wagenen
stated that staff has discussed this issue and they plan to re-emphasis the illegal accessory
apartments issues for safety reasons etc. Chairperson Call asked if there were any other

16

comments or discussion from the Commissioners. Hearing none she moved on to the
next agenda item.

18

20 10. **PLANNING DIRECTOR'S REPORT**–

Mr. Van Wagenen reported on the following items:

22

- NUCTS

- Tuesday, April 1, 11 am – 1:30 pm at MAG

24

- 700 North Work Session w/City Council

- April 15

26

- Bike Tour of Salt Lake City

- Date TBD, Late April

28

- Billboard Update

- CDA Alpine School District Update

30

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

32

34 **ADJOURN** –

36

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 9:50 P.M. COMMISSIONER WILY SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38

40

Approved – April 8, 2014

42

Sharon Call, Chairperson

44

46

Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan – Interstate Grating

KBR Construction

1820 West 200 South

Presenting Staff: *Hugh Van Wagenen*
Applicant: *Buck Robinson of KBR Construction*
Zoning Designation: *LI*

Summary

Interstate Grating requests site plan approval for a 2,687 square foot addition to an existing building in the Light Industrial (LI) zone. The applicant also requests approval for a new 14,310 square foot warehouse building on the site. The new building will be the third building on the 6.6 acre property.



Date: Last Saved: 4/4/2014 11:41 AM Location: C:\Users\John\Dropbox\RatherArchitects-Shored\West Ridge Break Rm. & Locker Rm Warehouse\West Ridge Rev D.Dc5

