

Lindon City Planning Commission Staff Report



October 22, 2013

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 22, 2013** 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. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. **Call to Order**
2. **Approval of minutes from October 8, 2013**
3. **Public Comment**

(Review times are estimates only.)

4. **Review — Valdez Painting, 339 South Geneva Road** *(10 minutes)*

This is a request by the Planning Commission to review a sample of a proposed architectural treatment that Valdez Painting would like to use on their new storage building.

5. **Conditional Use Permit — Erick Johnson, 730 North State Street** *(20 minutes)*

This is a request to operate a gym at the above address in the General Commercial (CG) zone. Gymnasiums & Athletic Clubs are conditionally permitted in the CG zone.

6. **Public Hearing — Ordinance Amendment, LCC Standard Land Use Table** *(20 minutes)*

This a request by Creig Fryer to amend the SLU table to allow mini-storage in the General Commercial (CG) zone on lots that do not have frontage on an arterial roadway. Recommendations will be made to the City Council at the next available meeting.

7. **Public Hearing — Ordinance Amendment, LCC Standard Land Use Table** *(10 minutes)*

This is a City initiated request to amend the SLU table to make Bed & Breakfast Facilities a non-permitted use in residential zones throughout the City. Recommendations will be made to the City Council at the next available meeting.

8. **Public Hearing — Ordinance Amendment, LCC 17.48.040 Commercial Fencing** *(10 minutes)*

This is a City initiated request to omit the white vinyl ranch fencing requirements along public street frontages in commercial zones within the City. Recommendations will be made to the City Council at the next available meeting.

9. **New Business (Reports by Commissioners)**

10. **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: Hugh Van Wagenen

Time: ~ 2:00 pm

Date: October 18, 2013

Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I – Call to Order

October 22, 2013 Planning Commission meeting.

Roll Call:

Ron Anderson
Sharon Call
DelRay Gunnell
Rob Kallas
Carolyn Lundberg
Mike Marchbanks

Item 2 – Approval of Minutes

Planning Commission – Tuesday, October 8, 2013.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 8, 2013 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.

7 Conducting: Sharon Call, Chairperson
8 Pledge of Allegiance: Carolyn Lundberg, Commissioner
9 Invocation: Ron Anderson, Commissioner

10 **PRESENT**

11 Sharon Call, Chairperson
12 Ron Anderson, Commissioner
13 Carolyn Lundberg, Commissioner
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Hugh Van Wagenen, Planning Director
17 Kathryn Moosman, City Recorder
18 Special Attendee: Councilmember Bean

10 **ABSENT**

11 Del Ray Gunnell, Commissioner

- 19 1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.
20
21 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of September
22 24, 2013 were reviewed.
23

24
25 COMMISSIONER LUNDBERG MOVED TO APPROVE THE MINUTES OF
26 THE REGULAR MEETING OF SEPTEMBER 24, 2013 AS AMENDED.
27 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
28 IN FAVOR. THE MOTION CARRIED.
29

30 3. **PUBLIC COMMENT** –

31
32 Chairperson Call called for comments from any audience member who wished to
33 address any issue not listed as an agenda item. There were no public comments.
34

35 **CURRENT BUSINESS** –

- 36
37 4. **PLAT AMENDMENT**: *Murdock Cars of Lindon, 452 South Lindon Park Drive.*
38 This is a request by New Concepts Construction, Inc., for a two lot plat
39 amendment approval in the Planned Commercial-1 (PC-1) and Planned
40 Commercial-2 (PC-2) zones. The amendment will adjust a common property line.
41

42
43 Hugh Van Wagenen, Planning Director, gave a brief overview of this agenda
44 item. He explained this is a request by Kevin Hunt (who is in attendance) with New
45 Concepts Construction, Inc. for approval of a two (2) lot plat amendment to be known as
46 Murdock Cars of Lindon Subdivision. He noted that one lot is located in the Planned
47 Commercial-1 (PC-1) zone and the other lot is located in the Planned Commercial-2 (PC-
48 2) zone. Mr. Van Wagenen stated that this amendment is shifting a property line that will

2 exchange about 0.2 acres between two adjacent owners. Also, the amendment will add
3 the one (1) acre detention basin/parking lot to the Murdock lot. Mr. Van Wagenen
4 explained that the applicant's needs are increasing and they have negotiated with the
5 Miller Company to obtain some more land for their lot (plus or minus 18 feet). He noted
6 that the length of the cars stalls is getting exchanged. He went on to say that the new lots
7 still meet requirements and applicable ordinances for subdivision lots, and staff is making
8 sure the landscaping requirements etc. is met. Mr. Van Wagenen stated that this plat
9 amendment is pretty straightforward and recommendations will be made to the City
10 Council at their next available meeting.

