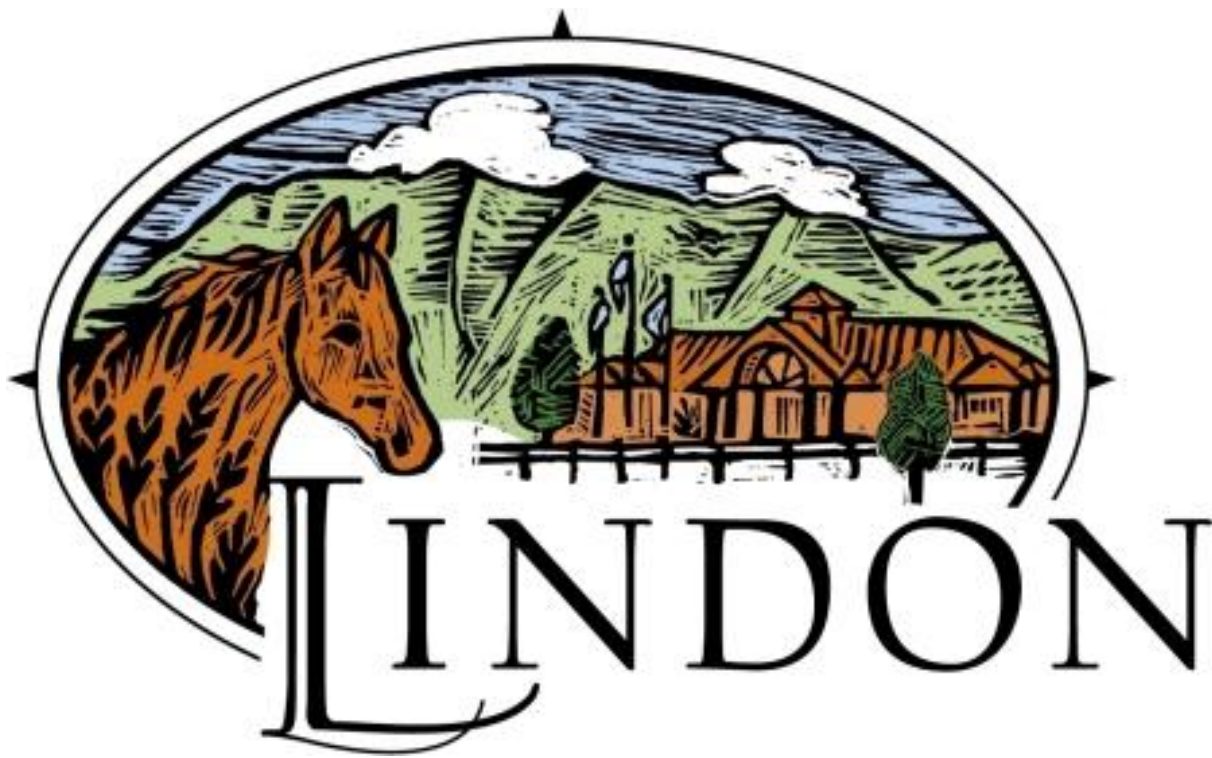


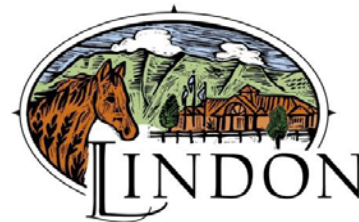
# **Lindon City Planning Commission Staff Report**



April 11, 2017

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 11, 2017**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 03/14/2017 and 03/28/2017

#### 3. Public Comment

(25 minutes)

#### 4. Site Plan Amendment — Wadley Farms, 47 East 400 North

Alan Colledge, requests amended site plan approval for a ~5,500 square foot addition to the Wadley Farms Castle, to be located at approximately 47 East 400 North (Utah County Parcel #14:071:0160) in the Commercial Farm zone.

(20 minutes)

#### 5. Site Plan Amendment — MS Industrial Properties, 1325 West 500 North

Robert Tubman, MS Industrial Properties, requests site plan approval for the Press Brake Building addition (for indoor pipe storage), to be located at 1325 West 500 North, in the Light Industrial (LI) zone. The site plan and conditional use permit were previously approved by the Planning Commission on January 11, 2011.

(15 minutes)

#### 6. Concept Review — McCann Main Street Development

Marc McCann request review of possible subdivision options for property located at 122 N. Main, adjacent to the Lindon Hollow.

#### 7. General Discussion — Lindon City General Plan

Staff will present information regarding the Lindon City General Plan update, specifically introducing the pending survey for review. No formal action will be taken at this time.

#### 8. New Business from Commissioners

#### 9. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City [www.lindoncity.org](http://www.lindoncity.org) websites.

**Posted By:** Hugh Van Wagenen

**Date:** April 6, 2017

**Time:** 3:30 p.m.

**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center



Scan or click here for link to download agenda & staff report materials.

## **Item I: Call to Order**

April 11, 2017 Lindon City Planning Commission Meeting

### **Roll Call:**

Sharon Call  
Steve Johnson  
Rob Kallas  
Charlie Keller  
Mike Marchbanks  
Mike Vanchiere  
Bob Wily

## **Item 2: Approval of Minutes**

March 14, 2018 Planning Commission Minutes  
March 28, 2018 Planning Commission Minutes

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **March 14, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
Invocation: Steven Johnson, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

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

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

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 28 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission  
meeting of February 28, 2017 were reviewed.

30  
32 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF FEBRUARY 28, 2017 AS AMENDED OR  
CORRECTED. COMMISSIONER WILY SECONDED THE MOTION. ALL  
34 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
audience member who wished to address any issue not listed as an agenda item.  
38 There were no public comments.

40 **CURRENT BUSINESS** –

- 42 4. **Conditional Use Permit — Club V Volleyball, 142 North 1800 West.** Matt  
Carlson, Club V Volleyball, requests conditional use permit approval for  
44 gymnasium and athletic clubs (volleyball specific training) to be located at 142 N.  
1800 West, Units 300,400, and 500, in the light industrial zone.

46

2 Brandon Snyder, Associate Planner, opened this discussion by inviting the  
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  
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  
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  
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.  
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  
feedback on March 8, 2017 through an email (included in the report) concerning the  
14 parking not spilling over into the street.

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-  
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  
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  
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  
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  
parking ratio for office space is 1/350 square feet and the ratio for warehouse space is  
26 1/1000 square feet.

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.  
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-  
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  
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  
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  
has approved 30 parking stalls for their use.

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

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

Mr. Snyder commented that rough estimates show during peak use (using the  
18 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.

Mr. Carlson addressed the Commission at this time. He mentioned they have  
28 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.

Chairperson Call agreed that the parking is the biggest concern as the streets get  
42 clogged. In the past with similar uses this has been the biggest complaint from neighbors  
and citizens. She pointed out with a Conditional Use Permit if there are complaints or if  
44 they become out of compliance the Commission will address those complaints.  
Commissioner Vanchiere agreed his biggest concern is the parking and if this venue can  
46 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  
talking to the landlord about the striping and other parking solutions as they don't want to  
18 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.

