

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **March 28, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Bob Wily, Commissioner  
10 Pledge of Allegiance: Charlie Keller, Commissioner

12	<b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
13	Sharon Call, Chairperson	Mike Marchbanks, Commissioner
14	Rob Kallas, Commissioner	
15	Bob Wily, Commissioner	
16	Charles Keller, Commissioner	
17	Steven Johnson, Commissioner	
18	Mike Vanchiere, Commissioner	
19	Hugh Van Wagenen, Planning Director	
20	Brandon Snyder, Associate Planner	
21	Kathy Moosman, City Recorder	

22  
23 **Special Attendee:**  
24 Matt Bean, Councilmember

- 25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 26 2. **APPROVAL OF MINUTES** – There were no minutes to approve at this  
27 meeting.
- 28 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
29 audience member who wished to address any issue not listed as an agenda  
30 item. There were no public comments.

31 **CURRENT BUSINESS** –

- 32 4. **Conditional Use Permit — West Coast Towing, 12 South 1550 West.**  
33 Robert A. Face, West Coast Towing, requests conditional use permit approval  
34 for an impound yard to be located at 12 South 1550 West in the Light  
35 Industrial (LI) zone.
- 36 Brandon Snyder, Associate Planner, opened this discussion by inviting the  
37 applicant, Robert Face, forward. He began by giving some background of this  
38 application noting that Mr. Face has requested to use a portion of his existing site to  
39 operate a transport, towing and impound services business. Mr. Snyder noted this  
40 proposed use requires a conditional use permit in the LI zone (wrecking and salvage

2 yards are not permitted in the LI zone). He then showed photos depicting the site in  
question.

4 Mr. Snyder made some key factors noting Mr. Face has indicated that a small  
6 portion of building "A" will be used for office purposes by one employee. Two additional  
8 employees will be based out of building "B" where the tow trucks and impound vehicles  
will be stored; the employees will "park and go". He also referenced the buildings on the  
site plan noting to the west will be an overflow area. Mr. Snyder stated the site is  
10 currently occupied by Woods Crane Services, of which the owner has indicated that there  
is available space within the currently developed phase of the property to accommodate  
12 the proposed request by the applicant due to the fact that the cranes are not always being  
stored on the site.

14 Mr. Snyder explained the existing site improvements were installed after approval  
by the Planning Commission of the Woods Crane Service Site Plan on May 13, 2014.  
16 The applicant was required to limit site activities to the current phase that corresponded  
with the extent of the existing road improvements. With the intent being that the  
improvements (future road, landscaping, parking, etc.) would be required and installed  
18 with the future construction or use of the remainder of the parcel.

20 Mr. Snyder commented that the site currently has eighteen (18) onsite parking  
stalls and the parking was approved with the ratios of 1/1000 sq. ft. warehouse and 1/500  
sq. ft. office. He added that no changes are proposed to the site or buildings at this time.  
22 Mr. Snyder pointed out that Woods Crane Services has indicated that they currently have  
two office employees based out of building "A", and ten (10) employees that are based  
24 out of this location, but are mostly out in the field with the cranes on different job sites.

26 Mr. Snyder went on to say that notices were mailed on March 17, 2017, to the  
adjoining property owners in accordance with city code and staff has received no public  
comment at this time. He did mention the one recommended condition staff recommends  
28 is that the parking and storage of the tow trucks and impound vehicles be limited to  
within buildings a and b, overflow parking and storage may be located immediately to the  
30 west of building b, but not to expand beyond the current construction limits identified on  
the site plan. Mr. Snyder then referenced the applicant's description of the proposed use,  
32 the site plan, photos, and the planning commission minutes from the May 13, 2014  
meeting followed by some general discussion.

34 Chairperson Call mentioned the vehicles being stored at the proposed address and  
she brought up the west side property noting it is a large area with the potential of storing  
36 a lot of vehicles. Mr. Face stated at their other facilities in American Fork and Lehi they  
have never had to utilize the outdoor storage and the overflow lot is the last resort; this is  
38 not a junk yard or salvage yard. Chairperson Call stated her biggest concern is that this  
area it is not a permitted use and needs to be approved as a conditional use, and if it is  
40 going to be used for any type of overflow parking there should be some kind of a base to  
keep the weeds down and maintained. Mr. Face stated there is a base and a weed barrier  
42 as required by the state for fire control etc. He added their turnover is every 5 days and  
re-iterated that this is not a salvage company and they keep their facilities very nice. They  
44 also have a locked, controlled environment for law enforcement investigative purposes.  
Mr. Face stated the overflow lot is completely fenced (chain link) and the vehicles are  
46 stored behind the large building; the average is 6 vehicles.

2       Mr. Face then spoke on his business model explaining they have been in business  
3       for 15 years and their business is done through accidents, insurance companies,  
4       environmental cleanup (no hazmat), and anything involving commercial and industrial  
5       vehicles; they are not a repair shop. Chairperson Call stated we have to be careful as this  
6       conditional use will run with the property. She noted there are some conditions that aren't  
7       needed or a concern for this request, but they should be placed for future uses as the  
8       conditions that are currently there aren't very restrictive and can have an impact on future  
9       uses as it runs with the property. Mr. Face pointed out there is another impound yard a  
10      block west of their location that stores up to 50 vehicles. Commissioner Wily stated we  
11      have to be careful in saying it is not a permitted use because that is not exactly correct. It  
12      is a permitted use with conditions placed.

14      Chairperson Call commented that as far as how Mr. Face is doing business she  
15      has no concerns, but they have to consider the conditions for those who may follow. She  
16      pointed out there is already the condition that parking and storage of the tow trucks and  
17      impound vehicles will be limited to within buildings a and b, and the overflow parking  
18      and storage may be located immediately to the west of building b, but will not expand  
19      beyond the current construction limits identified on the site plan. Commissioner Kallas  
20      stated he would like to see one additional condition imposed being if the overflow lot  
21      becomes consistently filled with a certain number of cars (over a 30 or 60 day period)  
22      that a site obscuring fence be required. Mr. Face commented that there is not a way to  
23      gauge how many vehicles may come in at a location any given time as they are there for a  
24      limited time (on average a car a day). He mentioned in the State of Utah it is a 35 day  
25      turnover unless it is being ordered to be held for investigative purposes. Mr. Face  
26      pointed out it is impossible to see the west lot from the street as there is not road and only  
27      vacant fields. Commissioner Johnson commented if the fence is for aesthetic purposes  
28      only he doesn't see a concern unless the property develops. Mr. Face stated they will  
29      keep the area nice and will agree to any conditions placed by the Commission.

30      Chairperson Call asked if there were any further comments. Hearing none she  
31      called for a motion.

32           COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S  
33           REQUEST FOR A CONDITIONAL USE PERMIT OF AN IMPOUND YARD TO BE  
34           LOCATED AT 12 SOUTH 1550 WEST WITH THE FOLLOWING CONDITIONS: 1.  
35           THE PARKING AND STORAGE OF THE TOW TRUCKS AND IMPOUND  
36           VEHICLES WILL BE LIMITED TO WITHIN BUILDINGS A AND B, OVERFLOW  
37           PARKING AND STORAGE MAY BE LOCATED IMMEDIATELY TO THE WEST  
38           OF BUILDING B, BUT NOT TO EXPAND BEYOND THE CURRENT  
39           CONSTRUCTION LIMITS IDENTIFIED ON THE SITE PLAN. COMMISSIONER  
40           WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
41           CHAIRPERSON CALL                           AYE  
42           COMMISSIONER KALLAS                   AYE  
43           COMMISSIONER WILY                   AYE  
44           COMMISSIONER KELLER                   AYE  
45           COMMISSIONER JOHNSON                   AYE  
46           COMMISSIONER VANCHIERE                   AYE  
47           THE MOTION CARRIED UNANIMOUSLY.

2           **5. General Discussion—Lindon City General Plan.** Staff will present  
4           information regarding the current Lindon City General Plan, specifically  
6           introducing the elements and introduction section of the General Plan. No  
formal action will be taken at this time.

8           Hugh Van Wagenen, Planning Director, gave some background of this agenda  
item explaining in preparation for updating the General Plan this is another review  
10          session based on the existing General Plan. He pointed out this is intended as a review  
only with no updates, amendments, or changes being presented tonight. He added he  
12          hopes that this review will continue to lay the groundwork for discussing the General  
Plan update. Mr. Van Wagenen then went over the introduction and the elements (table of  
14          contents) section of the General Plan. He then read the paragraph on implementation as  
follows:

16          *This plan is to be used as a guide for the decision-making process and should  
remain flexible enough to allow decisions to be made that are in the best interests of  
Lindon City. The Plan, if followed, will encourage economic growth without adversely  
impacting the overall character of the community. As a guide, it is important that the  
recommendations contained in this document are followed by the policy and decision-  
making organizations. Although this information must be considered as general, it  
represents an important perspective that will help direct future planning decisions. Land  
use decisions must be made on a case-by-case basis. These decisions must carefully  
consider how each use relates to the community's goals, objectives, and guidelines, as  
well as the Land Use Plan and its overall impact on adjoining properties.*

26          *Long-range neighborhood stability will require a continuous effort by the City,  
property owners, and neighborhood residents to maintain and improve all elements of the  
city. The City must assume responsibility for maintaining the public infrastructure, such  
as streets and sidewalks. Property owners and residents must assume responsibility for  
maintaining private properties. Private property maintenance is the single most  
important factor in evaluating the quality and desirability of a community. Zoning  
regulations, infrastructure improvements, etc. are only supportive to private property  
owner's maintenance responsibilities.*

34          Mr. Van Wagenen noted the General Plan is not intended to be a static document. It is  
to be used as a guide to identify where certain types and densities of land use should be  
36          located. He pointed out that within the intended five to twenty (5 to 20) year lifespan of the  
plan, it will require some updating or amending. He added the process for drafting major  
38          updates or amendments is the same as for developing the original plan.

40          Mr. Van Wagenen then referenced the General Plan six main elements, or  
principle sections followed by discussion:

1. Land Use
2. Moderate Income Housing Plan
3. Public Facilities
4. Parks & Trails

- 2        5. Environmental Planning  
4            6. Streets and Transportation.

4            Mr. Van Wagenen pointed out that all six elements must be integrated, adjusted,  
6 and made to work well with each other and when completed, of which the end product  
becomes the general plan.

8            Mr. Van Wagenen noted an important part of the general planning process is the  
10 preparation of community goals and objectives which indicate what direction this  
12 community would like to take for the future and provide a framework for specific  
14 recommendations regarding the General Plan. This may include surveys to gain public  
input and citizen feedback. He noted he brought this up with the City Council and they  
want to see public involvement also. There was then some lengthy discussion by the  
Commission and Mr. Van Wagenen regarding the General Plan elements and  
introduction section of the plan.

16           Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called moved on to the next agenda item.

18           6. **New Business: Reports by Commissioners** – Chairperson Call called for any  
20 new business or reports from the Commission. There were no comments.

22           7. **Planning Director Report** – Mr. Van Wagenen reported on the items listed  
24 below followed by general discussion.

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

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

32           **ADJOURN** –

34           COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE  
36 MEETING AT 10:30 P.M. COMMISSIONER KALLAS SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38           Approved – April 11, 2017

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42           Sharon Call, Chairperson