11 Chairperson Call asked if there were any further questions or comments. Hearing
12 none she called for a motion.

13
14 COMMISSIONER KALLAS MOVED TO APPROVE THE PLAT
15 AMENDMENT TO BE KNOWN AS MURDOCK CARS OF LINDON SUBDIVISION
16 AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER
17 ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
18 FOLLOWS:

18	CHAIRPERSON CALL	AYE
19	COMMISSIONER KALLAS	AYE
20	COMMISSIONER LUNDBERG	AYE
21	COMMISSIONER MARCHBANKS	AYE
22	COMMISSIONER ANDERSON	AYE

23 THE MOTION CARRIED UNANIMOUSLY.

- 24
25 5. **SITE PLAN:** *Intermountain Turbine, 270 South 1060 West.* This is a request by
26 Marty Barber for site plan approval of an 11,588 square foot building in the Light
27 Industrial (LI) zone. This will be a second building on the 1.64 acre property.
28

29 Mr. Van Wagenen opened the discussion by giving a brief summary of this
30 agenda item and noted this is request by Marty Barber for site plan approval for an
31 11,588 square foot building that will connect to an existing building via a proposed
32 canopy. He further explained that the new building is a steel structure with split faced
33 masonry block covering the majority of three sides of the building. Mr. Van Wagenen
34 then referenced photos provided of the existing building. He stated that the proposed
35 elevations and added that the block is to be painted light grey and medium grey in order
36 to match the existing building. He noted that staff has no major concerns with this
37 application and it is pretty straightforward. He further noted that it meets all landscaping
38 and interior landscaping requirements.

39 Chairperson Call invited the applicants forward. Marty Barber, Darrell
40 Christensen and John Davis were in attendance to address the Commission regarding this
41 site plan application. Mr. Barber commented that Intermountain Turbine is a service
42 center for Honeywell Corporation; they have been in business for 20 years, and in the
43 same location since 1999. He noted they specialize in repairing one type of helicopter
44 engine.

45 Commissioner Lundberg asked if the proposed building will look similar to the
46 existing building. Mr. Barber confirmed that it will look similar including a canopy for
47 protection from the weather. Chairperson Call inquired if the plans exceed the required
48 25% minimum of the exterior to be covered with brick, decorative block, stucco, wood,

2 or other similar materials. Mr. Barber confirmed they exceed this requirement by quite a
lot. Commissioner Kallas commented that he thinks it will work very well, especially
4 where the building is located in relationship to the freeway. However, he did question
staff if it is in the spirit of the code if other buildings, that might be visible from the
freeway, would have the block on them so people driving through our community would
6 see a more attractive presentation. Mr. Van Wagenen then referenced the code that deals
with architectural treatments in answer to the question.

8 LCC 17.49.070 states:

10 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
12 other similar materials as approved by the Planning Commission. Colored pre-cast
concrete or colored tilt-up buildings also meet the architectural treatment requirement.
14 (These architectural treatment standards are not applicable in the HI zone).

Thirty Percent.

16 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
18 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
20 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
22 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
24 the architectural treatment, the Planning Commission should be conscious of
visual site lines of adjacent buildings and properties to determine if they would be
26 negatively impacted by a Planning Commission decision to allow transfer of the
architectural treatment on the proposed structures. This site plan meets the
28 requirements for the landscape strip, interior parking lot landscaping, and other
applicable criteria.

30
32 There was then some general discussion regarding the referenced code.
Commissioner Kallas commented that there doesn't seem to be any problems and no
negative impacts. Commissioner Anderson commented that he doesn't see a problem
34 either as the freeway is so high. Commissioner Lundberg inquired if this will affect the
access to the billboard. Mr. Barber stated that the billboard access will not be affected.

36 Mr. Van Wagenen added that the site plan meets the requirements for the
landscape strip, interior parking lot landscaping, and other applicable criteria.

38 Chairperson Call commented that this site plan appears to fit within the ordinance.

40 Chairperson Call asked if there were further discussion or comments. Hearing
none she called for a motion.

42 COMMISSIONER LUNDBERG MOVED TO APPROVE THE SITE PLAN
FOR INTERMOUNTAIN TURBINE BUILDING TWO (2) WITH NO CONDITIONS.
44 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
48 COMMISSIONER LUNDBERG	AYE

COMMISSIONER MARCHBANKS AYE
2 COMMISSIONER ANDERSON AYE
THE MOTION CARRIED UNANIMOUSLY.

4
6 6. **SITE PLAN:** *Valdez Painting Storage Building, 339 South Geneva Road.* This
8 request by Tony Valdez for site plan approval of a 2,400 square foot stand-alone
storage building in the Light Industrial (LI) zone. This will be a third building on
the 2.13 acre property.

10 Mr. Van Wagenen explained this is a request by Tony Valdez for site plan
12 approval for a 2,400 square foot storage building. He noted that the new building is a
steel structure with painted concrete on the base that will match the office building in
14 front. He then referenced the proposed elevations. He went on to say this is a 19%
increase in overall building square footage on the site, and, as such, the building needs to
16 meet architectural standards. Mr. Van Wagenen then referenced the applicable code as
follows:

18 LCC 17.49.070 states:

20 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
22 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).

24 Thirty Percent.

26 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
28 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
30 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
32 considered. No net loss of treatment should occur. When considering a transfer of
the architectural treatment, the Planning Commission should be conscious of
34 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
36 architectural treatment on the proposed structures.

38 Mr. Val Killian was in attendance representing the applicant, Mr. Valdez. Mr.
Killian noted the new storage building will be used for sandblasting equipment. Mr. Van
40 Wagenen showed photos of the site noting that it has been cleaned up a lot since Mr.
Valdez has occupied the facility. He further explained that this site plan is almost
42 identical to the plan previously seen by the Commission with the exception of the new
2,400 square foot building. He added that there are no additional landscape requirements
44 because the overall percentage of the existing square footage on the site is not over 10
percent. Mr. Van Wagenen added that this site plan application is pretty straightforward.
46 He noted the applicants have proposed that the 25% required treatment will match what
the Commission previously approved on the front building when the site plan came
48 through before.