30  
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



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  
48      in an accident and fix them to the original state. They are the only Mercedes Benz  
50      certified collision shop in Utah county and they also restore antique classics. They will be  
52      installing an environment friendly paint system that utilizes water based paint that is eco-  
54      friendly to the environment. They will not increase pollution or odors in operating our  
56      business. All of their business operations will be behind the cement walls and will not be  
58      visible from Geneva road. Their hours of operation are Monday-Friday 8am-5:30pm.  
60      They have 11 employees and with the larger facility and they plan on hiring another 3-4  
62      employees in 2018. There is also ample parking space for customers as well as  
64      employees. He noted the property in the past has also been used as a construction  
66      company, sewing facility, hub cap business, body shop, laboratory and car dealership.

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

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

76      **COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT’S**  
78      **REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE**  
80      **REPAIR TO BE LOCATED AT 551 NORTH GENEVA ROAD IN THE MIXED**  
82      **COMMERCIAL (MC) ZONE WITH NO CONDITIONS. COMMISSIONER**  
84      **MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS**  
86      **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.

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.

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.

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.

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  
conditions have not significantly changed since the original traffic study was completed  
4 in 2015. The proposed Phase II office building is anticipated to generate approximately  
300 peak hour trips. This is based on a conservative assumption of 600 employees in the  
6 100,000 square foot building. With project traffic added to existing traffic, the study  
intersections are anticipated to operate at LOS B or better. Queuing for the U-turn  
8 movement is anticipated to be up to 110 feet long. In order to test longer term traffic  
operations of the U-turn movement, a sensitivity analysis was conducted assuming  
10 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  
12 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  
14 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  
16 being proposed.

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

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

22  
COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
24 APPLICANT'S REQUEST FOR AMENDED SITE PLAN APPROVAL FOR ONE  
97,000 SQUARE FOOT OFFICE BUILDING WITH NO CONDITIONS.  
26 COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

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

34  
12. **New Business: Reports by Commissioners** – Chairperson Call called for any  
36 new business or reports from the Commission. Chairperson Call mentioned a  
resident who has concerns about junk cars in back yards. She also asked what the  
38 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.

40  
13. **Planning Director Report** – Mr. Van Wagenen reported on the items listed  
42 below followed by general discussion.

- Update MS Properties General Plan Amendment
- 44 • Utah APA Conference (Brigham City, UT April 20-21, 2017)
- 46 • 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** –

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

10 Approved – April 11, 2017

12  
14 \_\_\_\_\_  
Sharon Call, Chairperson

16  
18 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

### Item 3: Public Comment

1 - Subject \_\_\_\_\_  
Discussion

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2 - Subject \_\_\_\_\_  
Discussion

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3 - Subject \_\_\_\_\_  
Discussion

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## Item 4: Amended Site Plan — Wadley Farms Castle Addition 47 East 400 North

<p><b>Applicant:</b> Alan Colledge  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Commercial Farm (CF)</p> <p><b>Property Owners:</b> Colledge Properties LLC  <b>Address:</b> 35 East 400 North  <b>Parcel ID:</b> 14:071:0160  <b>Lot Size:</b> 6 acres</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether to approve the amended site plan for a 5,500 square foot addition to a commercial building in the CF zone.</p> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a 5,500 square foot addition to a commercial building with the following conditions (if any):</p> <p>1.</p>
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### **BACKGROUND**

1. This is an amended site plan application for a 5,500 square foot addition to an existing ~9,000 square foot building know as the Castle. This results in a new total square footage of about ~14,500 square feet.
2. The site is located in the Commercial Farm (CF) zone which allows commercial buildings up to 35 feet in height with architectural elements as high as 45 feet.
3. The Castle is an event center building constructed to accommodate large groups at one time.

### **DISCUSSION & ANALYSIS**

#### **Parking Standards**

<i>Type</i>	<i>Required</i>	<i>Provided</i>
Vehicle spaces (1/3.5 person occupancy of buildings)	They are providing parking for up to 1,645 persons	470
ADA spaces (2% of total)	9	20
Bicycle spaces (8% of total vehicle spaces or 16 max)	Not required in CF zone	n/a

*Please see attached parking diagram for location of stalls.*

#### **Fencing and Screening**

*Requirement: The Commercial Farm zone requires a six (6) foot high site obscuring fence to be constructed and maintained along any property line between a residential use or residential zone and a commercial building in the CF zone when the commercial building is closer than 30' from the property line. The fence shall be placed along the property line at an area parallel to the commercial building and shall extend a minimum of 50' along the property line from both directions from the ends of the building.*

Provided: An existing eight (8) foot masonry wall extends beyond the required 50 feet for the new addition. A chain link fence with a site obscuring fabric extends from the southern end of the existing building to the masonry wall. Please see attached pictures.

*Requirement: Any commercial structure closer than 30' to a residential use or residential zone shall provide a minimum 10' wide tree-lined buffer from the commercial building to the adjacent residential use or zone. Trees shall be planted at least every 10' along the buffer area adjacent to the residential use or residential zone.*

Provided: \*No plans for a tree lined buffer have been provided for the new addition. The Commission should follow up with the applicant to determine how this requirement is being met.\*

### **Building Architecture**

Please see the attached rendering and picture of existing building. The Commercial Farm zone does not have any architectural standards.

### **Engineering Standards**

There are no changes to any utility or other surface improvements that require engineering review on this amendment.

### **PUBLIC COMMENT**

Staff did receive an email from a neighbor who wished to remain anonymous. The email stated concerns about the expanding nature of the commercial operations of Wadley Farms including the expanding parking lot, continued construction, and noise from events on the farm.

### **ATTACHMENTS**

1. Aerial photo of the site and surrounding area
2. Photographs of the existing site and building
3. Parking plan
4. Architectural Rendering & Elevations
5. Fencing and Screening diagram





Wadley Farms Castle Addition  
~5,500 s.f.  
35 E 400 N

Looking east at location of new addition.



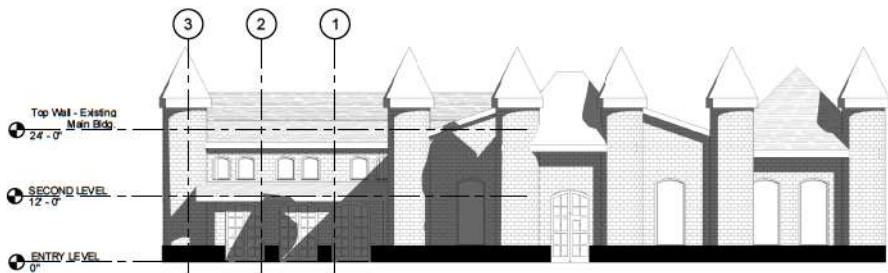
Looking south; location of new addition.



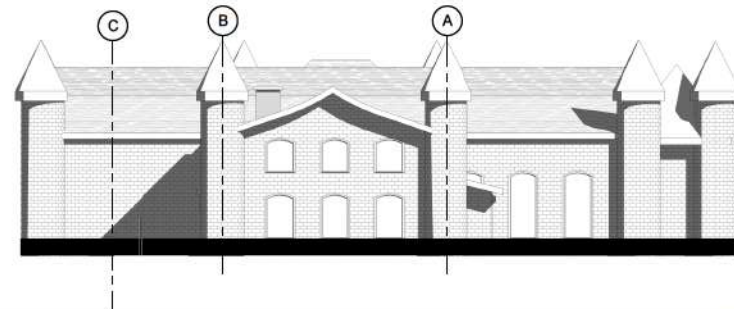


East property line; area for tree lined landscape buffer.