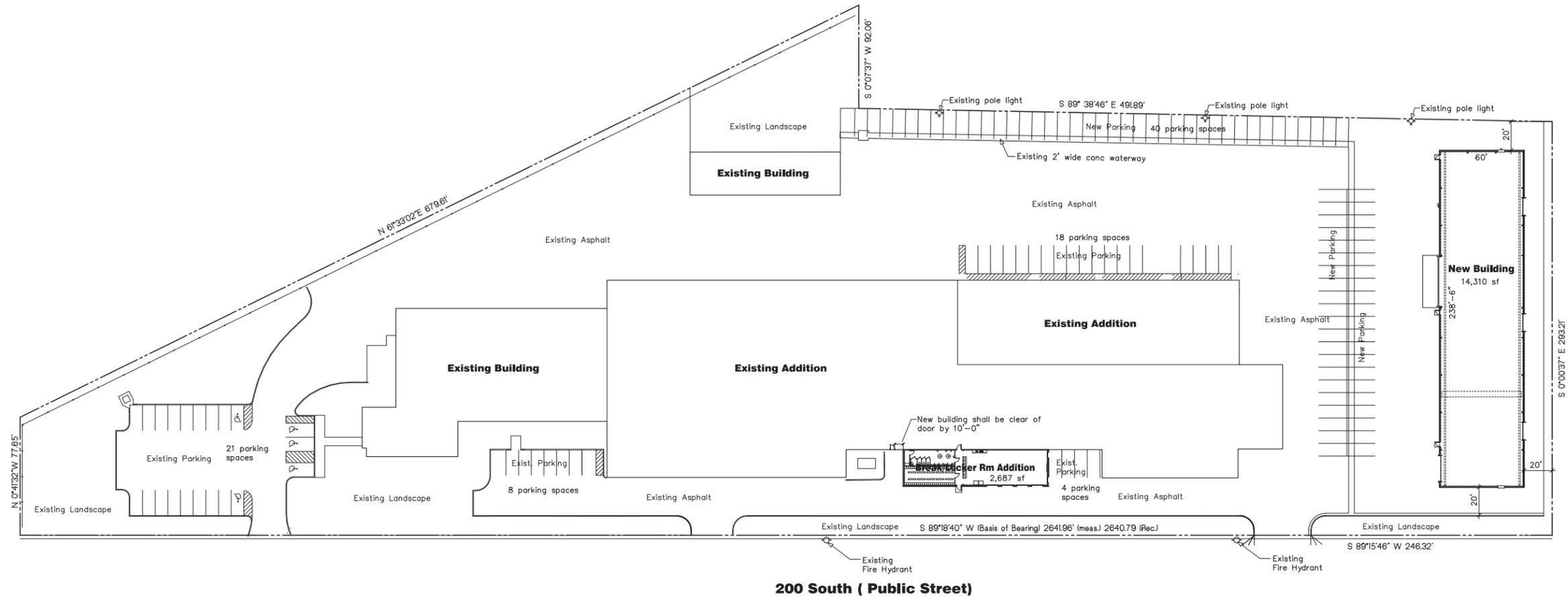
Parking Requirement Table

Type	S.F.	Spaces Required	Total
Office Area	4,126	1 space/350 sf	11.79
Manufacturing Area	63,790	1 space/750 sf	85.05
Warehouse Area	25,273	1 space/1000 sf	25.27
Break Room/Locker Rm Addition	2,687	1 space/1000 sf	2.67
Total Parking Spaces Required			125
Total Parking Spaces Provided			125

Land Use Table (On-Site)	
Total Property Area	287,315 Sq.Ft.
Landscape Area	63,790 Sq.Ft.
Asphalt/Conc. Area	139,990 Sq.Ft.
Natural Seed Area	16,752 Sq.Ft.
Gravel Area	4,770 Sq.Ft.
Building Area (Roof)	93,189 Sq.Ft.
Cell Tower Area	2,552 Sq.Ft.
Total Impervious	233,179 Sq.Ft.

The Break Room/Locker Room Addition does not add any employees to the project. We have considered the space added as the same as warehouse.

Impervious total includes roof and asphalt/conc. only



Site Layout

SCALE: 1" = 40'



<p>RA*ARC Rather Architecture Professional Corporation 4505 S Wasatch Blvd Suite 135 Salt Lake City, UT 84124 801.652.7171 nh@ratherarchitecture.com</p>	<p>KBR Construction, Inc. 866 South Main Pleasant Grove, UT 84062 Telephone (801) 701-0277 FAX (801) 701-0491</p>	<p>Project Number RA1115.38.348</p>	<p>Revisions</p> <ul style="list-style-type: none"> Original: 28 Jan 2014 Rev A: 31 Jan 2014 Rev B: 3 Mar 2014, Owner Changes Rev C: 7 Mar 2014, Hose bib and snow guards added Rev D: 12 Mar 2014, Lean-To detailed Rev E: 24 Mar 2014, Parking Modified Rev F: 4 Apr 2014, Fire Hydrants added 	<p>Project Name</p> <p>Warehouse</p> <p>1820 West 200 South Lindon, UT</p>	<p>Project Owner</p> <p>West Ridge Investments, LLC</p> <p>1820 West 200 South Lindon, UT</p>	<p>Sheet Title</p> <p>Site Plan</p>	<p>Sheet Number</p> <p>Sd.1</p>
		<p>Drawn By JDR</p>	<p>Checked By NHR</p>	<p>Project Start Date 28 Jan 2014</p>	<p>15 of 26 April 8, 2014</p>		

West Ridge Investments, LLC - Steel Fabrication Facility 2014

Addition

The proposed 2,687 square foot addition will be on the south side of the existing building, fronting 200 South. It will be a split faced block addition, as shown in the applicant's rendering submittals. The proposal exceeds the 25% architectural treatment for the zone. The break room will not be adding any additional occupancy to the building because it will be for existing employees on-site. All parking stalls that will be lost to the new addition will be replaced on-site.



Existing building from 200 South.



Proposed addition from 200 South.

New Warehouse

The new building will run north/south and be placed on the eastern side of the property and will house a large bridge crane in the 14,310 square feet. Concrete blocks will serve as the foundation trim and will match the existing trim elevations on the building to the west. This architectural treatment *does not* meet the 25% treatment requirement. The applicant is requesting that the remainder of the treatment be considered on the break room addition so that the overall requirement is met.