2 Mr. Killian then described the treatment process noting that it is very durable and
3 matches the same balance that will be in the front of the building. Mr. Van Wagenen
4 added that there is not a photo of what was previously approved, as Mr. Valdez has not
5 yet put the treatment on the front office building from the previous application. There
6 was then some general discussion regarding this issue.

7 Chairperson Call noted that code states that brick, decorative block, stucco, wood,
8 or other similar materials or colored pre-cast concrete or colored tilt-up, colored precast
9 base or tilt up be used, and questioned if the proposed painted base fits the ordinance.
10 Mr. Killian commented that the Commission previously approved the painted base
11 (which has not been done yet). He noted that the building will not be seen from the
12 freeway and there is virtually no way to see it from the street. Chairperson Call
13 commented that it would be helpful if the Commissioners could see a picture or sample
14 of what the building will look like.

15 Commissioner Anderson commented that he does not have a problem with the
16 location, but he does have an issue if allowing this sets a precedent. Mr. Killian stated
17 that they understood that they needed to have 25% decorative element on the front of the
18 building and because it was approved then, they are asking that the Commission also
19 approve it for the new building. Commissioner Kallas commented that this is a very
20 visible building and the Commission made exception for them on the first site plan and
21 stated that the code should be followed. Mr. Killian stated that what Mr. Valdez has done
22 to maintain the site, given his type of facility, he sees nothing wrong with a painted steel
23 building provided it is maintained properly. Mr. Killian further stated that the exceptions
24 were made before, so now, in reality, the code is being followed because the Planning
25 Commission opted to accept it and allowed it to happen. Commissioner Kallas pointed
26 out that does not set a precedent for the future.

27 Commissioner Lundberg commented that she would appreciate seeing a sample of
28 the building material. She also agrees that the size of the building is an issue. Mr. Killian
29 stated that he will get a material sample for the Commissioners to review. Mr. Van
30 Wagenen commented that there may be an exception to the type of material or other
31 similar materials, based on the code, that are used in the same outcome are a possibility.
32 Commissioner Marchbanks asked what Mr. Valdez' timeline is for completing the
33 treatment on the building. Mr. Killian was not sure of the timeline, but he added that he
34 could certainly obtain a sample. He stated that Mr. Valdez has all intentions of
35 completing the building. He further stated that he would like to see approval tonight as to
36 be able to continue with the project.

37 Commissioner Anderson commented that the Commission has gone overboard
38 with allowing Mr. Valdez to bring the other building up to code by finishing up the
39 painting, and without seeing a sample it is hard to grant approval. Commissioner Kallas
40 noted that the delays are Mr. Valdez' fault not the Commissions. Mr. Killian stated that
41 Mr. Valdez appreciates the Commission and noted he has greatly improved the site and
42 wants to continue to be a good member to the base of Lindon City. Mr. Killian went on to
43 say that he does not want to appear adversarial, that was not his intent, but, the reality is
44 that what was previously approved does have some precedent.

45 Commissioner Kallas commented that the fact that this was previously approved,
46 whether we like it or not, sets a precedent that has to be followed throughout the city.
47 Mr. Killian stated that the realities are if there are two buildings on the same piece of
48 ground, owned by the same person, and one building was approved, and something else
49 is approved for the other building, is just not right, and seems counterproductive to now

ask for something totally different. Commissioner Lundberg pointed out that they are not asking for something totally different, they are just asking for Mr. Valdez to perform upon what he promised to do. She went on to say, that it is not unreasonable, if Mr. Valdez has had an opportunity to put the finish on, for the Commissioners to see it and feel good about it, and now they are looking at doing a much larger structure; the Commission is not trying to delay his operation. Mr. Killian reiterated that he would be happy to get a material sample for the Commissioners to review. At this time Chairperson Call observed that the Commission could continue this item or approve it with conditions.

Commissioner Marchbanks agreed that there are two choices to consider as follows: 1. Continue this item in order to see a sample or 2. Approve the item with conditions, subject to seeing either the final product on the existing building or a sample. Commissioner Marchbanks also noted that permission to proceed could be given as to not hold up the applicant's project. Commissioner Marchbanks went on to say that he is optimistic that once the sample is seen, the Commission will be fine with the building, but he understands that it is hard to determine when the final product has not been seen. Commissioner Lundberg agreed with Commissioner Marchbanks that she would be comfortable with approval, so Mr. Valdez can move forward on the plans, and to see a sample in a few weeks. Mr. Van Wagenen suggested adding a time line if conditions are imposed.

Chairperson Call asked if there were further discussion or comments. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE SITE PLAN FOR VALDEZ PAINTING STORAGE BUILDING WITH THE FOLLOWING CONDITIONS: 1. A SAMPLE OF THE FINISH MATERIAL BE PRESENTED AND 2. FINAL APPROVAL IS GIVEN AT THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 22, 2013 AT WHICH TIME, AFTER REVIEW OF THE FINAL PRODUCT, THE CONDITIONS MAY BE REMOVED. COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER ANDERSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **CONDITIONAL USE PERMIT:** *Northwest Fence Storage, 225-241 South 1250 West.* This is a Conditional Use Permit request by Northwest Fence & Supply for approval of a storage yard in the Light Industrial (LI) zone. The yard will cover two lots on about 2 acres.