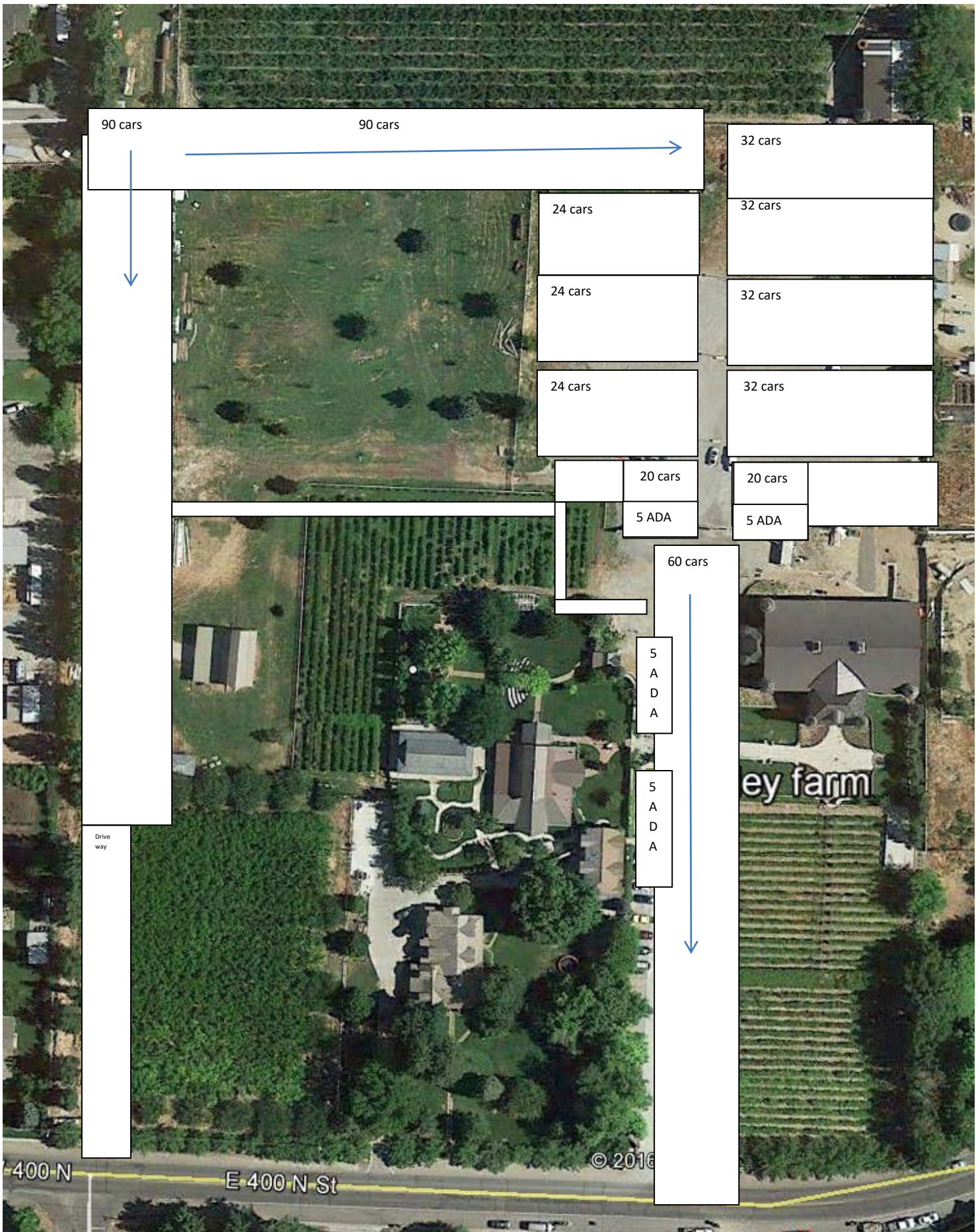


FRONT ELEVATION  
SCALE: 3/32" = 1'-0" 1

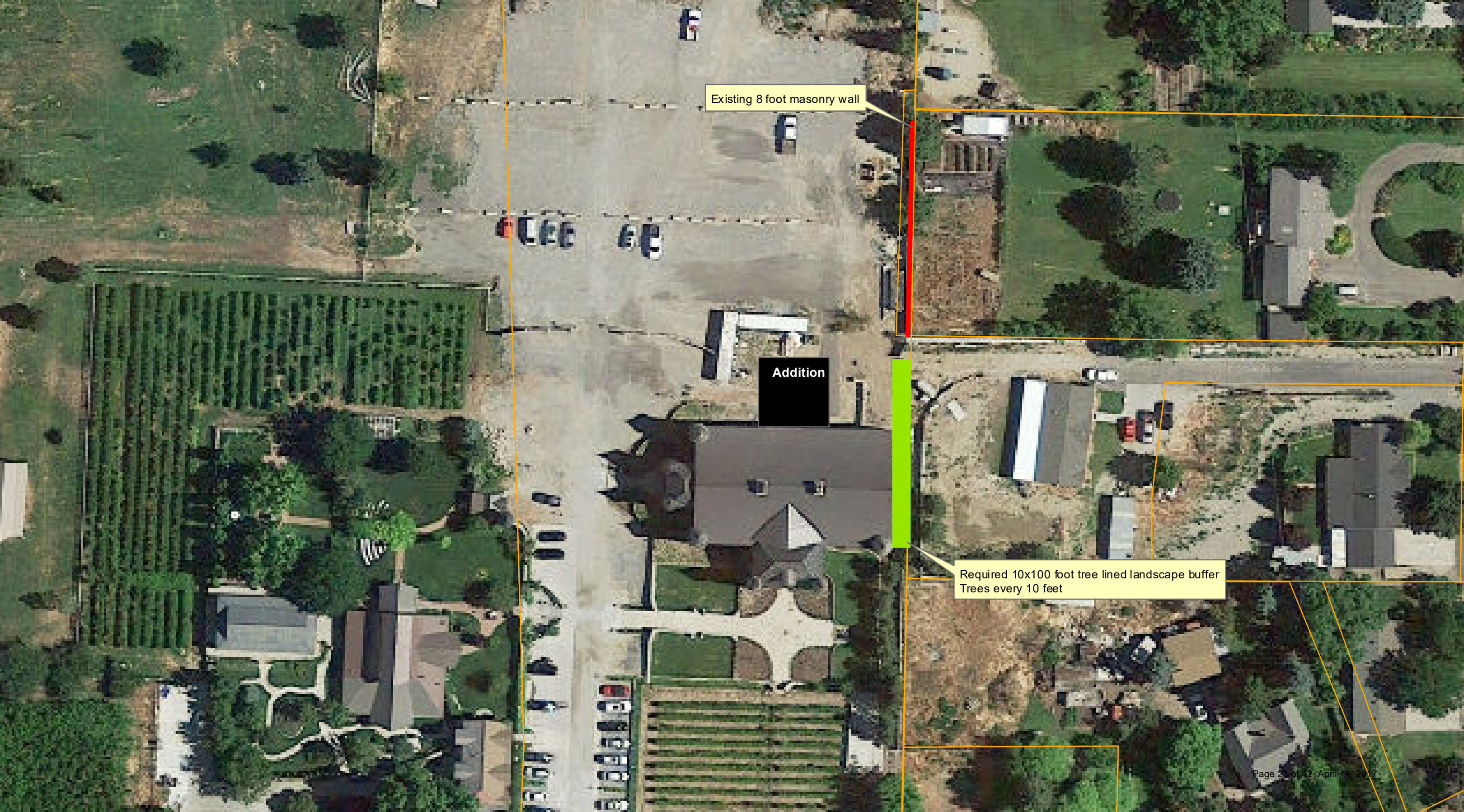


West  
SCALE: 3/32" = 1'-0" 3





Maximum 470 cars. Should have 9 ADA spaces would have an additional 10 for a total of 20



Existing 8 foot masonry wall

Addition

Required 10x100 foot tree lined landscape buffer  
Trees every 10 feet



## Item 5: Site Plan Amendment – MS Industrial Properties 1325 West 500 North

Robert Tubman, MS Industrial Properties, requests site plan approval for the Press Brake Building addition (for indoor pipe storage), to be located at 1325 West 500 North, in the Light Industrial (LI) zone. The site plan and conditional use permit were previously approved by the Planning Commission on January 11, 2011.

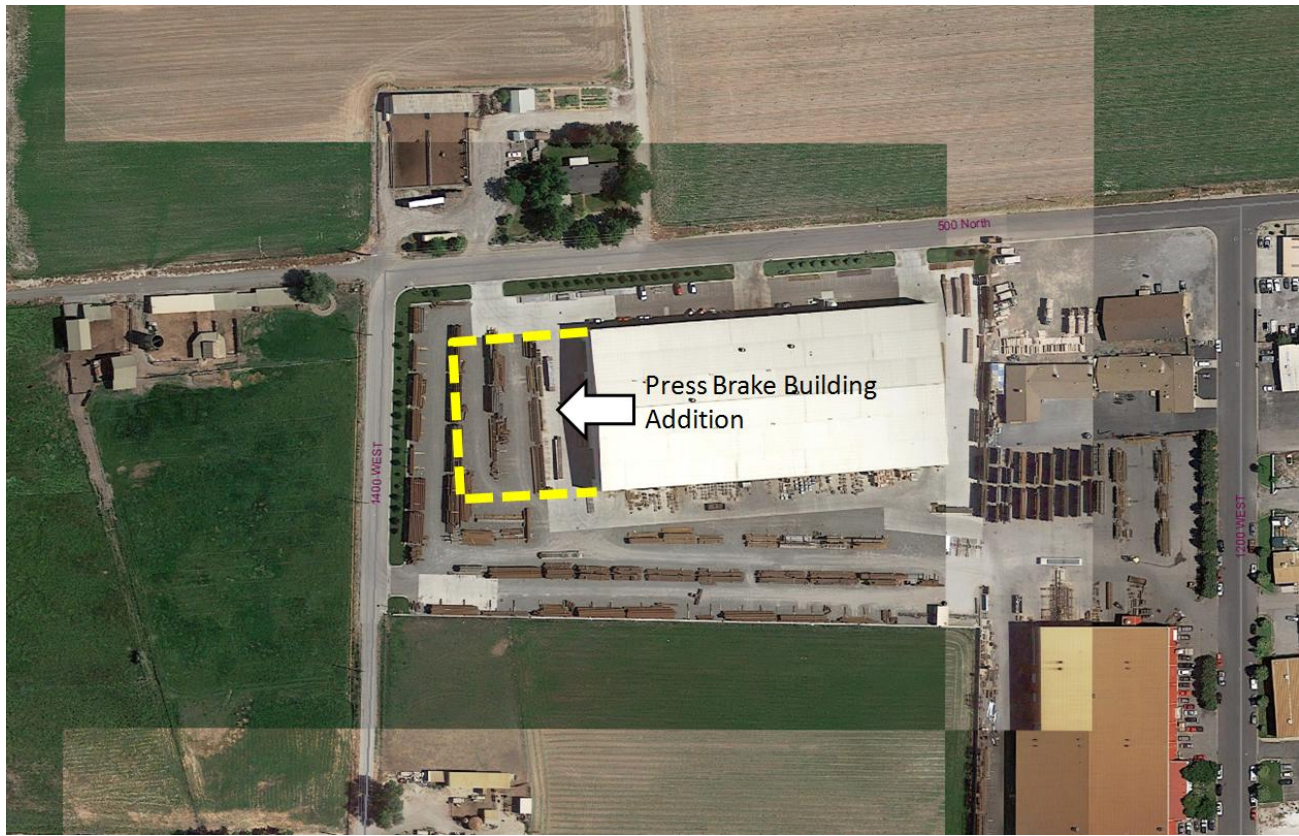
<p><b>Applicant:</b> Robert Tubman, MS Industrial Properties <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Light Industrial <b>Zone:</b> Light Industrial (LI)</p> <p><b>Property Owner:</b> MS Industrial Properties LLC <b>Address:</b> 1325 West 500 North <b>Parcel ID:</b> 45:494:0028 <b>Lot Size:</b> 8.01 acres <b>Legal Description:</b> Lot 28, Plat E, Lakeview Industrial Park Subdivision</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether the request complies with applicable land use requirements.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of a warehouse addition of approximately 41,000 sq. ft., to be located at 1325 West 500 North, in the Light Industrial (LI) zone, with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1. Any change in use or an increase in employees, which results in an increase of required on-site parking, will require the applicant to bring an amended site plan back before the Planning Commission for review of additional parking improvements and interior lot landscaping.</li><li>2.</li></ol>
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### **BACKGROUND**

1. The applicant proposes to construct an addition of 40,950 sq. ft., to the existing warehouse. The applicant has indicated that the purpose of the expansion is for indoor storage only and that there is no increase in employees. There is still the room to the south of the building for future parking spaces.
2. The intent of the Light Industrial (LI) zone is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (LCC Section 17.49.020).
3. Amended site plan review is required per Lindon City code Section 17.17.130.
4. The property was development under prior approvals for 10-023-2 (Site Plan and Conditional Use Permit - CUP) and 10-024-0 (Subdivision). Outdoor storage of Fabricated Metals Products requires a CUP in the LI zone. Indoor storage of Fabricated Metal Products is permitted in the LI zone. The conditions of approval from January 11, 2011, included the following:
  - a. Evergreen trees be installed every fifteen feet along both frontages,
  - b. That 64 paved parking stalls are provided, (That number was determined to be adequate based off of the anticipated employees and that the south area can provide for future expansion of parking if necessary.)



- c. That lighting be lowered, shielded and contained to the site on the north side of the building,
- d. Accent stripe (as applicable) be an earth tone, not bright red,
- e. That the windows on the north elevation be tinted, and
- f. That the architectural treatments be shifted to the north elevation.



## **REVIEW PROCESS**

### **DRC Review**

Planning Staff, the City Engineer and the applicant are working through issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

### **Public Comment**

Third party notices were provided on March 31, 2017, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.



Table 1. Property Information (Light Industrial(LI) zone LCC Chapter 17.49)

	Minimum Requirement	Proposed Site
<b>Lot area</b>	1 acre	8.01 acres
<b>Lot frontage</b>	100 feet	1000'+
<b>Building height</b>	Maximum 48'	Height: 43'
<b>Onsite parking stalls and bicycle stalls</b>	Vehicle: 136 stalls (warehouse 1/1000 sq. ft.) Bicycle: 3	Vehicle: 64 Bicycle: 3
<b>Building setbacks</b>		
<b>Front &amp; Corner Side</b>	20 feet	65 feet & 42 feet
<b>Rear</b>	0 feet	80 feet +
<b>Interior Side(s)</b>	0 feet (or 20' without a one-hour firewall)	60 feet

## **DISCUSSION & ANALYSIS**

### **Landscaping and Fencing Standards**

The existing landscaping was previously installed in conformance with the requirements of the LI zone and per the requirements of the conditional use permit approval of 2011. The applicant is proposing to install an eight (8') foot Owell pre-cast masonry wall along both street frontages behind the street frontage landscaping.