Existing site from 200 South.



Proposed new building from 200 South.



Proposed new building from 200 South.

Architectural Design

The entire break room addition will be split faced block with one line of red trim above the windows; this will match the existing office building to the west.

The new building is a steel structure with split faced masonry block covering the majority of three sides of the building. Please see proposed elevations. The block is to be painted light grey and medium grey in order to match the existing building. On this building there is not enough decorative block to meet the required 25% treatment. However, the Planning Commission may allow the required treatment to be transferred to a different on-site structure. *The applicant is proposing that the remaining required treatment be considered covered on the new break room addition.*

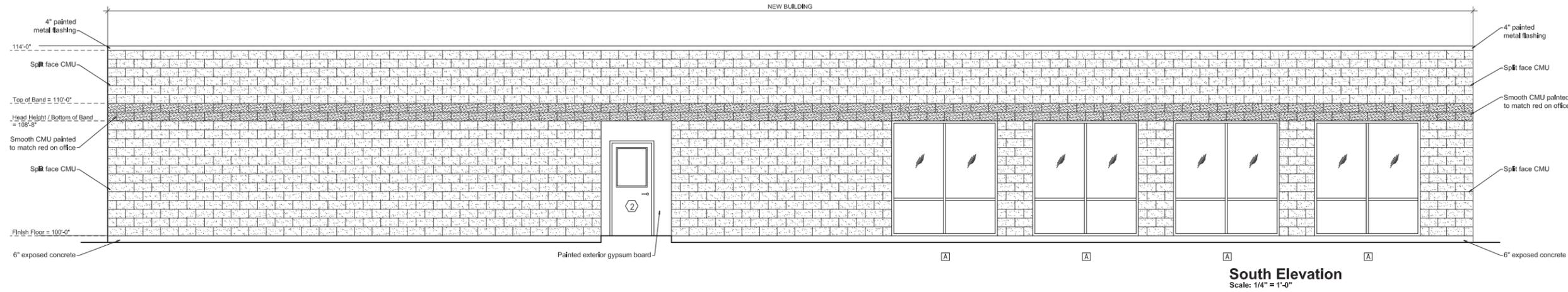
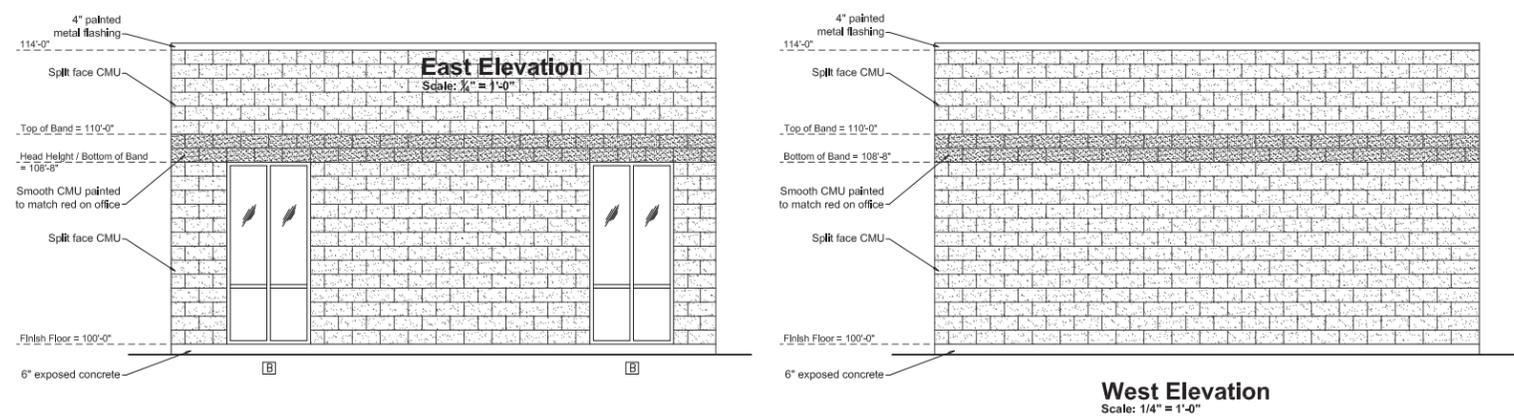
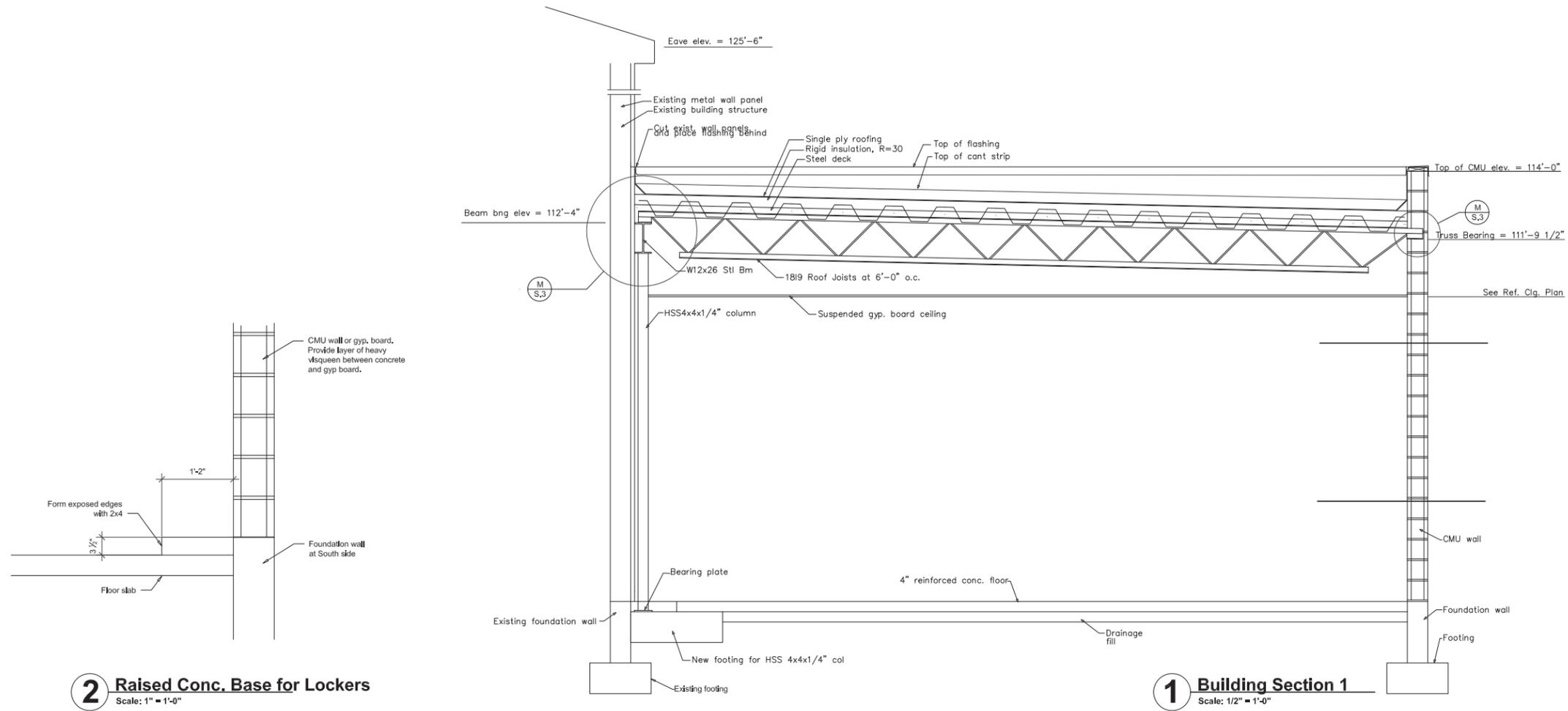
LCC 17.49.070 states:

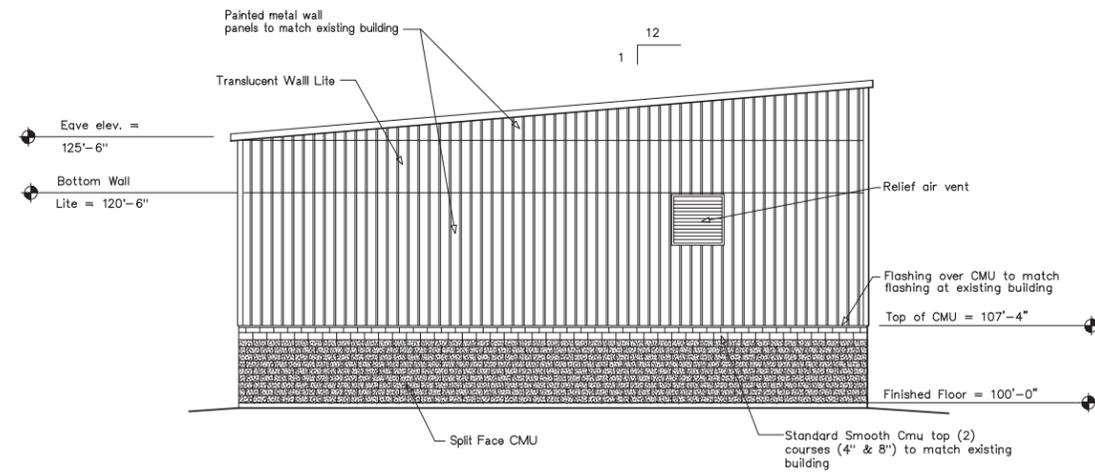
1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.40.070(2)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone).

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 addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure,*

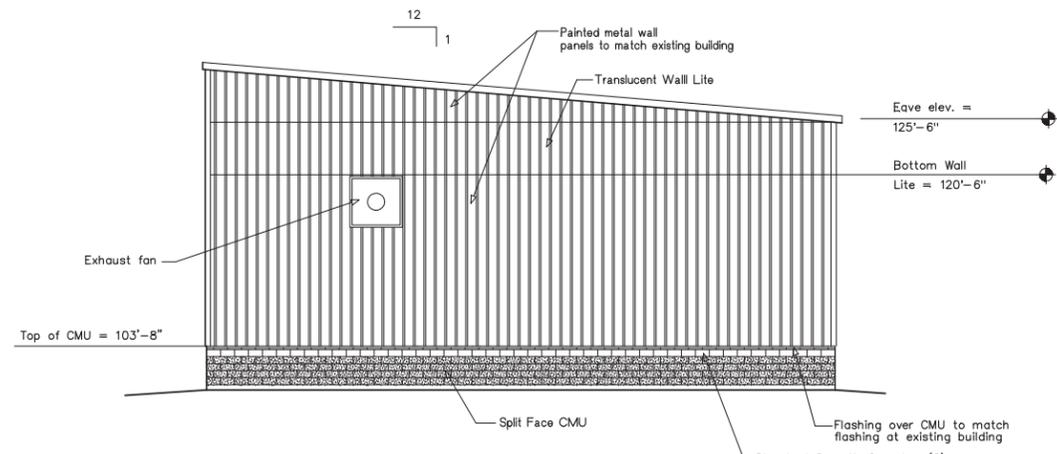
which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss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