Mr. Van Wagenen opened the discussion by explaining this is a request by Aaron Judkins (who was in attendance) for approval of a Conditional Use Permit for outdoor storage of fencing materials for Northwest Fence & Supply. He noted that they had to relocate and would like to transfer some of their equipment to this site that they own. Mr. Van Wagenen that the site will be slightly graded and they have had gravel fill

2 brought in to keep the dirt tracking down. He then referenced photos depicting the site
and the type of materials to be stored.

4 Mr. Judkins addressed the Commission at this time. He commented that their yard
is very impeccable and very clean and organized. He noted that they were going to add
lights to the sight to minimize theft potential but the costs were too high. There was then
6 some general discussion regarding this agenda item. Chairperson Call pointed out that
the two sites Mr. Judkins is proposing will need to be changed with the conditional use
8 motion.

10 Commissioner Lundberg suggested including all 4 sites so Mr. Judkins would not
have to come back before the Commission. Mr. Van Wagenen reminded the Commission
that Conditional Use Permits run with the property not with the owner (in the event that
12 Mr. Judkins leases some parcels). Commissioner Anderson commented that some
specific conditions should be included in the motion, as far as height, type of storage,
14 whether site obscuring etc.

16 Chairperson Call asked if there were any further questions or comments. Hearing
none she called for a motion.

18 COMMISSIONER ANDERSON MOVED TO APPROVE THE
CONDITIONAL USE PERMIT FOR NORTHWEST FENCE AND SUPPLY'S
20 OUTDOOR STORAGE YARD LOCATED AT 255/279 SOUTH 1250 WEST WITH
THE FOLLOWING CONDITIONS: 1. THAT IT WILL BE USED FOR THE
22 STORAGE OF NEW FENCING MATERIALS AND 2. IF OTHER TYPES OF
FENCING MATERIALS THAT ARE CONSIDERED JUNK OR UNSIGHTLY ARE
24 STORED THEY WILL BE SURROUNDED BY A NON-SITE OBSCURING CHAIN
LINK FENCE. COMMISSIONER KALLAS SECONDED THE MOTION. THE
26 VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
28 COMMISSIONER KALLAS	AYE
COMMISSIONER LUNDBERG	AYE
30 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER ANDERSON	AYE
32 THE MOTION CARRIED UNANIMOUSLY.	

34 8. **NEW BUSINESS** – Reports by Commissioners.

36 Chairperson Call called for any new business or reports from the Commissioners.
Chairperson Call mentioned the Mayor's Open House to be held on Thursday, October
38 17th at 6:30 p.m. at her residence. She encouraged the Planning Commissioner's to
attend.

40 Commissioner Lundberg commented that she noticed in the news today that the
Salt Lake County Council unanimously agreed to write a letter to Governor Herbert
42 urging him to exercise his authority to close down "Stericycle", a medical waste
incinerator facility in North Salt Lake. She noted that the facility is suspected of going
44 out of bounds with emitting harmful pollutants into the air and also with their conditional
uses; this issue could potentially be quite controversial.

46 Following some additional general discussion Chairperson Call called moved on
to the next agenda item.

48

9. **PLANNING DIRECTOR'S REPORT** –

Mr. Van Wagenen reported on City Council updates as follows:

- City Council items:
 - Lindon Business Park Plat C
 - Avalon Senior Housing
- Drafts of vinyl fence and Bed and Breakfast ordinance next meeting; missed newspaper notice
- Meet the Candidates Night will be held on October 24th at the Community Center
- Voter information pamphlet will be coming in the mail

Chairperson Call asked if there were any other comments or discussion from the Commissioners. Hearing none she called for a motion to adjourn.

ADJOURN –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 8:55 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 22, 2013

