

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 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, Chairperson  
6 Invocation: Sharon Call, Commissioner  
7 Pledge of Allegiance: Angie Neuwirth, Commissioner

8 **PRESENT**

9 Matt Bean, Chairperson  
10 Ron Anderson, Commissioner  
11 Chris Burton, Commissioner  
12 Sharon Call, Commissioner  
13 Angie Neuwirth, Commissioner  
14 Del Ray Gunnell, Commissioner  
15 Adam Cowie, Planning Director  
16 Kathryn Moosman, City Recorder

8 **ABSENT**

9 Carolyn Lundberg, Commissioner

17 The meeting was called to order at 7:05 p.m.

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20 **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 27,  
21 2011 were reviewed.

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24 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE  
25 REGULAR MEETING OF SEPTEMBER 27, 2011 AS CORRECTED OR AMENDED.  
26 COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT  
27 VOTED IN FAVOR. THE MOTION CARRIED.

28 **PUBLIC COMMENT** –

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

33 **CURRENT BUSINESS** –

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36 1. **Amended Site: Nicholson Construction** – 150 N. Geneva Road– This is a City  
37 request by Brian Jacobson with Nicholson Construction for approval of an  
38 amended site plan to complete an addition to an existing building in the LI (Light  
39 Industrial) zone. Per LLC 17.17.130, any addition that exceeds 30% of the  
40 existing buildings square footage, the site shall be brought into substantial  
41 compliance with all current city codes and ordinances. The commission will  
42 discuss all pertinent requirements triggered by this proposal.

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44 This item was not discussed as the applicant withdrew the application prior to the  
45 meeting. Staff gave a brief overview of the issues involved on the site, then Chairman  
46 Bean suggested the commission move onto the next agenda item.



2 Section 17.18 "Off Street Parking". Recommendations from the Planning  
Commission will be made to the City Council for final approval.

4 Mr. Cowie began by stating that the off street parking ordinance is included in  
the packets, and further noted that the underlined sections are changes made and  
6 strikeouts are sections removed, and the highlighted areas are minor changes made since  
the last meeting. Mr. Cowie went through some photos showing landscape strips and  
8 parking throughout the city. Mr. Cowie then questioned the commission if sidewalks  
should be included with the parking lot when determining if landscaping adjacent to the  
10 walk should be counted towards interior landscaping. The commission was in agreement  
that a sidewalk would be part of the parking lot and adjacent landscaping should be  
12 acceptable as interior landscaping. He also noted that the way the ordinance is currently  
written 40 square feet of landscaping is required for every space. Mr. Cowie then  
14 showed photos of businesses in Lindon and their parking landscaping.

16 Commissioner Call inquired about interior landscaping and if the parking could  
be reduced by 20%. Mr. Cowie stated that it applies for existing parking lots, not for new  
businesses. Mr. Cowie stated that one example that may come up is AmBank, where the  
18 required number of parking spaces, based on their building expansion, may not be able to  
fit on that site; but this would allow them to put in some landscaping that would meet the  
20 ordinance and still be able to reduce the number of parking spaces.

22 Mr. Cowie then stated that what staff is hoping for in the industrial zones or  
commercial zones or in a non-residential use in a residential zone, that we don't have  
something that looks like the Kmart parking lot in Orem with only a 10 ft landscape strip  
24 and no other landscaping. If approved, the ordinance change would allow any perimeter  
landscaping that is 4 feet wider than the required perimeter landscaping to count toward  
26 the interior parking landscape requirements. Mr. Cowie stated that screening around a  
parking lot requires a 6 ft. fence. He further stated that the ordinance says that  
28 commercial and industrial zones requires a 7 ft. fence if adjacent to a residential use. He  
then asked the commission if the 6 ft. fence was sufficient or if they wanted to make it  
30 consistent with other zones and have a required 7 ft. fence screening the parking lot. The  
Commission was in agreement that a 6 ft. fence would be sufficient. Mr. Cowie then  
32 went over some additional changes and clarifications regarding landscaping and also  
went through a few more photos of industrial buildings etc. Mr. Cowie then inquired if  
34 there were any other questions or comments.

36 Mr. Cowie noted the two biggest changes were as follows:

- 38 1. One tree for every 10 spaces now required within interior landscaped areas.  
40 2. Interior landscaping now required in all zones, including industrial zones.

42 Chairperson Bean asked if there were any further discussion or any public  
comment. Being none he called for a motion.

44 COMMISSIONER CALL MOVED TO APPROVE THE ORDINANCE  
46 CHANGES TO LCC SECTION 17.18 "OFF STREET PARKING" AND  
RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER BURTON

2           SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
3           CARRIED.

4           COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC  
5           HEARING. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL  
6           PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8           **NEW BUSINESS** – Reports by Commissioners

10           Chairperson Bean asked if there were any reports from the Commission.  
11           Commissioner Call inquired about the Pull and Save Concept Plan that came before  
12           the Commission at the last meeting. She also inquired if staff had received the  
13           information on the applicants Conditional Use Permit from West Valley City,  
14           regarding the wetlands, screened fencing, and the stacking of materials etc. Mr.  
15           Cowie stated that he did contact the Planning Director from West Valley City, and also  
16           stated that the applicant did not receive a favorable response from the City Council  
17           and has not submitted an application with Lindon City.

18           Commissioner Anderson also questioned the Pull and Save Concept review  
19           and Mike Dunn’s property. Mr. Cowie stated that Mike Dunn has a temporary site  
20           plan and is required to restore the landscaping at his property; he also has an additional  
21           temporary site plan for 18 months for the storage of equipment. Mr. Cowie added  
22           that Mr. Dunn also has a Conditional Use Permit for his rock crushing business and he  
23           is making progress at the property. Commissioner Gunnell asked what the height of  
24           the power plant addition will be. Mr. Cowie replied that they will be compacting the  
25           sub soils with the soil stock piles that are currently in place; then the soil will be  
26           removed so it will actually be the same level as the current power plant. He also  
27           noted that technically the power plant is in the town of Vineyard.

28           Chairperson Bean then asked if there were any other new business. Being  
29           none he moved on to the next item.

30           **PLANNING DIRECTOR’S REPORT** –

31           Mr. Cowie reported on City Council updates as follows:

- 32           ● Pull and Save Concept Review.
- 33           ● Grant was received for \$100,000 to go towards the trail project.
- 34           ● Meet the Candidate Night for the General Election will be held on  
35           October 20, 2011 at 6:00 pm at the Community Center.
- 36           ● City Council went through the General Plan at the last meeting.
- 37           ● Toby Bath came to the open session of the last City Council meeting  
38           to talk to the Council about investigating detached accessory  
39           apartments, which are currently not approved; and that potential is  
40           being evaluated and may be considered and would have to come  
41           through as an ordinance change.
- 42           ● The Central Utah Water Conservancy District will be in attendance at  
43           the next City Council meeting to discuss the North Shore Aqueduct  
44           Project and are requesting approval for a Conditional Use Permit. They  
45           will be in attendance at the next City Council meeting to discuss the North Shore Aqueduct  
46           Project and are requesting approval for a Conditional Use Permit. They

2 are looking at pumping large amounts of water to the west side of the  
valley, and are looking at property on 2000 west in Lindon. This item  
will not be coming to the Planning Commission.

- 4 • The November 8<sup>th</sup> meeting is cancelled because of election night.  
November 22<sup>nd</sup> meeting is near Thanksgiving; four (4) commissioners  
6 are required to hold a meeting. Four commissioners confirmed they  
would be in attendance.

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Chairperson Bean asked if there was any other new business. Being none he  
10 called for a motion to adjourn.

12 **ADJOURN** –

14 COMMISSIONER NEUWIRTH MOVED TO ADJOURN THE MEETING  
AT 8:35 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL  
16 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – October 25, 2011

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Matt Bean, Chairperson

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Adam Cowie, Planning Director