

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 26, 2010** beginning at 7:00 p.m. in the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Sharon Call

7 Pledge of Allegiance: Christian Burton

8 **PRESENT**

**ABSENT**

9 Gary Godfrey, Chairperson

Mark Johnson, Commissioner

10 Ron Anderson, Commissioner

11 Matt Bean, Commissioner

12 Chris Burton, Commissioner

13 Sharon Call, Commissioner

14 Angie Neuwirth, Commissioner

15 Adam Cowie, Planning Director

16 Woodworth Mataele, Planner

17 Debra Cullimore, City Recorder

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

19 **APPROVAL OF MINUTES** – The minutes of the meeting of September 28, 2010 were  
20 reviewed.

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22 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE  
23 MEETING OF SEPTEMBER 28, 2010. COMMISSIONER ANDERSON SECONDED  
24 THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

25 **PUBLIC COMMENT** –

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

28 **CURRENT BUSINESS** –

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32 1. **Conditional Use** – *A Caring Vet, LLC – 360 North State Street*. This is a request  
33 by Dr. Eric Hansen with “A Caring Vet, LLC” for approval of a Conditional Use  
34 Permit to operate a veterinary clinic. Currently, the Lindon City Standard Land  
35 Use Table requires this type of Land Use in the CG (General Commercial) zone to  
36 acquire a Conditional Use Permit. The applicant is proposing a clinic for small  
37 animals that would include full medical and dental services including  
38 radiography, surgery and laboratory work. The business will operate between the  
39 hours of 9:00 a.m. and 6:00 p.m., Monday through Saturday.  
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Eric Hansen was present as the representative for this application. Mr. Mataele explained that this is a request for approval of a Conditional Use Permit to operate a veterinary clinic in the CG zone in an existing facility located at 360 North State Street. The Lindon City Standard Land Use Table requires a Conditional Use Permit for this use in the Commercial zone. Mr. Mataele presented photographs of the site. He noted that existing parking appears to be adequate. The applicant has stated that he does not anticipate any excessive noise or odors.

Chairperson Godfrey invited Mr. Hansen to present any additional information for consideration. Mr. Hansen stated that staff had conveyed relevant information, and that he had nothing to add. Commissioner Burton inquired as to disposal methods for deceased animals. Mr. Hansen stated that the facility will include freezers for storage, and that animals will be picked up periodically for cremation. Remains will then be either returned to pet owners or disposed of off site.

Commissioner Call inquired as to whether 24 hour acute care will be provided at this site. Mr. Hansen stated that overnight staffing is not currently planned, and that pets needing acute care would typically be referred to a facility which provides 24 hour service. He stated that if he expands to provide 24 hour service in the future, it would be necessary to relocate to another facility. Commissioner Call asked how many animals could be cared for at this facility. Mr. Hansen stated that the facility will accommodate approximately 12 animals at a time.

Commissioner Call noted that the neighboring business is a waxing salon. She asked Mr. Hansen if he felt the veterinary clinic would be a compatible use. Mr. Hansen stated that he will take steps to alleviate any concerns regarding potential noise or odor problems. He noted that the animal care area has an independent ventilation system, and that he plans to install additional insulation between his unit and the neighboring unit to minimize noise traveling between units.

Mr. Cowie explained that notices were mailed to neighboring properties within 300 feet of this proposed use, and that no concerns have been expressed to the City by neighboring property or business owners. Commissioner Anderson noted that as a Conditional Use Permit, approval of this application is reviewable upon complaint, and can be subject to revocation if complaints go unresolved.

Chairperson Godfrey inquired as to the species Mr. Hansen anticipates treating at this facility. Mr. Hansen stated that he expects to treat a variety of species, including dogs, cats, birds and non-poisonous reptiles.

Chairperson Godfrey called for public comment. There were no comments. He called for further discussion from the Commission. Hearing none, he called for a motion.

COMMISSIONER NEUWIRTH MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR A CARING VET LLC. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

**NEW BUSINESS** – Reports by Commissioners

Commissioner Call inquired as to action taken by the City Council to approve an agreement with the Utah Infrastructure Agency (UIA). Mr. Cowie, along with Councilmember Bayless who was present in the audience, gave an overview of the UIA

2 structure, which will work cooperatively with UTOPIA to provide fiber optic services to  
3 residents of Lindon and other participating communities.

4 Chairperson Godfrey inquired as to laws governing loading and unloading of  
5 transport vehicles, particularly delivery of vehicles to car dealerships. He expressed  
6 concern regarding traffic safety in the area of the Mercedes dealership. Mr. Cowie will  
7 follow up with the Police Department regarding applicable laws and enforcement.

8 **PLANNING DIRECTOR'S REPORT** –

10 Mr. Cowie reported on the following items:

- 11 1. The City Council passed an ordinance prohibiting the possession, use or sale  
12 of Spice within Lindon City.
- 13 2. The 200 South bridge will be closed for approximately six months beginning  
14 November 13<sup>th</sup> as part of UDOT I-15 Core project. Detour routes were also  
15 reviewed. Proctor Lane will also be closed for a short period of time to  
16 replace the bridge structure at that location.
- 17 3. Mr. Cowie reviewed Mountainland Association of Governments (MAG) 30  
18 Year Regional Transportation Plan, including projected impacts to Lindon.  
19 Models include future mass transit components. Based on traffic volume  
20 projections, MAG is considering upgrading some planned road projects to  
21 improve future service levels.

22 **ADJOURN** –

24 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING AT  
25 7:57 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL PRESENT  
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved – November 9, 2010

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35 Gary Godfrey, Chairperson

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41 Adam Cowie, Planning Director