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

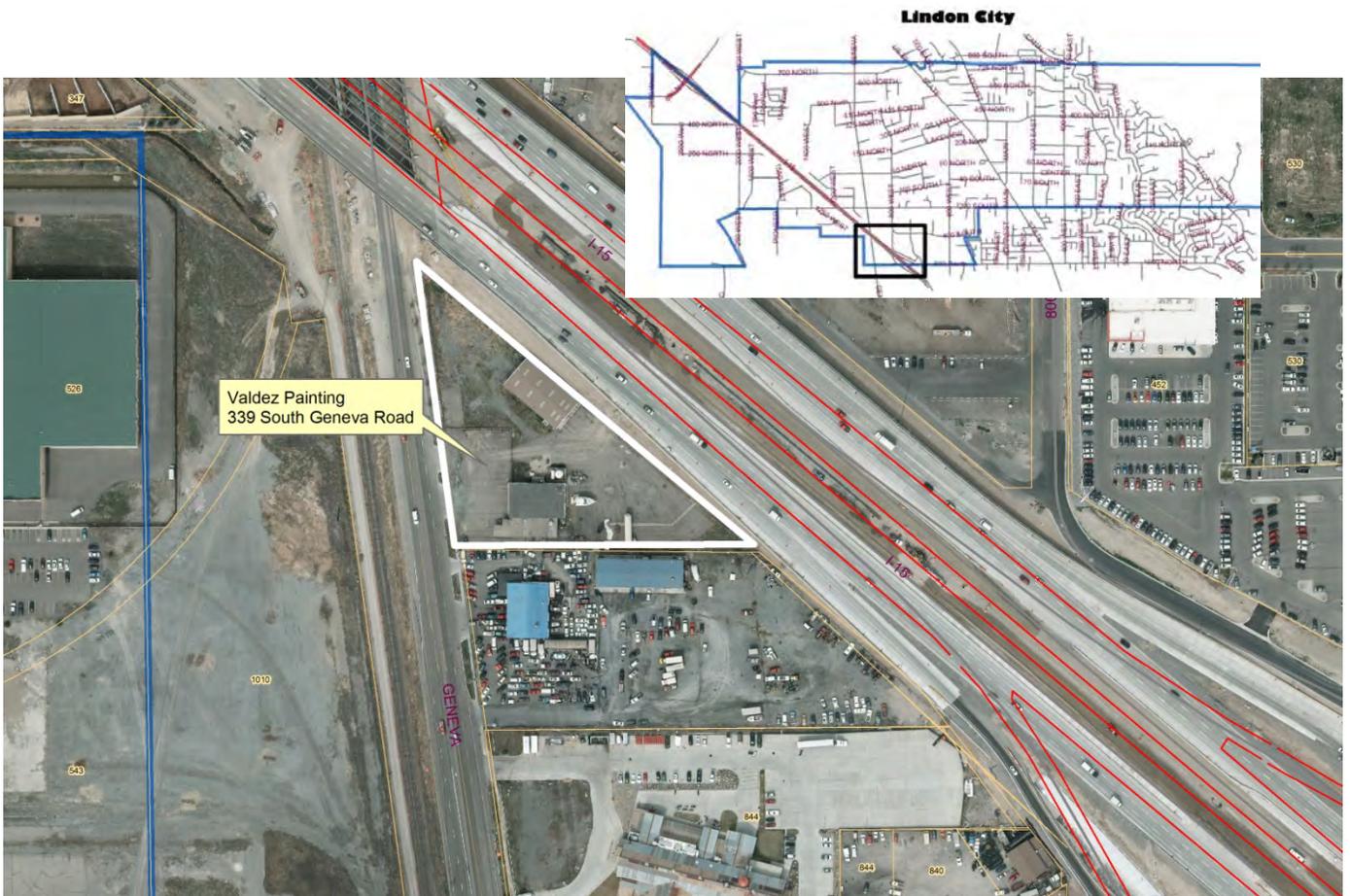
Item 4: Review — Valdez Painting

Presenting Staff: *Hugh Van Wagenen*
Applicant: *Tony Valdez, Val Killian*
Location: *339 South Geneva Road*
Zone: *Light Industrial (LI)*
Acreage: *~2.13*

Summary

This is a request by the Planning Commission to review a sample of a proposed architectural treatment that Valdez Painting would like to use on their new storage building. The site plan for this building was considered at the previous Planning Commission meeting and approved with the condition that the proposed treatment would be presented at the October 22 meeting. At that time, Val Killian, representing Valdez Painting, expressed willingness to present a sample of the concrete painting treatment, which treatment was also previously approved to be used on another on-site building, but has not yet been applied.

Motion: I move to (approve, deny) the architectural treatment as presented for the Valdez Painting Storage Building site plan with the following conditions (if any):



Item 5: Conditional Use Permit, Gym — Erick Johnson

Presenting Staff: *Hugh Van Wagenen*

Applicant: *Erick Johnson*

Location: *730 North State Street*

Zone: *General Commercial (CG)*

Acreage: *0.49 acres*

Summary

This is a request by Erick Johnson for a CUP to operate a gym/health club in the General Commercial zone. Gymnasiums & Athletic Clubs are conditionally permitted in the CG zone. Mr. Johnson operates a Crossfit gym and is looking to locate in Lindon.