## **Architectural Standards**

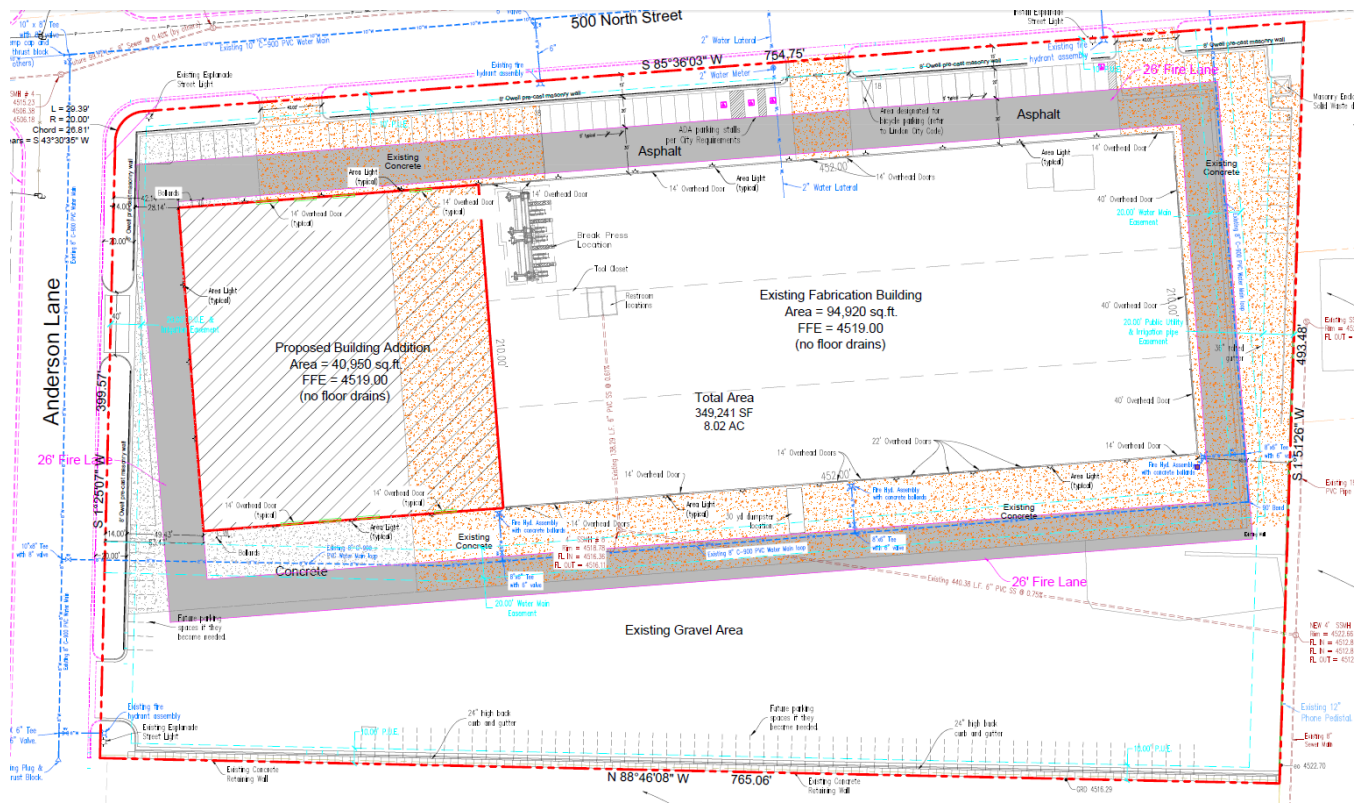
### **Building Materials and Color**

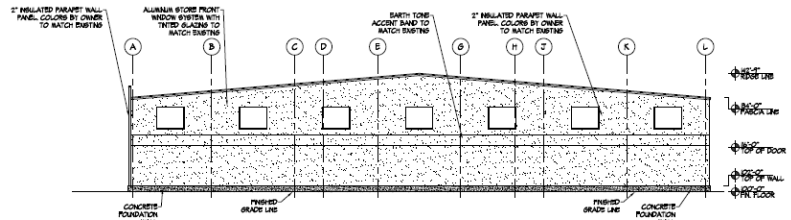
The north and west building exterior elevations will be entirely of insulated (metal sandwich) panel walls to match the existing, which complies with Lindon City Code materials and percentages requirements as they are the elevations that are the most visible to the street and adjoining residential areas (min. 25% brick, decorative block, stucco, or wood). The south elevation will continue the exposed pre-fabricated metal wall. The applicant will match the existing colors. The elevations will also include tinted windows to match existing.

## **ATTACHMENTS**

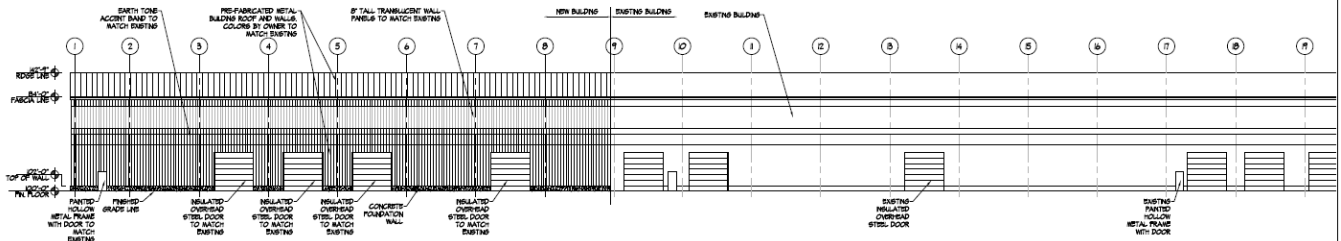
1. Site Plan
2. Elevations



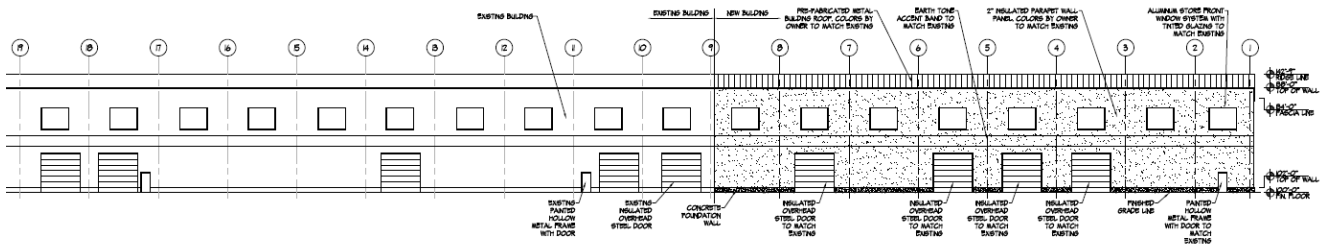




SIDE ELEVATION 3



BACK ELEVATION 2



FRONT ELEVATION 1

## Item 6: Concept Review — McCann Main Street; 122 N Main

**Applicant:** Marc McCann

**Presenting Staff:** Hugh Van Wagenen

**Type of Decision:** None

**Council Action Required:** No

### **SUMMARY OF KEY ITEMS**

1. This is a concept review to receive feedback from the Planning Commission and City Council regarding the applicant's proposal.

