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

Conducting: Matt Bean, Vice Chairperson
Invocation: Angie Neuwirth
Pledge of Allegiance: Ron Anderson

PRESENT

1. Ron Anderson, Commissioner
2. Matt Bean, Commissioner/Vice Chairperson
3. Christian Burton, Commissioner
4. Sharon Call, Commissioner
5. Mark Johnson, Commissioner
6. Angie Neuwirth, Commissioner
7. Adam Cowie, Planning Director
8. Woodworth Mataele, Assistant Planner
9. Debra Cullimore, City Recorder

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

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

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

PUBLIC COMMENT –

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

CURRENT BUSINESS –

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

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

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 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 stamped metal panels. Mr. Jensen presented samples of the proposed architectural materials. Mr. Cowie presented photographs of two buildings with the same architectural 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.

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 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 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 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 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 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, 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 reduced parking areas in specific circumstances to decrease storm water runoff from the site.

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 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 north and west property lines.

Mr. Cowie stated that the Planning Commission should consider the placement of architectural treatments as requested by the applicant. He also noted that typical 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 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 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.

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 may have a negative impact on neighboring uses as property develops in the future. Mr.
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.

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 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 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 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 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 future.

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 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. 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 other types of trees. Commissioner Anderson noted that evergreen trees would also provide some noise deadening effect.

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 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 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 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.

Commissioner Burton inquired as to the anticipated hours of operation, and whether evening or weekend work is anticipated. Mr. Jensen stated that weekend and 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 4:30 p.m., but that hours will be adjusted to meet order demand.

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

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

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.

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.

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.

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.

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.

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

Commissioner Bean requested clarification regarding typical architectural requirements and whether the proposed architectural panels applied to 25% of each elevation would meet the requirements of the code. Mr. Cowie stated that a wainscot of architectural elements on each elevation is a typical light industrial building.

Commissioner Bean noted that the view from the north as opposed to undeveloped properties from the south or west is a reason to consider allowing the requested relocation of all architectural elements to the front façade. Commissioner Neuwirth stated that she is in favor of allowing the location of all architectural treatments to the north façade. She stated that she has some concerns related to the west side, but that those concerns could be mitigated with a landscape barrier as discussed. Commissioner Call agreed that it would be appropriate to relocate all architectural treatments to the south elevation provided that the siding used on the other three sides matches the color of the south façade. She also agreed that it would be appropriate to increase landscaping requirements on the north and west frontage.

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

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

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

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

1. THAT 10 FOOT TALL EVERGREEN TREES BE INSTALLED ON THE NORTH AND WEST PROPERTY FRONTAGE EVERY 15 FEET ON CENTER, EXCLUDING CLEAR VISION AREAS AT DRIVE ENTRANCES AND ON THE CORNER OF THE SITE AS REQUIRED BY ORDINANCE.

2. THAT THE 64 PAVED PARKING STALLS SHOWN ON THE SITE PLAN ARE ADEQUATE DUE TO THE NUMBER OF EMPLOYEES ANTICIPATED AT THE SITE AND AREA TO PROVIDE FUTURE EXPANSION OF PARKING IF NECESSARY.
3. THAT LIGHTING BE LOWERED, SHIELDED AND CONTAINED TO THE
   SITE ON THE NORTH SIDE OF THE BUILDING.
4. THAT THE COLOR OF THE ACCENT STRIPE BE CHANGED FROM RED
   TO AN EARTH TONE.
5. THAT WINDOWS ON THE NORTH ELEVATION BE TINTED.
6. THAT THE EXCEPTION ALLOWING ALL ARCHITECTURAL
   TREATMENTS TO BE APPLIED TO THE NORTH ELEVATION IS
   APPROVED BY THE PLANNING COMMISSION.

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
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
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
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
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
Commercial Design Guidelines color palette in the LI zone.

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

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
   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.

   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
   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
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
curb inlets, running toward Creekside Meadows. Staff recommends that as a condition of
approval that the applicant prepare a development agreement which will require
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
construction.

   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
would encroach approximately 6 feet into the Anderson property, in addition to property
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
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
completed to a full 50 foot width as other properties develop in the future.

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
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
presented at this meeting rather than the Master Planned alignment.

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.

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
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
construction.

COMMISSIONER BURTON MOVED TO APPROVE THE LAKEVIEW
INDSUTRIAL PARK PLAT “E” PRELIMINARY PLAT AND RECOMMEND
APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING CONDITIONS:
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
CONNECTION TO FUTURE STORM DRAINAGE FACILITIES IN
ANDERSON LANE.
2. THAT GIVEN THE LIMITATIONS OF RIGHT-OF-WAY AND OWNERSHIP
BY THE APPLICANT AND THE UNDESIRED IMPACTS TO THE
ADJACENT KENT ANDERSON PROPERTY, THE PROPOSED STREET
WIDTH OF 35 FEET IS ACCEPTABLE. FULL WIDTH STREET
IMPROVEMENTS ALONG 500 NORTH AND ANDERSON LANE ARE NOT
REQUIRED AS PART OF THIS DEVELOPMENT
3. THAT THE NEW STREET ALIGNMENT AS PRESENTED TONIGHT AND
APPROVED BY THE CITY ENGINEER IS ACCEPTABLE.
4. THAT THE APPLICANT PRESENT A DETOUR PLAN FOR ANDERSON
LANE TO BE USED DURING ROAD CONSTRUCTION.
COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

3. **Action Item: Election of new Planning Commission Chair and Vice Chair.**
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
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
Planning Commission meeting.
Mr. Mataele explained that a Planning Commission Chair and Vice Chair are elected each January for a one year term. The appointment will take effect during the second meeting of January.

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

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

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

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

**NEW BUSINESS – Reports by Commissioners**

Commissioner Neuwirth inquired as to plans for the building on State Street 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.

Commissioner Call noted a newspaper article which indicates that the Public 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.

Commissioner Burton inquired as to the schedule and plans for the Murdock 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 some areas of landscaping. A parking and trail head area with restrooms will be located in Lindon near 400 North.

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 opening in May is anticipated.

**PLANNING DIRECTOR’S REPORT –**

Mr. Cowie reported on joint training for the City Council and Planning 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 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
members of the Utah County SWAT Team. Ethics training will also be covered during
the joint meeting.

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

ADJOURN –

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

Approved – January 25, 2011

Matt Bean, Chairperson

Adam Cowie, Planning Director