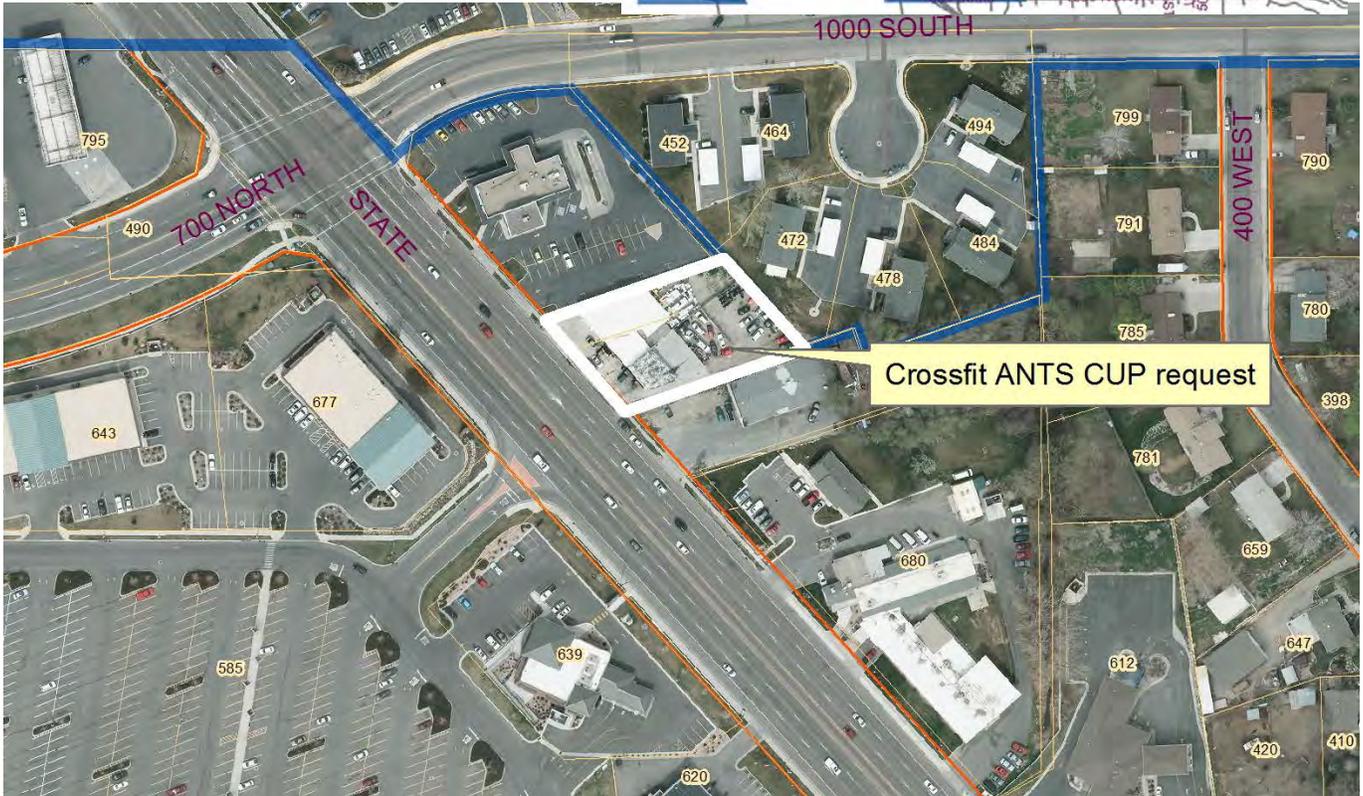
Review

According to the applicant, there are eight (8) parking spaces available in front of the building for gym use, along with additional parking in the rear of the building. Hours of operation will be from 6am to 10pm, with the some closed hours during the afternoon. Mr. Johnson will only be utilizing a portion of the building, where the old appliance repair shop was located.

The Planning Commission may impose conditions on this use in this zone. Once a CUP has been granted, it runs with the land, not the owner. The Commission may want to review hours of operation, parking, number of clients at any given time, or any other issue that may affect the health, welfare, or safety of local business and residents.

Motion: I move to (approve, deny, continue) the Conditional Use Permit to operate a Gymnasium/Athletic Club at 730 North State Street with the following conditions (if any):

Lindon City



Item 6: Public Hearing — Ordinance Amendment LCC Standard Land Use Table

Presenting Staff: *Hugh Van Wagenen*
Applicant: *Creig Fryar*
Zone: *General Commercial (CG)*

Summary

This is a request by Creig Fryer to amend the SLU table to allow Vault Security Storage — Mini-Storage in the General Commercial (CG) zone on lots that do not have frontage on an arterial roadway. Recommendations will be made to the City Council at the next available meeting.

Arterial Roads in Lindon

Currently, there are four (4) roadways classified in the Lindon Street Master Plan Map as arterial roadways: State Street, 700 North, Geneva Road, and 600 South. The General Commercial zone runs mostly parallel to State Street and 700 North.

Affected Properties

The attached map gives an idea of the properties (highlighted on map) that would be affected by this ordinance change. There are approximately 90 parcels, all varying in size, on which mini-storage units would be permitted. Although these parcels do not have arterial frontage, some are more visible from the arterial road than others (see parcel near Wal-Mart or area near Tri-City Medical Center).

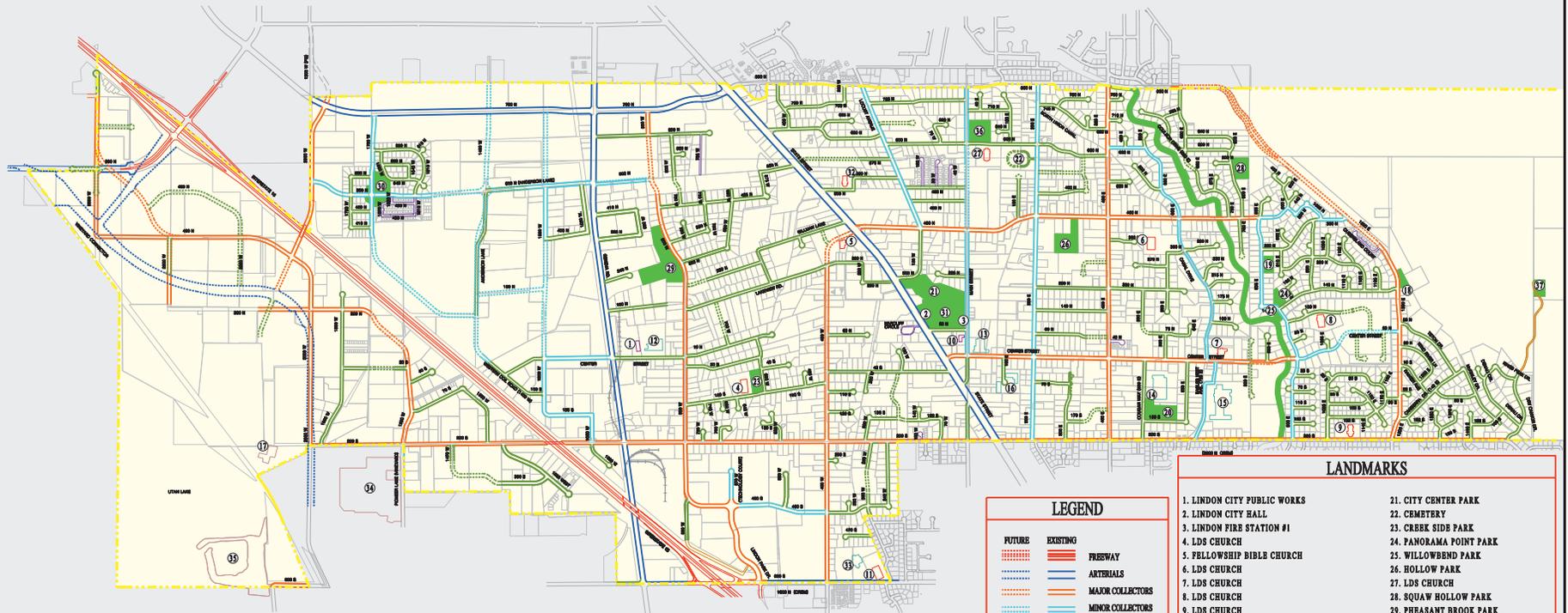
Motion: I move to (approve, deny, continue) the ordinance amendment to LCC Standard Land Use Table by allowing “Vault Security Storage — Mini Storage” in the General Commercial zone on property that has no arterial road frontage with the following conditions (if any):