### **MOTION**

No motion necessary.

### **OVERVIEW**

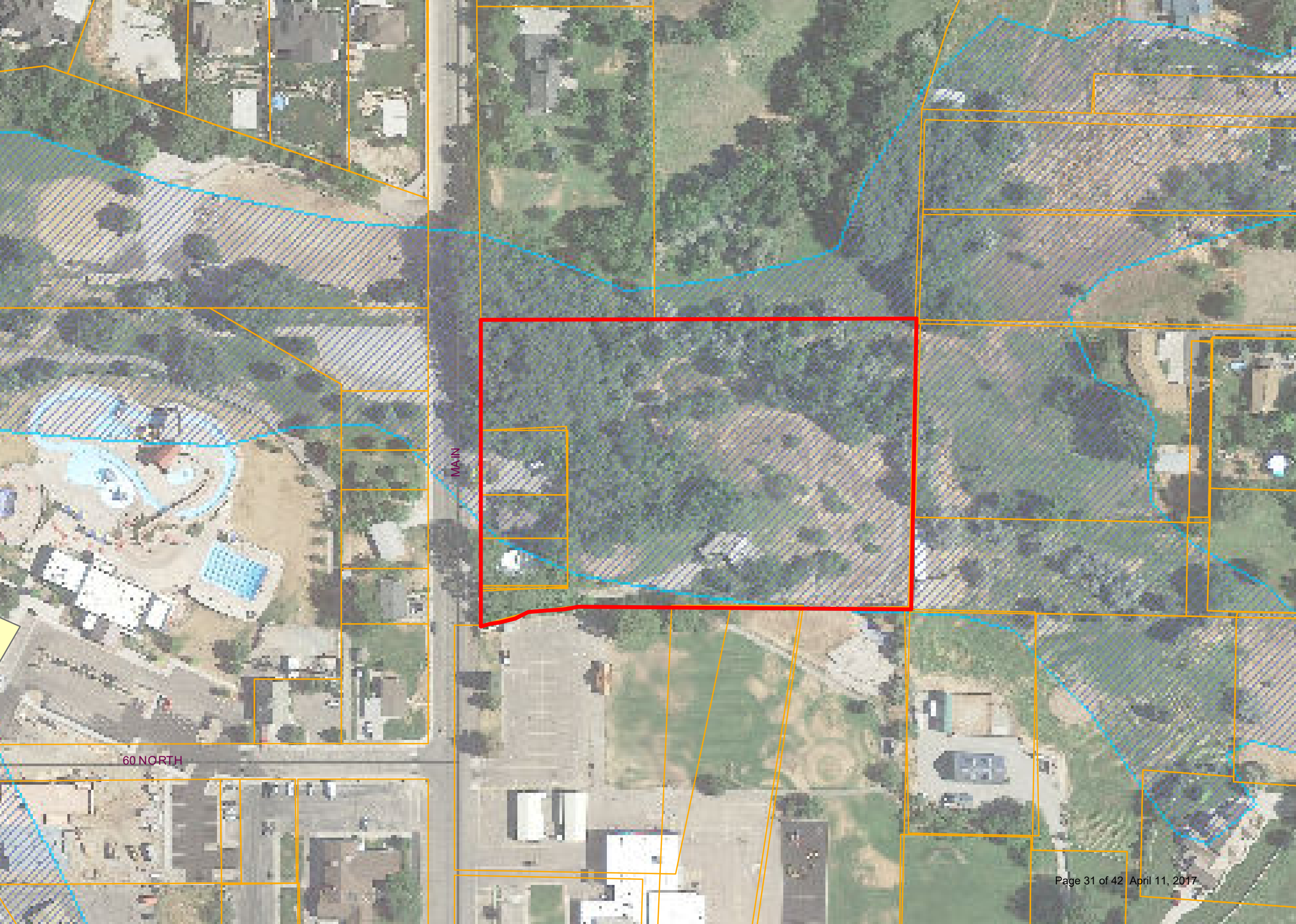
A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.

The proposal is located at approximately 122 North Main Street. The applicant is interested in developing the property into four buildable lots on a private lane and leaving large portions of the Hollow untouched (attachment #2). Currently, City Code requires private roads to be built to public standards in the eventuality that the road is taken over by the City. This concept does not meet current City Code.

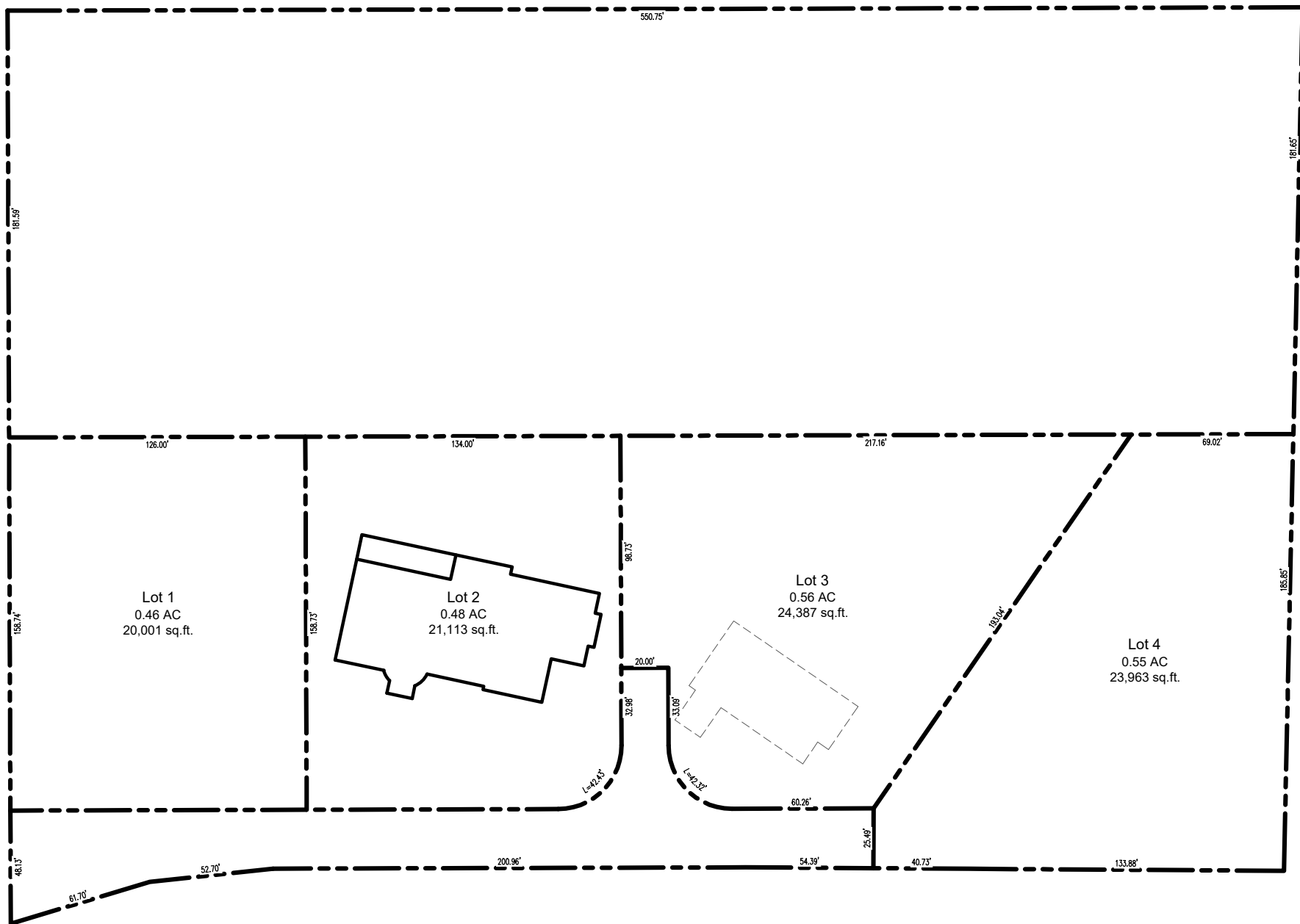
A concept that has a standard local public street has also been submitted (attachment #3). This proposal has six lots and two that would be located in directly in the Hollow. It should be noted that the Hollow is designated as a Sensitive Area within the City and is subject to additional regulations for development. Attachment #1 shows the boundaries of the Hollow Sensitive Area (blue outline).

