

2 The Lindon City Planning Commission held a regularly scheduled meeting beginning at
7:00 p.m. on **Wednesday, April 8, 2009** in the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

4 Conducting: Gary Godfrey, Chairperson
6 Invocation: Ron Anderson
Pledge of Allegiance: Sharon Call

8 **PRESENT**

ABSENT

10 Gary Godfrey, Chairperson
12 Ron Anderson, Commissioner
Chris Burton, Commissioner
14 Sharon Call, Commissioner
Jim Peters, Commissioner
16 Adam Cowie, Planning Director
Woodworth Mataele, Assistant Planner
18 Debra Cullimore, City Recorder

Matt Bean, Commissioner
Mark Johnson, Commissioner

20 The meeting was called to order at 7:00 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the meeting of March 25, 2009 were
reviewed.

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COMMISSIONER PETERS MOVED TO APPROVE THE MINUTES OF THE
26 MEETING OF MARCH 25, 2009. COMMISSIONER BURTON SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28 **PUBLIC COMMENT** –

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

34 **CURRENT BUSINESS** –

- 36 1. **Site Plan** – *Candlelight Media – 272 West 200 North*. This is a request by
Gregory and Elisa Brough of Candlelight Media for approval of a new
38 office/retail building in the CG zone in the Old Station Square Subdivision. The
applicants intend to use a portion of the new building for office, retail, and storage
40 for their own business with future office or retail space available within the
building. This item was continued from the February 25, 2009 Planning
42 Commission meeting.

44 Gregory and Elisa Brough were present as representatives for this application.
Mr. Cowie explained that this is a continued site plan application which was considered
46 by the Planning Commission on February 25, 2009. The subject property is located in

2 Old Station Square in the CG zone, and exceeds the minimum 20,000 square foot lot size
for the zone. The plat related to this site plan was approved by the Planning Commission
and City Council.

4 Mr. Cowie noted that the site plan application was continued due to concerns
regarding access and parking slopes. In addition, the applicants met with the Chief
6 Building Official to discuss reconfiguration of the floor plan to eliminate a required
elevator to the third floor. The site plan has undergone significant changes since the
8 previous site plan was submitted, including bike parking and interior landscaping plans
which have been submitted since packets were distributed to the Planning Commission.

10 Mr. Cowie reviewed specific elements of the site plan, including proposed
parking configuration which shows the parking area fairly level, with the main parking
12 area being relocated to the front of the building rather than the rear as was proposed in
the original site plan. The main floor will be served by the upper level parking area. Mr.
14 Cowie noted that the upper level of the building is less than 3,000 square feet, and that no
elevator will be required.

16 Mr. Cowie went on to review building elevations, which include a covered entry,
a pop-out feature over the entrance, stucco and brick details, and a garage door on the
18 west elevation. Rock retaining walls are proposed in some locations, with concrete
retaining walls in other locations. Trees and fencing will be installed as required by
20 ordinance.

22 Commissioner Peters inquired as to access from State Street through the subject
property and adjacent lots. Mr. Cowie stated that the City is working with the developer
of the lots to make through access from State Street inconvenient using landscaping and
24 other barriers.

26 The Commission discussed slopes in the parking area, as well as configuration of
neighboring lots, and landscape and curbing features to discourage through traffic. The
Commission also discussed the location of cross easements with neighboring lots to allow
28 access between lots without accessing the main road.

30 Commissioner Godfrey observed that pushing the building back from the street
and locating parking areas in the front of the building may not be ideal, but given the
topography of the site the proposed parking configuration seems to be a reasonable
32 solution to address parking and access concerns. Mr. Cowie noted that the Commercial
Design Guidelines recommend a setback of 20 – 50 feet, and that this proposed setback is
34 approximately 87 feet. He agreed that the proposed configuration appears to be a
reasonable solution given the topographic constraints of the lot.

36 Commissioner Godfrey requested clarification regarding placement of perimeter
fencing. Mr. Cowie stated that fencing will be installed along the entire frontage of the
38 lot as required by ordinance.

40 Commissioner Peters inquired as to the configuration of the dumpster location.
He noted that the proposed configuration may not allow adequate radius for trucks to
access the dumpster for trash collection. He suggested that the angle of the dumpster
42 may need to be adjusted to allow adequate access. The applicants stated that the
dumpster location will be reviewed before a final placement is determined.

44 Commissioner Peters inquired as to the maximum allowable building height in
this zone. Mr. Cowie stated that the maximum allowable height is 48 feet, and that the
46 proposed building is well under the maximum height.

2 The Commission went on to review access to the building, as well as internal
landscaped areas. Chairperson Godfrey called for further comments or discussion.
Hearing none, he called for a motion.

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6 COMMISSIONER PETERS MOVED TO APPROVE THE CANDLELIGHT
MEDIA SITE PLAN, INCLUDING PROPOSED SETBACKS DUE TO ELEVATION
CHANGES AND TOPOGRAPHICAL CONSTRAINTS ON THE PROPERTY.
8 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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12 2. **Public Hearing** – *Minor Subdivision – Maxfield Meadows, Plat B –*
approximately 249 North 800 West. This is a request by Tom Maxfield for
14 approval of a minor subdivision plat consisting of one lot in the R1-20 zone. The
applicant proposes to create a 32,564 square foot lot, similar to the adjacent
16 Maxfield Meadows, Plat A. Recommendations will be forwarded to the City
Council for final action.

18 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.
20 COMMISSIONER PETERS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

22 Tom Maxfield was present as the representative for this application. Mr. Mataele
explained that this is a request for approval of a one lot minor subdivision in the R1-20
24 zone. He noted that the proposed lot is identical to another plat which was approved for
Mr. Maxfield in 2007. The proposed lot is approximately $\frac{3}{4}$ acre, and exceeds the
26 minimum lot size for the zone. The proposed lot is in compliance with the 100 foot
frontage requirement as well.

28 Mr. Mataele went on to explain that the proposed lot exceeds the 3 to 1 width to
depth ratio. The property is approximately 100 feet wide by 327 feet deep. He explained
30 that in conjunction with the 2007 subdivision application, Mr. Maxfield also submitted an
application for an ordinance amendment regarding permitted width to depth ratio, which
32 was approved by the Planning Commission and City Council. The ordinance allows the
Planning Commission and City Council to approve up to a 20% increase in the width to
34 depth ratio if the configuration is found to be the best use of the property. The 20%
increase would allow the property to be up to 360 feet deep. The requested depth is
36 approximately an 8% increase over the 3 to 1 width to depth ratio.

38 Commissioner Peters inquired as to whether the increase was approved to avoid
creation of flag lots. Mr. Cowie stated that the increase was intended to allow some
flexibility to develop lots with no other foreseeable uses in the future. He noted that this
40 property backs up to the industrial zone, and no other access or development is likely on
the rear of the property in the foreseeable future.

42 Commissioner Anderson noted that discussion regarding the increase during
approval of the ordinance amendment indicated that allowing deeper lots in certain
44 situations may allow for less dense development than if additional roads were required to
access property, which would likely result in more pavement and smaller lots.

2 Mr. Mataele stated that there are no staff or engineering concerns related to this
application. Chairperson Godfrey called for further comments or discussion. Hearing
none, he called for a motion.

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6 COMMISSIONER CALL MOVED TO APPROVE THE MAXFIELD
MEADOWS PLAT B SUBDIVISION PRELIMINARY PLAT WITH THE
8 REQUESTED 8% INCREASE TO THE WIDTH TO DEPTH RATIO AND
RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER
10 ANDERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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

- 16 3. **Concept Plan** – *David Argyle – approximately 1500 West 150 North.* This is a
18 request by David Argyle for review of a concept plan proposed in the MC (Mixed
Commercial) zone. The applicant is proposing to locate an auto repossession lot
20 at the subject location. The current Lindon City Standard Land Use Table
indicated that an ‘impound yard’ is not permitted in the MC zone. Impound yard
22 appears to be the most similar use listed the proposed repossession lot. The
applicant feels that his proposal is not an impound yard and that he could meet the
24 “Compatibility Standard” provided in the Standard Land Use Table. There are
also issues such as public access, UDOT, water detention, landscaping, etc.
26 associated with this property which will be discussed at the meeting.

28 Mr. Cowie explained that this application has been withdrawn, and no action is
necessary at this time.

30 **NEW BUSINESS** – Reports by Commissioner

32 Commissioners gave no reports at this meeting.

34 **PLANNING DIRECTOR’S REPORT** –

36 Mr. Cowie reported on the following items.

- 38 1. The City Council approved the Old Station Square, Plat D, subdivision
application.
40 2. Following a Public Hearing, the City entered into an agreement with the Utah
Transit Authority (UTA) to sell a 35 foot strip of property to UTA to expand the
42 rail right-of-way adjacent to the future Geneva Resort Park. The purchase price
of \$322,000 was based on the appraised value of the property. The rail line is
44 expected to be completed and operational from Ogden to Provo by 2012. The
Park Capital Facilities Plan anticipates completion of the adjacent park in 10–15
years.

- 2 3. The City was awarded grant funding from the National Trust for Historic
4 Preservation to reprint a booklet of historical sites in the City. The booklet was
6 originally distributed in 2000, and is currently available to residents free of
8 charge.
- 10 4. The City Council approved an increase in Parks, Trails and Recreation impact
12 fees to \$4,500 for a single family residence and \$4,000 for multi-family
14 dwellings. The increase is intended to cover actual costs and avoid the City
16 subsidizing development in any manner.
- 18 5. The City is considering adding “Twitter” to electronic methods used to
20 disseminate information to the public. When the appropriate communications
22 policy is approved by the City Council, a link will be added from the City website
to allow residents to register and follow City postings on Twitter.
6. Mr. Cowie will be out of town for the April 22, 2009 meeting. Mr. Mataele will
present application information, including the Church of Jesus Christ of Latter
Day Saints site plan. Mr. Cowie reviewed preliminary information regarding the
site plan, which will be considered as an agenda item at the next meeting.
7. Commissioner Call and Commissioner Burton reported on training they recently
attended. Both reported that the training was informative and beneficial in
understanding the development and appeal process.
8. Commissioner Call inquired as to the status of the continued Canberra Estates
subdivision application. Mr. Cowie stated that the developer is working with the
Metropolitan Water District to resolve issues related to the aqueduct easement.

24 **ADJOURN** –

26 COMMISSIONER PETERS MOVED TO ADJOURN THE MEETING AT 8:12
28 P.M. COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – April 22, 2009

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Gary Godfrey, Chairperson

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Adam Cowie, Planning Director

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