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial						Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	MC	HI	LI		
SERVICES														
6300	Vault Security Storage - Mini-Storage; in CG zone, property shall not have arterial road frontage	N	N	N	N	N	N	N	P	N	N	P	N	N

LINDON CITY STREET MASTER PLAN MAP

NOVEMBER 2011

SCALE
1" = 2000'



LEGEND

FUTURE	EXISTING	
		FREEWAY
		ARTERIALS
		MAJOR COLLECTORS
		MINOR COLLECTORS
		LOCAL
		PRIVATE
		OTHER PUBLIC
NOTE: FUTURE STREETS ARE SHOWN IN APPROXIMATE LOCATION		
		CITY BOUNDARY

NOTE: WHEN THE CONNECTION OF GILLMAN LANE IS MADE TO 400 WEST STREET, IT WILL NO LONGER EXTEND TO STATE STREET.

LANDMARKS

- | | |
|--|------------------------------------|
| 1. LINDON CITY PUBLIC WORKS | 21. CITY CENTER PARK |
| 2. LINDON CITY HALL | 22. CEMETERY |
| 3. LINDON FIRE STATION #1 | 23. CREEK SIDE PARK |
| 4. LDS CHURCH | 24. PANORAMA POINT PARK |
| 5. FELLOWSHIP BIBLE CHURCH | 25. WILLOWBEND PARK |
| 6. LDS CHURCH | 26. HOLLOW PARK |
| 7. LDS CHURCH | 27. LDS CHURCH |
| 8. LDS CHURCH | 28. SQUAW HOLLOW PARK |
| 9. LDS CHURCH | 29. PHEASANT BROOK PARK |
| 10. LINDON COMMUNITY CENTER | 30. MEADOW PARK |
| 11. LDS CHURCH | 31. LINDON AQUATICS CENTER |
| 12. LDS CHURCH CANNERY | 32. LDS CHURCH |
| 13. LINDON ELEMENTARY | 33. KARL MASSEB ACADEMY |
| 14. ROCKY MOUNTAIN ELEMENTARY | 34. LAKESIDE POWER PLANT (VINYARD) |
| 15. OAK CANYON JR. HIGH | 35. LINDON MARINA |
| 16. TIMPANOGOS ACADEMY | 36. FRYER PARK |
| 17. NORTH POINT WASTE TRANSFER STATION | 37. DRY CANYON TRAILHEAD |
| 18. EQUESTRIAN STAGING AREA | |
| 19. WATER TANK PARK | |
| 20. PIONEER PARK | |



Item 7: Public Hearing — Ordinance Amendment LCC Standard Land Use Table

Presenting Staff: *Hugh Van Wagenen*
Applicant: *City Initiated*
Zone: *Residential Zones*

Summary

This is a City initiated request to amend the SLU table to make Bed & Breakfast Facilities a non-permitted use in residential zones throughout the City. Recommendations will be made to the City Council at the next available meeting.

Background

Earlier this year, a resident applied for a Conditional Use Permit to operate a Bed & Breakfast in her home in the R1-12 zone. This request concerned several neighbors as well as Commissioners and Council Members who did not realize the effect of allowing Bed & Breakfast facilities as a conditional use in residential neighborhoods. Based on these concerns, the City is considering removing “Residential Bed & Breakfast Facility — 3 rooms or less” as a conditional use in residential zones.

Motion: I move to (approve, deny, continue) the ordinance amendment to LCC Standard Land Use Table which prohibits “Residential Bed & Breakfast Facility — 3 rooms or less” in residential zones with the following conditions (if any):

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial					Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	MC	HI	LI	
RESIDENTIAL													
1300	Residential Bed & Breakfast Facility - 3 rooms or less	C N	N	N	N	N	N	N	N	N	N	N	N

Item 8: Public Hearing — Ordinance Amendment LCC 17.48.040 Commercial Fencing

Presenting Staff: *Hugh Van Wagenen*

Applicant: *City Initiated*

Zone: *Residential Zones*

Summary

This is a City initiated request to omit the white vinyl ranch fencing requirements along public street frontages in commercial zones. Recommendations will be made to the City Council at the next available meeting. This request would completely omit the requirement for the vinyl ranch fence, as shown below.