### **ATTACHMENTS**

1. Aerial showing existing lot lines and Sensitive Area
2. Preferred concept with private lane
3. Alternate concept with public roadway

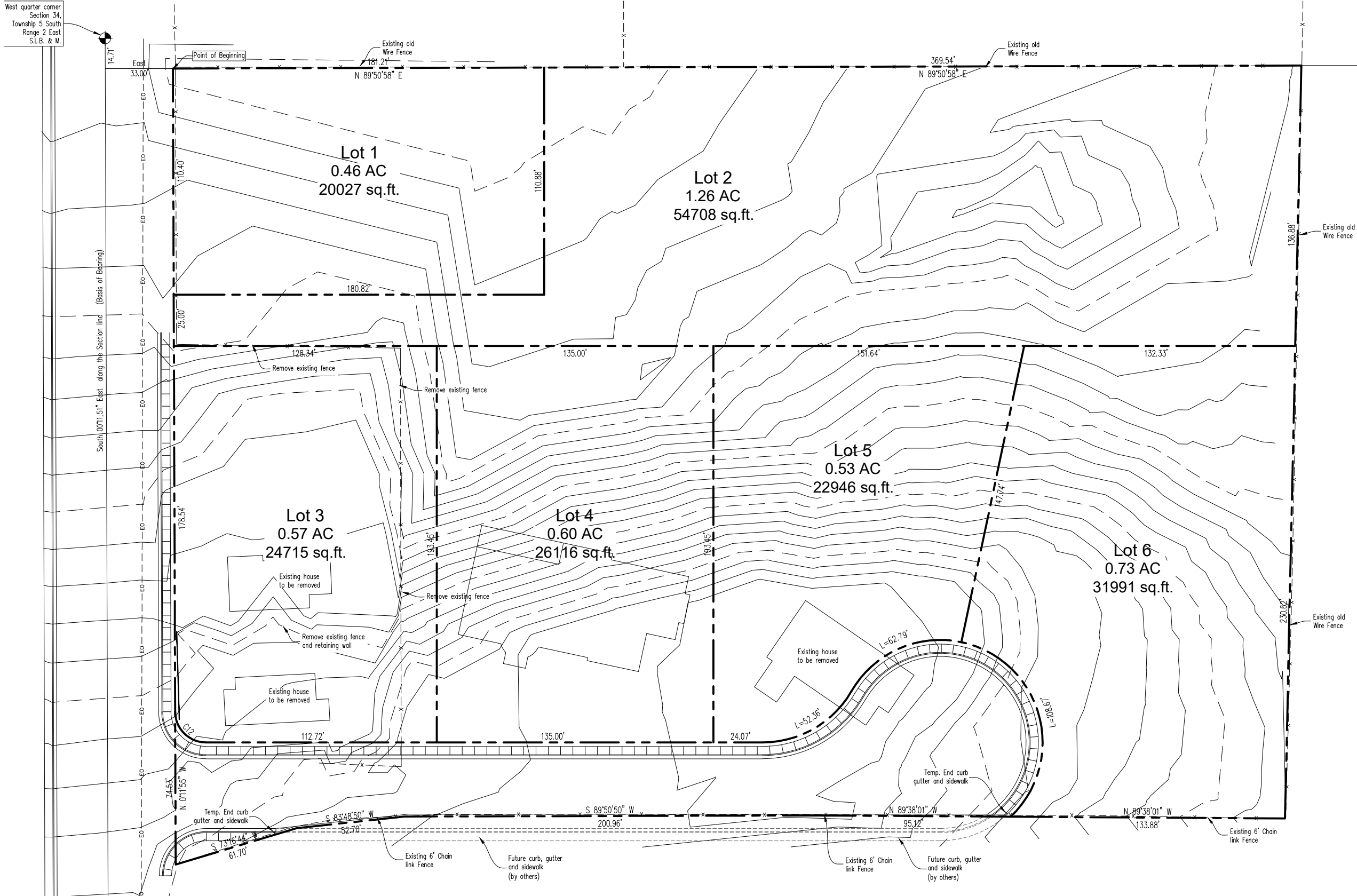


## Attachment 2: Preferred concept





## Attachment 3: Public roadway concept



## **Item 7: General Discussion — Lindon City General Plan Survey**

Please come with edits and suggestions to the survey questions. Survey is found below.



Lindon City has a 'General Plan' document that consists of goals, policies, and maps intended to help guide the future development of the city for the next 5 to 30 years. The document is periodically updated to ensure adequate planning for the future. A 'General Plan Committee', made up of citizens throughout Lindon, will be formed to assess the plan and the future needs/desires of the city after collecting community input. *Completing this survey is an opportunity for you to participate in the future vision of our community.* This survey should take about 10 minutes to complete.

1. Are you a resident of Lindon?
  - a. Yes
  - b. No
2. Are you a business owner in Lindon?
  - a. Yes
  - b. No
3. Where is your home located in Lindon?
  - a. West of Geneva Road
  - b. Between Geneva Road and State Street
  - c. Between State Street and the Murdock Canal Trail (~800 East)
  - d. East of the Murdock Canal Trail
  - e. I do not have a home in Lindon
4. How long have you lived in Lindon?
  - a. Less than 2 years
  - b. 2 – 5 years
  - c. 6 – 10 years
  - d. 11- 20 years
  - e. Over 20 years
  - f. I do not live in Lindon
5. Are you male or female?
  - a. Male
  - b. Female
6. What is your family household income?
  - a. Less than \$45,000/yr
  - b. \$45,001 to \$75,000/yr
  - c. \$75,001 to \$100,000/yr
  - d. \$100,001 to \$150,000/yr
  - e. Over \$150,000/yr

## Land Use

1. In terms of future development of Lindon, please rank the following development types in order of importance, from most important (1) to least important (10). Please use each number between 1 and 10 only once.
  - a. Corporate and local office spaces \_\_\_\_\_

