

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 11, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Vice Chairperson

6 Invocation: Angie Neuwirth

7 Pledge of Allegiance: Ron Anderson

8 **PRESENT**

ABSENT

10 Ron Anderson, Commissioner

Gary Godfrey, Chairperson

12 Matt Bean, Commissioner/Vice Chairperson

13 Christian Burton, Commissioner

14 Sharon Call, Commissioner

15 Mark Johnson, Commissioner

16 Angie Neuwirth, Commissioner

17 Adam Cowie, Planning Director

18 Woodworth Mataele, Assistant Planner

19 Debra Cullimore, City Recorder

20 The meeting was called to order at 7:03 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the meeting of December 14, 2010 were
24 reviewed.

26 COMMISSIONER NEUWIRTH MOVED TO APPROVE THE MINUTES OF
27 THE MEETING OF DECEMBER 14, 2010. COMMISSIONER JOHNSON
28 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
29 CARRIED.

30 **PUBLIC COMMENT** –

32 Commissioner Bean called for comments from any audience member who wished
34 to address an issue not listed as an agenda item. There was no public comment.

36 **CURRENT BUSINESS** –

- 38 1. **Site Plan** – *MS Properties, Utility Pole Building.* - This is a request by Martin
39 Snow with MS Properties for approval of a site plan to construct a 95,000 sq/ft
40 steel fabrication building for manufacturing processes associated with Universal
41 Industrial Sales. The new building will be located at approximately 1325 West
42 500 North in the Light Industrial (LI) zone.

44 Craig Whiteley and Leighton Jensen were present as the representatives for this
45 application. Mr. Cowie explained that this is a request by Martin Snow for approval of a
46 site plan which includes a 95,000 square foot steel fabrication facility. This use is a

2 Conditional Use in the LI zone. The Planning Commission has the authority to impose
conditions to mitigate concerns which may be associated with this use in this location.
4 The site is located at approximately 1325 West 500 North. An existing abandoned
residential structure will be removed from the site as part of the development project.

6 Mr. Cowie explained that City code requires 25% of each elevation of the
building to include 25% architectural treatments. Mr. Snow has made a request to move
8 all architectural treatments to the north facing façade. The three remaining elevations
would consist of standard ribbed metal siding. The front elevation would consist of
10 stamped metal panels. Mr. Jensen presented samples of the proposed architectural
materials. Mr. Cowie presented photographs of two buildings with the same architectural
12 treatments. He noted that two buildings have been approved in Lindon using the same
façade material. He also presented architectural drawings of the proposed elevations
submitted by the applicant.

14 Mr. Cowie went on to review the site plan details. He noted that the site plan
includes the required 20 foot landscape strip along the lot frontage on the north and west
16 property line. Four drive entrances will be provided to allow access to garage doors on
the building. Outdoor storage similar to existing storage will continue on the site. He
18 stated that a recommended condition of approval is to increase the density of the
landscaping along Anderson Lane to better screen the site from the neighboring
20 residential use (Kent Anderson home). Mr. Cowie noted that there is adequate parking
space provided on the site plan, but that based on square footage, 100 parking stalls
22 would technically be required. However, the unpaved slag area will allow for expansion
of parking stalls in the future if necessary. The applicant anticipates 50 employees at the
24 site, and is proposing 64 paved parking stalls at this time. Mr. Cowie stated that the 64
paved stalls shown on the site plan have been reviewed by the City Engineer and staff,
26 and that proposed parking appears to be adequate for this use given the capability to
expand parking in the future if necessary. He noted that City ordinance encourages
28 reduced parking areas in specific circumstances to decrease storm water runoff from the
site.

30 Mr. Cowie went on to review street alignment associated with this site plan and
the associated subdivision application which will also be reviewed at this meeting. Street
32 improvements will include curb and gutter improvements and new asphalt connecting to
the existing asphalt on Anderson Lane. He also reviewed proposed landscaping along the
34 north and west property lines.

36 Mr. Cowie stated that the Planning Commission should consider the placement of
architectural treatments as requested by the applicant. He also noted that typical
38 considerations associated with a Conditional Use Permit application include mitigation of
noise and light impacts to surrounding uses. Given the close proximity of the Anderson
home to this site, Mr. Cowie suggested that conditions be imposed to mitigate any
40 negative impacts, such as increasing landscaping density, closing garage doors on the
building as much as possible, directing lighting away from neighboring uses, and dust
42 control. Commissioner Neuwirth inquired as to whether site obscuring fence is required
for this use. Mr. Cowie stated that site obscuring fence will not be required.

44 Commissioner Anderson noted that he lives in close proximity to the site. He
noted that the site also borders the Mixed Commercial zone, and that an industrial use
46 may have a negative impact on neighboring uses as property develops in the future. Mr.

2 Jensen stated that the reason for requesting applying all architectural treatments to the
north façade is to mitigate visual impacts to neighboring properties, particularly
commercial properties and residential uses to the north.

4 Commissioner Call noted that there is currently a large amount of pipe stored on
the property. She inquired as to whether those materials would be moved to inside
6 storage when the building is completed. Mr. Whitely stated that there will be outdoor
storage on the site, but that most materials will be stored to the rear of the building rather
8 than on the street frontage. Commissioner Call inquired as to whether there may be
future development to the rear of the building which could be impacted by the outdoor
10 storage. Mr. Cowie reviewed Master Planned roads, which may open property to the
south for development in the future. He clarified that immediate development of those
12 properties is not anticipated. Commissioner Call noted that the property to the south is
zoned for industrial uses, and that similar uses may locate on adjoining properties in the
14 future.

16 Commissioner Neuwirth noted that there are currently mounds of dirt located
along the west property line. She inquired as to whether fencing could be installed along
the west side of the property to mitigate visual impacts resulting from outdoor storage to
18 the Creekside Meadows subdivision. Mr. Cowie explained that trees every 30 feet on
center will be required along the west frontage, but that there is no fencing requirement.
20 Martin Snow was present in the audience. He stated that he would prefer to install
evergreen trees along the north and west frontage, which will provide a better screen than
22 other types of trees. Commissioner Anderson noted that evergreen trees would also
provide some noise deadening effect.

24 Commissioner Anderson noted that as a Conditional Use, this use reviewable
upon complaint, and that if negative impacts are reported the City will take appropriate
26 action to mitigate those concerns. He noted that many of the concerns can be addressed
simply using common sense and being a good neighbor. He stated that no odors are
28 anticipated at the site, and that visual and sound impacts are his only concerns. He
observed that the insulated façade material will have some sound deadening effect as
30 well. Mr. Whiteley explained that the east doors will be the main delivery doors, and that
the doors facing the Anderson home will be used infrequently.

32 Commissioner Burton inquired as to the anticipated hours of operation, and
whether evening or weekend work is anticipated. Mr. Jensen stated that weekend and
34 evening work is possible. He stated that the break press machine will not generate a high
volume of noise. He stated that typical hours of operation are expected to be 6:00 a.m. to
36 4:30 p.m., but that hours will be adjusted to meet order demand.

38 Commissioner Burton inquired as to lighting plans for the site. Mr. Whiteley
stated that they anticipate lighting similar to existing buildings owned by the company.
Commissioner Burton asked if street lighting will be installed. Mr. Cowie stated that
40 three street lights will be installed along the street frontage. Mr. Whiteley stated that they
could direct the lighting toward the building rather than away from the building if the
42 City felt it would be appropriate. Commissioner Anderson suggested that lighting be
installed on the outer perimeter and directed back toward the building, or that it be put on
44 a timer system to turn off at a reasonable time. Mr. Whiteley suggested that shields be
installed on exterior lighting to direct light down to the ground and contain lighting to the

2 parking area. He stated that appropriate measures will be taken to contain lighting to the site.

4 Commissioner Burton asked if an intercom system will be installed, which could create noise impacts. The applicants stated that no intercoms will be installed.

6 Commissioner Call inquired as to the proposed number of employees. Mr. Whiteley stated that at maximum capacity the business will employ approximately 50, but that there will be substantially fewer employees initially.

8 Commissioner Call commented on the proposed 35 foot street width associated with the subdivision for this development. She inquired as to whether the proposed street width will provide adequate access for semi trucks to access the site. Mr. Whiteley stated that the business in using the existing 20 foot paved asphalt to access the site, and that the proposed 35 foot width will be adequate. Kent Anderson was present in the audience. Commissioner Call asked his opinion on the proposed street width. Mr. Anderson indicated that if the street were improved to the full 50 foot width it would significantly impact his front yard area. He expressed concern regarding the noise impacts, but noted that the business has been good to work with on other issues over the years.

18 Commissioner Bean asked Mr. Snow how long he has owned the subject property. Mr. Snow stated that he has owned this lot for approximately 9 years, but has owned the company since 1982. He stated that this site has been used for storage for approximately 8 years. He explained that pipe is manufactured only twice each year and must be bought in bulk and stored for use throughout the year. He stated that less outdoor storage is expected once the new building is completed.

24 Commissioner Bean asked for further discussion regarding the proposed variation to architectural requirements. He asked Mr. Snow the most compelling reason the Commission should consider granting this request. Mr. Snow explained that if the 25% requirement were followed, the view of the building from 700 North and neighboring commercial properties would be corrugated steel, as the architectural treatments would be installed along the bottom of the façade which would not be visible from 700 North. Mr. Jensen reviewed proposed façade materials. He stated that all elevations will be the same color, and will include a red accent strip around the perimeter of the building.

32 Commissioner Call inquired as to the employee entrance in relation to employee parking. She asked if employees would access the site prior to reaching the Anderson home. Mr. Jensen stated that employees will likely access the site from the east entrance which is the first entrance they come to. The Commission also discussed truck access to the site.

36 Mr. Snow noted that windows are proposed along the front elevation to improve the aesthetic look of the building. He inquired as to whether there is any concern regarding light from the interior impacting neighboring properties. The Commission felt that it may be appropriate to tint the windows on the north elevation to shield interior lighting.

42 Commissioner Burton requested clarification of architectural treatments. He inquired as to the possibility of an architectural feature with relief rather than a painted accent line. Mr. Cowie stated that the proposed panels create some visual interest. Commissioner Bean asked the height of the panels. Mr. Jensen stated that the panels will be the full height of the building. Windows will be approximately 5 feet wide and 10 feet high. The Commission discussed additional architectural details, including the parapet

2 wall. The roof height will be 42 feet to the ridgeline, approximately 4 feet above the
3 parapet. Commissioner Burton inquired as to rooftop mechanical equipment. The
4 applicants indicated that no rooftop mechanical equipment is anticipated.

5 Commissioner Bean requested clarification regarding typical architectural
6 requirements and whether the proposed architectural panels applied to 25% of each
7 elevation would meet the requirements of the code. Mr. Cowie stated that a wainscot of
8 architectural elements on each elevation is a typical light industrial building.
9 Commissioner Bean noted that the view from the north as opposed to undeveloped
10 properties from the south or west is a reason to consider allowing the requested relocation
11 of all architectural elements to the front façade. Commissioner Neuwirth stated that she
12 is in favor of allowing the location of all architectural treatments to the north façade. She
13 stated that she has some concerns related to the west side, but that those concerns could
14 be mitigated with a landscape barrier as discussed. Commissioner Call agreed that it
15 would be appropriate to relocate all architectural treatments to the south elevation
16 provided that the siding used on the other three sides matches the color of the south
17 façade. She also agreed that it would be appropriate to increase landscaping requirements
18 on the north and west frontage.

19 The Commission discussed the proposed red accent stripe. Commissioner
20 Anderson commented that the applicant has made considerable effort to enhance the look
21 of the building. He felt that the color of the accent stripe may detract from the overall
22 look of the building. Commissioner Call agreed. Commissioner Bean inquired as to
23 whether the applicant might consider changing to an earth tone color for the stripe. The
24 applicant felt that changing the color of the stripe would not be problematic.

25 The Commission went on to review appropriate conditions of approval, including
26 allowing the exception to architectural treatment requirements, installation of higher
27 density landscaping on the north and west frontage to mitigate impacts to the residential
28 use and provide screening and sound mitigation, allowing parking as proposed with 64
29 paved stalls, that lighting be shielded and contained to the site, that the color of the accent
30 stripe be earth toned rather than red.

31 The Commission went on to discuss specific landscaping requirements. Mr.
32 Cowie outlined the required 40 foot clear vision area at drive approaches and on the
33 corner. Following discussion, the Commission and the applicant agreed to install 10 foot
34 evergreen trees every 15 feet on center. Commissioner Bean called for further comments
35 or discussion. Hearing none, he called for a motion.

36 COMMISSIONER CALL MOVED TO APPROVE THE SITE PLAN AND
37 CONDITIONAL USE FOR MS PROPERTIES UTILITY POLE BUILDING WITH
38 THE FOLLOWING CONDITIONS:

- 39 1. THAT 10 FOOT TALL EVERGREEN TREES BE INSTALLED ON THE
40 NORTH AND WEST PROPERTY FRONTAGE EVERY 15 FEET ON
41 CENTER, EXCLUDING CLEAR VISION AREAS AT DRIVE ENTRANCES
42 AND ON THE CORNER OF THE SITE AS REQUIRED BY ORDINANCE.
- 43 2. THAT THE 64 PAVED PARKING STALLS SHOWN ON THE SITE PLAN
44 ARE ADEQUATE DUE TO THE NUMBER OF EMPLOYEES ANTICIPATED
45 AT THE SITE AND AREA TO PROVIDE FUTURE EXPANSION OF
46 PARKING IF NECESSARY.