Lindon City Code 17.48.040 Fencing and Screening

~~2. All required landscaping that abuts frontage on a dedicated street in the CG, PC 1 and PC 2 zones shall contain a continuous white vinyl ranch style two (2) rail fence. The fence shall be three (3) feet tall with post dimensions of five (5) inches by five (5) inches with rail dimensions of two (2) inches by six (6) inches. The posts shall be installed eight (8) feet on center with two (2) rails between posts. The fence shall be placed adjacent to State Street and any other dedicated streets in the CG zone and PC 1 and PC 2 zones in a continuous fashion. Placement of the fence shall typically be two (2) feet behind the sidewalk within the required landscaping strip. Any variation to the location of this fence requirement, 17.48.040 (2), may be granted by the Planning Commission.~~

Motion: I move to (approve, deny, continue) the ordinance amendment to LCC 17.48.040 Fencing and Screening which amendment consists of the striking of paragraph 2, with the following conditions (if any):

Item 9: New Business (Planning Commissioners Reports)

Item 1 –Subject _____
Discussion

Item 2 - Subject _____
Discussion

Item 3 - Subject _____
Discussion

Item 10: Planning Director Report

- City Council items:
 - Murdock Cars of Lindon Plat Amendment
- Lindon Senior Housing on Main
- Signatures needed
- Planner job opening
- City Events
 - Meet the candidates night, Oct. 24, 7 pm, Community Center
 - Halloween Carnival, Oct. 30, 6 pm, Pioneer Park
- Questions on previous applications/developments?

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'	Sept. 2009	City Initiated	?	?
<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	Feb. 5
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Osmond Senior Living	July 2013	Jared Osmond	TBD	
<i>Request for an conditional use site plan to operate a assisted living facility at 175 North State Street.</i>				
Plat Amendment: Canberra Heights Plat A Lot 32	August 2013	Erin Shelley	TBD	
<i>Request for a one lot plat amendment located at 71 South Kings Peak Drive.</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>				
Site Plan: Intermountain Turbine	Sept. 2013	Marty Barber	Oct. 8	N/A
<i>Request for site plan approval for a new storage building at 270 South 1060 West.</i>				
Plat Amendment: Murdock Hyundai	Sept. 2013	Kevin Hunt	Oct. 8	Oct. 15
<i>Request for plat amendment approval to one lot located at 552 South 800 West.</i>				
Ordinance Amendment: Craig Fryer	Sept. 2013	Craig Fryer	Oct. 22	TBD
<i>Request to allow mini-storage on commercially zoned property that does not front major collector roads.</i>				
Subdivision: Maxine Meadows	Sept. 2013	John Davis	TBD	TBD
<i>Request for a 3 lot subdivision at 425 East 400 North.</i>				
Conditional Use Permit: Northwest Fence & Supply	Sept. 2013	Aaron Judkins	Oct. 8	N/A
<i>Request for conditional use permit for outside storage in the LI zone. Northwest Fence company.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
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>Southcreek Subdivision</i>	<i>Olsen Industrial Park Sub., Plat A (Sunroc)</i>		<i>Homesteads at Coulson Cove Plats C</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>Questar Gas Site Plan/Subdivision</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>Lindon Business Park Bldg 4 Site Plan</i>	
<i>Avalon Senior Living Site Plan</i>				

Board of Adjustment		
Applicant	Application Date	Meeting Date
Scott Farrer: Minimum Distance between offset roads	September 2013	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 2013 Last Reviewed: 02/28/12	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 2013 Last Reviewed: 2/28/12	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@birdseyertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2013 Last Reviewed: 2/28/12	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 not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
CDBG 2013 Grant – Senior Center Van (\$50,000). <ul style="list-style-type: none"> o Status: Awarded! Funds to be dispersed as reimbursement of van purchase. 	Heritage Trail Phase 2 – Trail construction grant. Awarded amount \$3,037,433 <ul style="list-style-type: none"> o Status – <ul style="list-style-type: none"> ▪ Construction beginning March 25, 2013 ▪ To be completed by June 12, 2013
Bikes Belong - Trail construction grant. Requested amount: \$10,000 <ul style="list-style-type: none"> o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2013. 	EPA STAG Grant – Lindon Hollow Creek Ditch relocation. Awarded \$500,000 <ul style="list-style-type: none"> • Van Con awarded bid. Construction has started.
Land and Water – Trail construction grant. Requested amount: \$200,000 <ul style="list-style-type: none"> o Status: NOT SELECTED. RE-APPLY IN 2013. 	Utah State Parks 2011 – Non-motorized Trail grant: Awarded \$100,000 <ul style="list-style-type: none"> 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) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	EDC Utah 2012 – Awarded \$2,000 matching grant for 700 North CDA consultant reimbursement. <ul style="list-style-type: none"> o Proposed study / CDA creation in fall 2012. Estimated costs ~\$20,000.
	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 (2013 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 119 New residential units: 26	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	State Street widening 2012-13	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 50	Lindon Hollow Creek-Corps of Eng., ditch relocation	700 North CDA	MAG Technical Advisory Committee: Monthly
Land Use Applications: 58 Drug-free zone maps: 25	Lindon Heritage Trail Phase 2 Gateway RDA improvements	Lindon Bicycle Master Plan	Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee