

2 Brandon Snyder, Associate Planner, opened this discussion by inviting the
3 applicant Matt Carlson forward. Mr. Snyder began by giving some background of this
4 application noting Mr. Carlson is requesting approval for Club V Volleyball, a
5 gymnasium and athletic club (volleyball specific). Mr. Snyder noted the applicant has
6 provided additional information related to the parking and floor plan in the analysis
7 section of the staff report. Mr. Snyder reminded the Commission that the Lindon City
8 Land Use Table indicates that “gymnasium & athletic clubs” are a conditional use in the
9 LI zone. He noted the proposed site is in the Timpview Business Park, which was
10 approved by the Planning Commission on April 14, 2015. Mr. Snyder stated that Mr.
11 Carlson is not proposing any changes to the site. Mr. Snyder added that public notices
12 concerning the proposal were mailed on March 3, 2017. He noted that staff received
13 feedback on March 8, 2017 through an email (included in the report) concerning the
14 parking not spilling over into the street.

15 Mr. Snyder stated the site has one building that totals 48,677 square feet in floor
16 area of which the building is broken into eight suites. The suites range in size from 6,083-
17 6,962 square feet. The average suite size is approximately 6,300 square feet. The site has
18 83 completed parking stalls south of the building, with 17 additional potential parallel
19 parking stalls on the north side of the building. (Potential total of 100 on-site stalls). The
20 potential stalls are not striped or painted at this time and the north driveway is currently
21 signed as a loading/drop-off area. Mr. Snyder stated each unit is allocated an average of
22 10.4 parking stalls (this would increase to 12.5 stalls with the additional north parking
23 stalls). When the site plan was approved the parking was based off of the building being
24 40% office and 60% warehouse. He noted that Lindon City parking codes indicate the
25 parking ratio for office space is 1/350 square feet and the ratio for warehouse space is
26 1/1000 square feet.

27 Mr. Snyder went on to say the sites are required to comply with the requirements
28 set out in Lindon City Code 17.18, or as otherwise required by a conditional use permit.
29 The building currently has five suites in use. Four units are being used as long term
30 storage with no fulltime onsite staff which has resulted in a minimal parking demand on-
31 site. The suites devoted to storage have minimal area devoted to office. (BP 1870-2015,
32 Suites 1, 2, 6, and 7). Mr. Snyder mentioned that items being stored include RV’s, boats
33 and other recreational vehicles. Suite 8 is being improved to include 1/3 of the suite in
34 office and the remaining 2/3 in warehouse (the applicant proposes to occupy three units
35 of the building with a combined area of 19,404). Mr. Snyder stated the applicant would
36 be assigned 32 to 38 parking stalls and the applicant has indicated that the property owner
37 has approved 30 parking stalls for their use.

38 Mr. Snyder pointed out as a condition of approval the Planning Commission may
39 address the parking through limitations on class size or hours of operation. He added that
40 staff recently asked Mr. Carlson to provide information relating to their Salt Lake
41 location and existing Lindon location (the applicant is currently operating out of the
42 Weldon warehouse located at 632 N 2000 W. and Mr. Carlson has plans for this new
43 location to replace the current location). Mr. Snyder then addressed some additional
44 information including the number of parking stalls, the size of the facility in Salt Lake,
45 registration records for existing locations, the floor plan and layout proposed at the
46 Lindon location, hours of operation and prior uses of the location. He noted the layout is
dependent on getting accurate measurements when the boats move out. With the

2 maximum occupancy for the proposed location (they do not plan on running tournaments
currently at this location) they may in the future but will set up another meeting to
4 determine that issue if necessary.

6 Mr. Snyder further explained that the current parking requirement for the
proposed use is one (1) per three and one-half (3 ½) person capacity in the building or
8 facility, based on maximum use of all facilities at the same time. At this time the
occupancy of the three units has not been determined. In discussing the proposal with the
10 Building Official Phil Brown, he recalled that the building has a fire suppression
sprinkler system. The doors will need to have panic hardware installed for exiting
12 purposes and the doors must swing outward. Mr. Brown also indicated that those items
can be addressed prior to approval of the business license. Mr. Snyder pointed out in
14 order to determine the occupancy of the suites for the proposal, a floor plan, layout and
additional information from an architect will be needed. At that time it can also be
16 determined if there are adequate restrooms. The 2015 IBC indicates that the capacity of
the building, for the proposed use, can be as high as one person per fifteen square feet.

18 Mr. Snyder commented that rough estimates show during peak use (using the
highest occupant load per the IBC); the site may not be able to provide adequate off-
street parking so the proposal may need to be approved with conditions to address the
20 parking or to be continued to allow staff to work further with Mr. Carlson to determine
the actual parking demands. He noted that Mr. Carlson's business plan indicates 50
22 people would use the building at one time and the required parking ratio for this type of
use has adjusted over time. Mr. Snyder then referenced the applicable laws and standards
24 of review. He also referenced for discussion the email (included in the staff packet) and
some additional information about the business and presented photos. Mr. Snyder then
26 turned the time over to Mr. Carlson for comment.

28 Mr. Carlson addressed the Commission at this time. He mentioned they have
been operating out of their North Salt Lake City facility for the past 11 years. They are
best of state winners and they are excited to open a facility and be a partner in Lindon.
30 They currently have 700 girls in their program. Their efforts are primarily focused on
easing the opportunity for more athletes to access their program without the extended
32 commute and allowing each athlete the opportunity to spend more time and focus on
family, school, and other extracurricular activities. He noted they currently plan to host
34 230 of their athletes at this location. Their mission statement is to help build female
athletes and instill confidence and leadership as to be good ambassadors to the
36 community. Mr. Carlson stated they are happy to work with the city and neighbors to
alleviate any parking concerns. Their hours of operation are unique as it is the afternoon
38 hours so it should not conflict with other patrons as they are usually done by five. Most
of the parents drop the kids off and don't stay so the parking will be mainly utilized by
40 the coaches and staff. There will only be about 200 girls at this location and the heaviest
load would be from 6:00 pm to 6:30 pm.

42 Chairperson Call agreed that the parking is the biggest concern as the streets get
clogged. In the past with similar uses this has been the biggest complaint from neighbors
44 and citizens. She pointed out with a Conditional Use Permit if there are complaints or if
they become out of compliance the Commission will address those complaints.
46 Commissioner Vanchiere agreed his biggest concern is the parking and if this venue can
handle the volume of vehicles. Commissioner Kallas asked the applicant if he has

2 reached out to the neighboring businesses about cooperative parking overflow
arrangements. Mr. Carlson said he has not reached out as yet because they were waiting
4 for approval from the city first. He pointed out they bring college coaches in from all
over the country and they have a huge economic impact in any city they go into and they
6 see a huge potential in Lindon and they hope to build a new facility after they test the
market here to see if this is the right fit.

8 Chairperson Call asked staff if they feel the parking issues have been worked
through adequately or if they need more time to ensure it has been addressed sufficiently.
10 Mr. Snyder stated staff will continue to work with the Building Official to obtain more
information as far as allowable occupancy loads for the building and adequate ingress
12 and egress, restrooms, water fountains etc. The applicant has also talked with the
Building Official and they are well on their way to compliance. He also suggested doing
14 the additional striping on the north side of the building.

16 Mr. Carlson pointed out they are allotted 30 stalls during business hours but after
hours they have full use of the additional access to the parking lots and they will be
18 talking to the landlord about the striping and other parking solutions as they don't want to
disrupt any neighbors. They will have a three-year lease and they have first rights to the
additional stalls. He noted they will also manage the flow of traffic with designated drop
20 off points, designated entrances, and exits for the flow of traffic (drop in front of the
building, and exit through the back).

22 Following some additional discussion the Commission agreed this seems to be a
good fit for the location and their only concern would be to address the parking issue and
24 talk with the landlord about overflow parking as to have access to sufficient parking stalls
after 6 pm. They also suggested placing restrictions on class size to 40 before 6 pm and to
26 not allow tournaments at this location until the applicant comes back with additional
parking arrangements.

28 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

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32 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANTS
REQUEST FOR A CONDITIONAL USE PERMIT FOR A GYMNASIUM AND
ATHLETIC CLUB (VOLLEYBALL SPECIFIC TRAINING) TO BE LOCATED AT
34 142 NORTH 1800 WEST, UNITS 300, 400 AND 500 IN THE LIGHT INDUSTRIAL
(LI) ZONE, WITH THE FOLLOWING CONDITIONS 1. ACCESS TO AT LEAST 60
36 PARKING STALLS BE PROVIDED AFTER 6 PM AND 2. NO TOURNAMENTS TO
BE HELD AT THIS LOCATION AND 3. LIMIT CLASS SIZE TO 40 BEFORE 6 PM.
38 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
44 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

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2 5. **Conditional Use Permit—Lindon Collision Center, 551 N. Geneva Rd.** Eric
4 Read, Lindon Collision Center, requests conditional use permit approval for
6 general auto/vehicle repair services to be located at 551 N. Geneva Rd., in the
 Mixed Commercial (MC) zone.

8 Mr. Snyder gave some background of this agenda item explaining the applicant
10 has requested approval for general auto/vehicle repairs located at 551 N. Geneva Rd. Mr.
12 Snyder explained the Lindon City Land Use Table indicates that “General auto and
14 vehicle repair” is a conditional use in the MC zone. The applicant, Mr. Read (who is in
16 attendance) will be providing collision repair (body shop) and is not proposing any
18 changes to the site. Mr. Snyder stated the existing building was built in 1978 and the Mr.
20 Read is not proposing to renovate the inside and repaint the building and concrete wall,
22 install a new gate, update the signage, and update the windows and the front door. He
24 noted the minimum parking requirements are met for this use.

26 Mr. Snyder stated third party notices were mailed on March 3, 2017 and no public
28 comments have been received by staff at this time. Mr. Snyder noted the regulations of
30 this district are designed to protect environmental quality, compatibility, competitiveness,
32 and aesthetics of the district and adjacent areas. Mr. Snyder stated staff has no issues or
34 concerns with this request. Mr. Snyder then turned the time over to Mr. Read for
36 comment. Mr. Read addressed the Commission at this time.

38 Mr. Read stated he has been operating in Lindon for over 11 years and would like
40 relocate from their location at 465 N 1030 West Lindon, to 551N 1000 West Lindon,
42 which is roughly 200 yards away. Mr. Read stated they have been renting and now have
44 an opportunity to buy this new facility. Their business operates as a collision repair
46 shop/body shop. He noted they take apart and assemble cars/trucks after they have been
 in an accident and fix them to the original state. They are the only Mercedes Benz
 certified collision shop in Utah county and they also restore antique classics. They will be
 installing an environment friendly paint system that utilizes water based paint that is eco-
 friendly to the environment. They will not increase pollution or odors in operating our
 business. All of their business operations will be behind the cement walls and will not be
 visible from Geneva road. Their hours of operation are Monday-Friday 8am-5:30pm.
 They have 11 employees and with the larger facility and they plan on hiring another 3-4
 employees in 2018. There is also ample parking space for customers as well as
 employees. He noted the property in the past has also been used as a construction
 company, sewing facility, hub cap business, body shop, laboratory and car dealership.

 There was then some general discussion by the Commission including the site
 obscuring fence and 20 % of incidental used car sales (previous use).

 Chairperson Call asked if there were any further questions or comments from the
 Commission. Hearing none she called for a motion.

42 **COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT’S**
44 **REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE**
46 **REPAIR TO BE LOCATED AT 551 NORTH GENEVA ROAD IN THE MIXED**
 COMMERCIAL (MC) ZONE WITH NO CONDITIONS. COMMISSIONER
 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
 FOLLOWS:

2 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER MARCHBANKS AYE
COMMISSIONER WILY AYE
6 COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE

8

6. **Site Plan Amendment—Mountain Tech II, 2570 West 600 North.** Mark Weldon, Mountain Tech II, requests amended site plan approval for an office building to be located at approximately 2570 West 600 North (Utah County parcel #46:960:0002) in the General Commercial A8 zone. The site plan was previously approved by the Planning Commission on August 25, 2015.

14

Hugh Van Wagenen, Planning Director, gave a brief overview of this agenda item explaining this is an amended site plan application for a 97,000 square foot office building with intended use as office space. He noted the original application was for two buildings, both two-stories, of 50,000 square feet each; building one has been constructed and is operational. Building two has since been amended to be four-stories rather than two, but has maintained the original footprint that results in an increase in square footage from 50,000 s.f. to 97,000 s.f. He noted the site is located in the General Commercial A8 (CG-A8) zone, indicating that buildings up to 80 feet in height are permitted. This parcel is in the northwest corner of PG/Lindon interchange on I-15. The site has limited access off 600 North via a UDOT right in/right out only access. Mr. Van Wagenen pointed out that the parking standards are met.

26

Mr. Van Wagenen explained with the exception of the entryway, this site does not have any public frontage and no landscape strip is required. The interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the amended proposal having 608 stalls between the two buildings, that equates to 24,320 square feet and 60 trees required; 24,341 square feet of landscaping and 62 trees are provided (only minor changes to landscaping have occurred with this amendment). The CG zone requires 20% open space on any project with 22% being provided.

32

Mr. Van Wagenen explained that Lindon's Commercial Design guidelines identify masonry building materials, such as brick, stone, and colored decorative concrete block (including fenestration) as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials; fenestration is also highly encouraged. He noted the applicants have provided a materials board for reference.

38

Mr. Van Wagenen stated the building materials proposed for the exterior of the structures include façade treatments of plaster/EIFS trim, dark brown brick veneer, alternating opaque and clear glass window panels with aluminum trim, main entrance canopies, third floor balconies, and aluminum sun shade features. The building footprint is magnified below. There are several different pop out elements, awnings, roof variation, and balcony setbacks on the upper floors that give this building varied articulation. The building does have specific entrance canopies and a brick veneer extension. Mechanical equipment is designed to be on the roof and will be in a walled enclosure.

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2 Mr. Van Wagenen noted the building roof height is 56 feet with the parapet
extending approximately 2-3 feet higher. The mechanical equipment wall is just over 63
4 feet high. Total height is within the 80 foot limit. City Design Standards under
consideration but not passed by ordinance look at building articulation, roof line
6 variation, building entrance emphasis, and screening of ground floor mechanical
equipment. The Commercial Design Standards indicate that earth tones are generally
8 preferred over harsh or loud colors, except where more vibrant colors are used to create a
special effect that is harmonious with the adjacent context.

10 Mr. Van Wagenen explained when phase one was approved, a u-turn pocket was
created to aid vehicles leaving the site from performing u-turns at the intersection of 600
12 North 2800 West. A condition of approval for phase two was for the developer and the
City to enter into a development agreement regarding intersection improvements agreed
14 upon by American Fork, UDOT and Lindon as each entity has jurisdiction over portions
of that intersection; timing for phase two was unknown at that time. Mr. Van Wagenen
16 stated based on this condition, a revised traffic study has been completed by the firm
RSG, who performed the original study. Based upon the revised traffic impact study, it
18 appears building two will be able to function with the newly created u-turn pocket and no
additional improvements at the 600 North 2800 West intersection.

20 Mr. Van Wagenen mentioned that UDOT has indicated once a traffic signal is
warranted due to higher traffic counts, that is additional traffic from not only this
22 development but other new development in the area as well, they will install a traffic light
at 600 North 2800 West. In the future, this intersection will most likely be part of the
24 connection from I-15 to the Vineyard Connector and under UDOT jurisdiction
exclusively. Although not part of the site design for this phase, the applicant is working
26 to obtain additional egress from this site to 2800 West. This is to alleviate the need for u-
turn movements that will be hindered by increased traffic in the area over time. As traffic
28 increases in the area, the congestion and delays leaving the site will get worse until a
traffic signal is warranted and installed. At that point, traffic will flow at a reliable service
30 level. Mr. Van Wagenen noted there are no changes to any utility or other surface
improvements that require engineering review on this amendment. Mr. Van Wagenen
32 stated the Traffic Engineer also presented a model for reference. He then turned the time
over to Cecilia Uriburu, Architect and Kordel Braley, Traffic Engineer for comment.

34 Ms. Uriburu noted the owner/developer has done other buildings (tilt-ups etc.)
and he has decided to change architects as they want to do a better building at this
36 location. She then emphasized what they will be doing different to make the building
better in order to offer a more professional space and to also be more pedestrian friendly.
38 She noted there will more articulation and this will be a class A building.

Mr. Braley stated this update considers a new proposal for Phase II and the
40 anticipated traffic impact to the roadway network, especially the current U-turn location
on 600 North. Phase I has already been constructed and is fully occupied. Phase I is
42 approximately 50,000 square feet and has approximately 185 employees. The original
TIS assumed 350 employees for Phase I and an additional 350 employees for Phase II
44 (also a 50,000 square feet office building). He noted the current proposed land use for
Phase II is a 100,000 square feet office building, with the potential for housing 600
46 employees. He then referenced the current proposed site plan.

2 Mr. Braley then summarized their findings noting the background traffic
4 conditions have not significantly changed since the original traffic study was completed
6 in 2015. The proposed Phase II office building is anticipated to generate approximately
8 300 peak hour trips. This is based on a conservative assumption of 600 employees in the
10 100,000 square foot building. With project traffic added to existing traffic, the study
12 intersections are anticipated to operate at LOS B or better. Queuing for the U-turn
14 movement is anticipated to be up to 110 feet long. In order to test longer term traffic
16 operations of the U-turn movement, a sensitivity analysis was conducted assuming
eastbound traffic volumes doubles. Under these conditions, the LOS for the U-turn
movement would deteriorate to LOS D. Additional traffic beyond that level is anticipated
to cause the movement to fail. He noted that no accidents have been reported at the
project access or the U-turn location and seems to work well. There was then some
general discussion by the Commission regarding this issue. Mr. Van Wagenen pointed
out that the City Engineer has spoken with Mr. Braley and feels comfortable with what is
being proposed.

18 Following discussion, Chairperson Call stated it appears the biggest concern is the
20 traffic because the building appearance and architectural treatments meet the Design
22 Guidelines and will look very professional and will be a nice addition to the city.

24 Chairperson Call asked if there were any further questions or comments from the
26 Commission. Hearing none she called for a motion.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
30 APPLICANT'S REQUEST FOR AMENDED SITE PLAN APPROVAL FOR ONE
32 97,000 SQUARE FOOT OFFICE BUILDING WITH NO CONDITIONS.
34 COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
30 COMMISSIONER KALLAS	AYE
32 COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER WILY	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

36 12. **New Business: Reports by Commissioners** – Chairperson Call called for any
38 new business or reports from the Commission. Chairperson Call mentioned a
40 resident who has concerns about junk cars in back yards. She also asked what the
42 limits and regulations are regarding this issue. Mr. Van Wagenen stated there are
codes governing this issue and he will email her the code section.

44 13. **Planning Director Report** – Mr. Van Wagenen reported on the items listed
46 below followed by general discussion.

- Update MS Properties General Plan Amendment
- Utah APA Conference (Brigham City, UT April 20-21, 2017)
- Police Chief Vacancy Update

2 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

4 **ADJOURN** –

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8 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:00 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION.
10 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – April 11, 2017

14 _____
Sharon Call, Chairperson

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18 _____
Hugh Van Wagenen, Planning Director