- 2 3. THAT LIGHTING BE LOWERED, SHIELDED AND CONTAINED TO THE
SITE ON THE NORTH SIDE OF THE BUILDING.
- 4 4. THAT THE COLOR OF THE ACCENT STRIPE BE CHANGED FROM RED
TO AN EARTH TONE.
- 6 5. THAT WINDOWS ON THE NORTH ELEVATION BE TINTED.
- 8 6. THAT THE EXCEPTION ALLOWING ALL ARCHITECTURAL
TREATMENTS TO BE APPLIED TO THE NORTH ELEVATION IS
APPROVED BY THE PLANNING COMMISSION.

10 Commissioner Johnson inquired as to whether the Commission has the authority
to require the color change to the accent stripe. Commissioner Neuwirth noted that while
12 the Commission may not have the authority to require the color change, the applicant has
expressed a willingness to comply with this request. Mr. Cowie noted that the
14 Architectural Design Guidelines include a color palette for buildings located in the LI
Zone which consist of earth tone colors. Commissioner Anderson noted that as a
16 Conditional Use, the Commission has the authority to impose conditions which mitigate
concerns. Due to the proximity of this site to commercially zoned property, the color of
18 the accent stripe may have an impact on neighboring properties. He read from LCC
17.49.070, which specifies a requirement for earth tone colors as shown in the
20 Commercial Design Guidelines color palette in the LI zone.

22 COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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- 26 2. **Minor Subdivision** – *Lakeview Industrial Park, Plat E*. This is a request by
Martin Snow with MS Properties for approval of a one-lot industrial subdivision
28 in the LI zone. The 8-acre lot is located at 1325 West 500 North. Some street
dedication and installation of public improvements will occur along portions of
500 North and Anderson Lane.

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32 Mr. Cowie stated that this is a request by Martin Snow and MS Properties for
approval of a one lot industrial subdivision in LI Zone consisting of one 8.03 acre parcel.
Mr. Cowie explained that street, curb, gutter and storm water improvements will be
34 installed as part of the project. He clarified that the Master Plan shows future storm
water facilities along 500 North and extending down Anderson Lane, under I-15 and out
36 to Utah Lake. However, storm water facilities have not yet been installed in Anderson
Lane. The applicant is proposing as a temporary solution that storm water be collected in
38 curb inlets, running toward Creekside Meadows. Staff recommends that as a condition of
approval that the applicant prepare a development agreement which will require
40 connection to future storm water facilities along Anderson Lane when they are installed.
The City Engineer will review and approve the storm water proposal prior to
42 construction.

44 Mr. Cowie also noted that the proposed partial street width of 35 feet must be
approved by the Planning Commission. He noted that installation of full width streets are
typically required as part of new development. However, in this case, the full width road
46 would encroach approximately 6 feet into the Anderson property, in addition to property

2 acquisition from both the Anderson and Thorne property which is not currently owned by
the applicant. The proposed 35 foot street width is similar to streets typically found on
4 residential streets. The Andersons have requested that the City approve the proposed 35
foot street width to minimize impacts to their residential property. The street will be
6 completed to a full 50 foot width as other properties develop in the future.

6 Mr. Cowie went on to discuss road alignment. He presented the Master Planned
road alignment which would affect frontage of the MS Properties site. A proposed
8 alignment which straightens the curve has been reviewed and approved by the City
Engineer. Staff requests that the Planning Commission approve the road alignment as
10 presented at this meeting rather than the Master Planned alignment.

12 Mr. Cowie went on to discuss a detour route through the site which could be used
by local traffic during roadway construction. He requested that the applicant be required
to submit a detour plan as part of the finalized design.

14 Commissioner Anderson inquired as to plans for the existing irrigation ditch. The
applicants indicated that the irrigation ditch will be piped. Dirt will be mounded over the
16 pipe and a 12 inch curb barrier installed to prevent future damage to the pipe. Final
design of the irrigation ditch will be discussed with the City Engineer prior to
18 construction.

20 COMMISSIONER BURTON MOVED TO APPROVE THE LAKEVIEW
INDSUTRIAL PARK PLAT "E" PRELIMINARY PLAT AND RECOMMEND
22 APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING CONDITIONS:

- 24 1. THAT THE APPLICANT PREPARE A DEVELOPMENT AGREEMENT
BETWEEN MS PROPERTIES AND LINDON CITY WRITTEN TO THE
SATISFACTION OF THE CITY REGARDING INSTALLATION AND/OR
26 CONNECTION TO FUTURE STORM DRAINAGE FACILITIES IN
ANDERSON LANE.
- 28 2. THAT GIVEN THE LIMITATIONS OF RIGHT-OF-WAY AND OWNERSHIP
BY THE APPLICANT AND THE UNDESIRED IMPACTS TO THE
30 ADJACENT KENT ANDERSON PROPERTY, THE PROPOSED STREET
WIDTH OF 35 FEET IS ACCEPTABLE. FULL WIDTH STREET
32 IMPROVEMENTS ALONG 500 NORTH AND ANDERSON LANE ARE NOT
REQUIRED AS PART OF THIS DEVELOPMENT
- 34 3. THAT THE NEW STREET ALIGNMENT AS PRESENTED TONIGHT AND
APPROVED BY THE CITY ENGINEER IS ACCEPTABLE.
- 36 4. THAT THE APPLICANT PRESENT A DETOUR PLAN FOR ANDERSON
LANE TO BE USED DURING ROAD CONSTRUCTION.

38 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

- 40 3. **Action Item:** *Election of new Planning Commission Chair and Vice Chair.*

42 At the beginning of each calendar year the Planning Commission nominates and
votes on a new Chair and Vice Chair. The current Chair is Gary Godfrey, with
44 Matt Bean acting as the current Vice Chair. New nominations and votes will be
made, with the new appointments being effective at the January 25, 2011
46 Planning Commission meeting.

2 Mr. Mataele explained that a Planning Commission Chair and Vice Chair are
4 elected each January for a one year term. The appointment will take effect during the
second meeting of January.

6 COMMISSIONER ANDERSON NOMINATED COMMISSIONER
BEAN TO SERVE AS PLANNING COMMISSION CHAIR FOR 2011.
8 COMMISSIONER BURTON SECONDED THE NOMINATION. ALL PRESENT
VOTED IN FAVOR.

10 Commissioner Bean will take over the duties of the Chair at the January 25, 2011
12 Planning Commission meeting.

14 COMMISSIONER CALL NOMINATED COMMISSIONER JOHNSON TO
SERVE AS PLANNING COMMISSION VICE CHAIR FOR 2011. COMMISSIONER
16 ANDERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.

18 Commissioner Johnson will take over duties of the Vice Chair at the January 25,
2011 meeting.

20 **NEW BUSINESS** – Reports by Commissioners

22 Commissioner Neuwirth inquired as to plans for the building on State Street
24 which was recently vacated by Maeser Academy. Mr. Cowie stated that the building
owners are investigating several possibilities for the site, but no applications have been
submitted.

26 Commissioner Call noted a newspaper article which indicates that the Public
28 Safety Impact Fees which were under consideration by the City Council have been
tabled. Mr. Cowie explained that the City Council is planning to study the issue further
and discuss concerns with affected parties prior to further consideration of the impact fee.

30 Commissioner Burton inquired as to the schedule and plans for the Murdock
32 Canal enclosure project. Mr. Cowie explained that the bid has been awarded and work
has started on the project. The contractor will work with municipalities on the trail
design in each community. Most areas along the trail will be natural vegetation with
34 some areas of landscaping. A parking and trail head area with restrooms will be located
in Lindon near 400 North.

36 Commissioner Anderson asked if the 200 South Bridge will remain closed
through May. Mr. Cowie stated that the bridge will be opened as soon as possible, but
38 opening in May is anticipated.

40 **PLANNING DIRECTOR'S REPORT** –

42 Mr. Cowie reported on joint training for the City Council and Planning
44 Commission which will be held prior to the regular Planning Commission meeting at
6:00 p.m. on February 22, 2011. The training will address appropriate procedures which
46 should be followed should there be an emergency situation, such as an active shooter,
during a public meeting. The training will be conducted by Chief Cullimore and

2 members of the Utah County SWAT Team. Ethics training will also be covered during
the joint meeting.

4 Mr. Cowie also noted that the City issued permits for 34 single family residential
homes during 2010, 19 of which were in Creekside Meadows.

6 **ADJOURN** –

8 COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT
9:00 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL
10 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – January 25, 2011

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Matt Bean, Chairperson

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Adam Cowie, Planning Director

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