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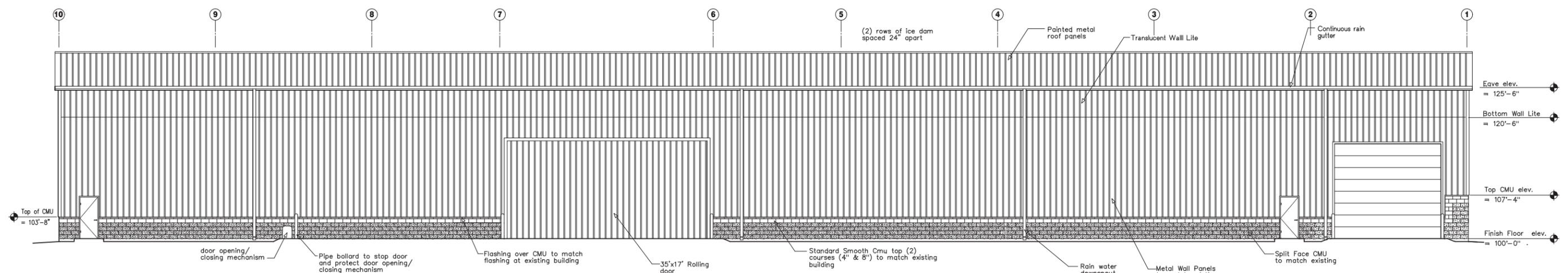


South Elevation
Scale: 1/8" = 1'-0"

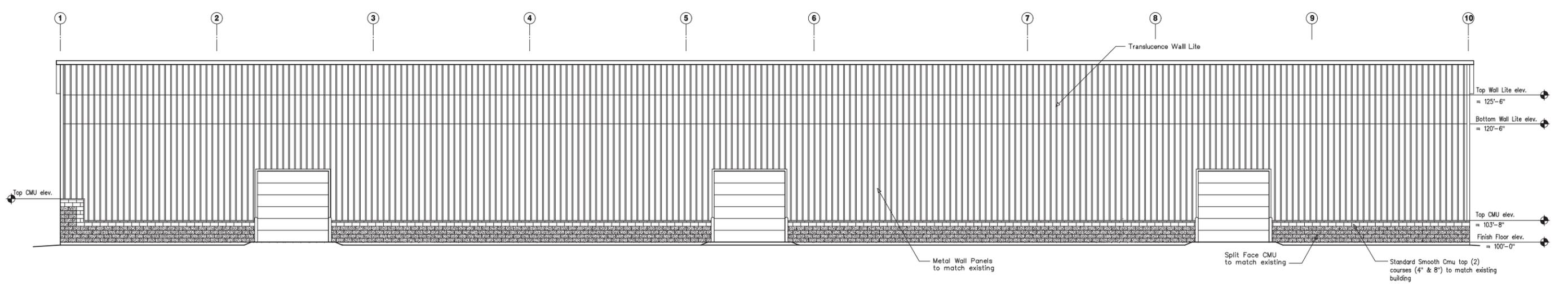


North Elevation
Scale: 1/8" = 1'-0"

- NOTE:
1. CMU shall match color and texture of CMU on existing building.
 2. Paint on CMU shall match color and finish as on existing building.
 3. Painted metal roof panels, painted wall panels and painted trims shall match finish and color of those on existing building.
 4. Down spouts and gutters shall match those on existing building.
 5. Door finishes shall match existing doors.
 6. Provide electric heat trace in all gutters.



West Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

Date: Last Saved: 3/12/2014 10:34 AM Location: C:\Users\John\Dropbox\Rather\Architects-Shered\West Ridge Warehouse\West Ridge Rev. D.Dwg

West Ridge Investments, LLC, Steel Fabrication Facility 2014

<p>RA*ARC Rather Architecture Professional Corporation 4505 S Wasatch Blvd Suite 135 Salt Lake City, UT 84124 801.652.7171 nh@ratherarchitecture.com</p>	<p>KBR Construction, Inc. 866 South Main Pleasant Grove, UT 84062 Telephone (801) 701-0277 FAX (801) 701-0491</p>	Project Number RA1115.38.348	Revisions Original: 28 Jan 2014 Rev A: 31 Jan 2014 Rev B: 3 Mar 2014, Owner Changes Rev C: 7 Mar 2014, Hose bib and snow guards added Rev D: 12 Mar 2014, Lean-To deleted	Project Name Warehouse 1620 West 200 South Lindon, UT	Project Owner West Ridge Investments, LLC 1620 West 200 South Lindon, UT	Sheet Title Elevations	Sheet Number A-201
		Drawn By JDR	Checked By NHR	Project Start Date 28 Jan 2014	Project Owner West Ridge Investments, LLC 1620 West 200 South Lindon, UT	Sheet Title Elevations	Sheet Number A-201

Parking and Interior Landscaping

Between the addition and new building, 17 new parking stalls are required and are provided totaling 125 stalls.

Interior landscaping requires 5,000 square feet (125 stalls x 40 square feet) which is adequately provided for outside of the park strip. (Total landscaped area outside of the park strip is approximately 46,041 square feet.) Two additional trees need to be planted for the 17 additional stalls required (one tree for every 10 stalls per 17.85.085(2)(c)). This is not shown on the site plan.

Two bicycle parking stalls need to be provided for within 50 feet of the main entrance to the office area per 17.18.120(1)(b). This is not shown on the site plan.

Motion: I move to (approve, deny, continue) the site plan request from Interstate Gratings for a 2,687 square foot addition and a 14,310 square foot new building with the following conditions (if any):

- 1. Two additional trees are planted in the interior landscaping as required by code.**
- 2. Two bicycle parking stalls are installed as required by code.**

Item 5: New Business (Planning Commissioners Reports)

Item 1 –Subject _____
Discussion

Item 2 - Subject _____
Discussion

Item 3 - Subject _____
Discussion

Item 6: Planning Director Report

- NUCTS
 - Attendees report
- 700 North Work Session w/City Council
 - April 15 **POSTPONED**
- Bike Tour of Salt Lake City
 - Date April 23, 1pm @ Liberty Park
- Flag Lot Ordinance Discussion
 - Direction to staff regarding citizen inquiries

Section 17.32.320 Flag lots

1. Purpose: Flag lots are intended to allow reasonable utilization of property that has sufficient acreage for development, but lacks the required street frontage. Flag lots may be considered on parcels where the extension of public streets cannot or should not be extended due to the disruption of sensitive lands and natural features, or potential of significant impacts to the surrounding neighborhood that would be caused by a public street. Although standard frontage requirements and public roadways are encouraged, the intent of this ordinance is to allow flag lots if the development is the most harmonious to the existing subdivision layout and/or is the least disruptive configuration for the neighborhood. Additionally, flag lots may be considered for properties that have topographic constraints, off lot configuration, constraints caused by the built environment, etc. for which access by a public road is not feasible. It is not the intent of this ordinance to promote flat lots in order to merely 'maximize' the number of potential lots within a subdivision or to alleviate subdividing hardships that are self imposed.

2. Flag lots are only permitted when one of the following two circumstances exist:

- a. At the time of application, development using standard public streets is not possible. The property has specific constraints that limit access, public street frontage, and/or construction of a standard public roadway. These abnormal constraints may be restrictive topography, constraints caused by built environment, irregular lot configuration, ownership limitations, environmental constraints such as wetlands, springs, ditches, or canals, etc.
- b. Development using standard public streets is possible, but not in the best interest of the public. In order to demonstrate that this circumstance exists, the applicant shall provide conceptual development plans showing the development with and without the proposed flag lot that demonstrates that each of the following characteristics is present;
 - a. The design of the flag lot is harmonious and compatible with the configuration of the overall subdivision / or neighborhood and will not adversely affect the living environment of the surrounding area;
 - b. Standard public street construction would cause disruption to the neighborhood in a significant physical or aesthetic manner, therefore making the flag lot access preferable to a public street.
 - c. Development of the flag lot will decrease public infrastructure while still providing in-fill development and efficient use of the land that is compatible with Lindon City development standards.

Adjourn

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'	January 2014	City Initiated	Mar. 11	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Zone Change: Old Town Square	Feb 1, 2012	Scott Larsen	Feb. 14, continued	Pending
<i>Request for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial).</i>				
Property Line Adjustment: LBA Rentals	Mar 12, 2012	Lois Bown-Atheling	N/A	N/A
<i>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 & 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
CUP: Utah Valley Peterbilt	March 2014	Joel Memmot	March 25	N/A
<i>Application to operate a commercial vehicle repair shop at 870 West 410 North in the LI zone.</i>				
Site Plan: Interstate Gratings New Building	March 2014	Buck Robinson	April 8	N/A
<i>Application to build a new building located at 1820 West 200 South.</i>				
Phased Subdivision: Highlands @ Bald Mountain	March 2014	Chad Clifford	N/A	N/A
<i>Application for Phase II of the Highlands @ Bald Mountain Subdivision. Because the entire subdivision was approved, this phase only requires staff approval.</i>				
<i>NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.</i>				
PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):				
<i>Stableridge Plat D (Vaughn Heath)</i>	<i>Highlands at Bald Mountain</i>		<i>Tim Clyde – R2 Project</i>	
<i>BMA / Old Station Sq – site plan Lots 11 & 12</i>	<i>AM Bank – site plan</i>		<i>Joyner Business Park, Lot 9 site plan</i>	
<i>Double A Estates Subdivision</i>	<i>Old Station Square Plat D</i>		<i>Castle Park Amended Site Plan</i>	
<i>Olsen Industrial Park Sub., Plat A (Sunroc)</i>				
<i>West Meadows Indus. Sub (Williamson Subdivision Plat A)</i>	<i>Keetch Estates, Plat A</i>		<i>Lindon Gateway II</i>	
<i>Osmond Senior Subdivision</i>	<i>Lindon Harbor Industrial Park II</i>		<i>Meine Plat A</i>	
<i>Freeway Business Park II</i>	<i>Craig Olsen Site Plan</i>			
<i>Valdez Painting Site Plan</i>	<i>Murdock Hyundai Site Plan</i>		<i>Maverik Site Plan</i>	
<i>Cullimore Court Subdivision</i>	<i>LCD Business Center</i>		<i>Sam White Office/Warehouse Site Plan</i>	
<i>Eastlake at Geneva North Sub.</i>	<i>Lindon Business Park Plat C</i>			
<i>Avalon Senior Living Site Plan</i>	<i>Murdock Hyundai Plat Amendment</i>		<i>Maxine Meadows Subdivision</i>	
<i>Timpview RTC Expansion</i>	<i>Long Orchard Subdivision</i>			
<i>Green Valley Subdivision</i>	<i>Old Rail Estates Subdivision</i>			

Board of Adjustment		
Applicant	Application Date	Meeting Date
Scott Farrer: Minimum Distance between offset roads	September 2013	Oct. 30; continued and subsequently withdrawn.
Lindon City: Bishops Storehouse Variance to Lot Size	January 2014	TBD

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) lsmith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) info@heritageyouth.com info@birdseyvertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
CDBG 2014 Grant – Senior Center Computer Lab	Heritage Trail Phase 2 – Trail construction grant. Awarded amount \$3,037,433 o Status – ▪ Complete
Bikes Belong - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	EPA STAG Grant – Lindon Hollow Creek Ditch relocation. Awarded \$500,000 • Van Con awarded bid. Construction has finished.
Land and Water – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	Utah State Parks 2011 – Non-motorized Trail grant: Awarded \$100,000 o Status – Environmental docs have been submitted to State o Pending property dedication by PacifiCorp • Intend to use funds towards completion of additional trail near power plant
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	EDC Utah 2012 – Awarded \$2,000 matching grant for 700 North CDA consultant reimbursement. o Proposed study / CDA creation in fall 2012. Estimated costs ~\$20,000.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	State History Grant 2012 – New historical markers. Awarded \$800.00 (w/ 50% match from historical commission funds for total project cost of \$1,600).
	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
	CDBG 2013 Grant – Senior Center Van (\$50,000). Funds dispersed July 2013

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 45 New residential units: 12	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 16	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 4	Lindon Heritage Trail Phase 3		Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 6	Gateway RDA improvements		North Utah County Transit Study Committee Monthly