- b. Residential townhomes, condominiums, or apartments \_\_\_\_\_
  - c. Industrial development (light manufacturing, warehouses, etc.) \_\_\_\_\_
  - d. Parks and open space \_\_\_\_\_
  - e. Transit-Oriented Mixed Use (residential/commercial built around bus/light-rail) \_\_\_\_\_
  - f. Large lot (1/2 acre), low density residential development \_\_\_\_\_
  - g. Commercial development (retail, restaurant, and service businesses) \_\_\_\_\_
  - h. Smaller lot (8,000 to 12,000sq/ft), medium density residential development \_\_\_\_\_
  - i. Agricultural uses \_\_\_\_\_
  - j. Other \_\_\_\_\_
2. Of Lindon's 5,760 zoned acres, currently 14% is zoned Commercial/Office, 15% is zoned Industrial/Mixed Commercial, 35% is zoned undevelopable/public facilities, and 36% is zoned Residential. In your opinion, what is the optimal land use mix by percentage? Please indicate a percentage for each use below, totaling to 100%:
- a. Commercial/Office \_\_\_\_\_%
  - b. Industrial/Mixed Commercial \_\_\_\_\_%
  - c. Undevelopable/Public Facilities \_\_\_\_\_%
  - d. Residential \_\_\_\_\_%
3. How often do you shop/receive services in Lindon?
- a. Daily
  - b. Weekly
  - c. Monthly
  - d. I do not shop or receive services in Lindon
4. Years ago Lindon adopted the slogan 'little bit of country'. Does the slogan 'little bit of country' still reflect what Lindon is today?
- a. Yes
  - b. No
    - i. If Yes, what gives Lindon it's "little bit of country" feeling? (Mark all that apply)
      - 1. People/Residents
      - 2. Residential lot size
      - 3. Public parks/open space
      - 4. Animal rights
      - 5. Businesses
      - 6. Architecture
      - 7. Street improvements/sidewalks/trails
      - 8. Other \_\_\_\_\_
    - ii. If No, why not? (Mark all that apply.)
      - 1. People/Residents
      - 2. Residential lot size
      - 3. Public parks/open space
      - 4. Animal rights
      - 5. Street improvements/sidewalks/trails
      - 6. Businesses

- 7. Architecture
- 8. Other \_\_\_\_\_
- 5. Do you own large animals? (horses, sheep, cows, goats, etc.)
  - a. Yes
  - b. No
- 6. Do you favor or oppose the continued allowance of large animal rights in residential areas?
  - a. Strongly favor
  - b. Somewhat favor
  - c. Somewhat oppose
  - d. Strongly oppose
  - e. Don't know
- 7. Which **three** items do you feel are the most important for the aesthetic appearance of the City?  
(select three only)
  - a. Improved street shoulders (curb, gutter, sidewalks)
  - b. Planting more trees and flowers along streets and in parks
  - c. Requiring architectural standards / guidelines for buildings
  - d. Weed control
  - e. Protecting open spaces (farms, orchards, pastures, parks, etc.)
  - f. Parking regulations
  - g. Encourage development of vacant lands
  - h. Prohibit development of vacant lands
  - i. Requiring landscaping in front of businesses
  - j. Street lighting
  - k. Trash pick-up and removal
  - l. Enforcement of local zoning ordinances
  - m. Other \_\_\_\_\_
- 8. What **three** items make Lindon unique and/or special for you? (select three only)
  - a. Schools
  - b. Home styles / price
  - c. Town feel
  - d. Open space
  - e. Parks & recreation opportunities
  - f. Proximity to family
  - g. Proximity to work, schools, etc.
  - h. Lot size
  - i. Animal rights
  - j. Safety / crime rate
  - k. Proximity to shopping, services
  - l. Other \_\_\_\_\_

9. Land use buffering question?

## Moderate Income Housing

Utah County is expected to double in population in the next 30 years to nearly 1.2 million residents. Affordable housing to accommodate the growing population is a topic the General Plan considers.

1. The city tries to provide opportunities for housing needs of individuals and families of all life stages. The types of housing needed for a family, seniors, or singles can differ (single family, apartments, town homes, condos, etc.). Do you feel the city needs more housing options than what is currently provided?
  - a. Yes - What housing type is needed? \_\_\_\_\_
  - b. No - Why not? \_\_\_\_\_
2. What type of housing should be located adjacent to non-residential zones?
  - a. Lots over 20,000 square feet
  - b. Multi-family (condos, townhomes)
  - c. Lots under 8,000 square feet
  - d. Lots between 8-12,000 square feet
  - e. Lots between 12-20,000 square feet

## Public Facilities

1. The city has long term plans for zoning, transportation, public utilities (water, sewer, storm water), and parks & trails. What other item(s) do you feel are important for Lindon to consider when looking at long-term goals and guidelines?
  - a. \_\_\_\_\_
  - b. Don't know

## Recreation, Parks, Trails

1. Do you feel 'open space' is a defining characteristic of Lindon City?
  - a. Yes
  - b. No
2. How would you define 'open space'? (Rank in order of importance, 1-4 with 1 being most important)
  - a. Agricultural areas (pastures, farms, orchards) \_\_\_\_\_
  - b. Improved public parks (grass areas, ball fields, playgrounds) \_\_\_\_\_
  - c. Large front and backyards of residential homes / large lots \_\_\_\_\_
  - d. Natural spaces (undeveloped foothills or wetlands) \_\_\_\_\_
3. Do you favor or oppose the city trying to secure land for open space preservation?
  - a. Strongly favor
  - b. Somewhat favor
  - c. Somewhat oppose
  - d. Strongly oppose
  - e. Don't know

4. The city has an existing trails master plan and has constructed portions of the network. Do you favor or oppose continued trail development in Lindon?
  - a. Strongly favor
  - b. Somewhat favor
  - c. Somewhat oppose
  - d. Strongly oppose
  - e. Don't know
5. How often do you use trails, sidewalks, or bike lanes within Lindon?
  - a. Daily
  - b. Weekly
  - c. Monthly
  - d. I don't use trails, sidewalks, or bike lanes within Lindon
6. For what purpose do you use local trails, sidewalks, or bike lanes? (Select all that apply)
  - a. Commuting to work
  - b. Recreation/Exercise
  - c. Local errands (e.g. taking children to school, shopping, religious activities, etc.)
  - d. Other \_\_\_\_\_
  - e. I don't use trails, sidewalks, or bike lanes

## Streets and Transportation

1. The City adopted a Bicycle and Pedestrian Master Plan in 2015 that outlines priority areas for improvements to both pedestrian and bicycle infrastructure facilities. How would you prioritize City investment in bicycle and pedestrian infrastructure?
  - a. Very high priority
  - b. High priority
  - c. Neutral
  - d. Low priority
  - e. Very low priority
2. Do you feel the City has adequate street connectivity, i.e. ability to travel conveniently from one area of the City to another?
  - a. Yes
  - b. No
3. If you commute to work, what is your average commute time?
  - a. Less than 10 minutes
  - b. 11-20 minutes
  - c. 21-30 minutes
  - d. More than 30 minutes
4. How would you rank the quality of existing public roads in Lindon?
  - a. Smooth as silk
  - b. Get me from A to B efficiently
  - c. Need a 4x4 to get around

- d. Feels like horse and buggy days

## Additional

1. As you know, Lindon City government officials must deal with a variety of pressing problems and issues. Which one issue to you feel deserves the greatest attention at the present time?
  - a. \_\_\_\_\_
  - b. Don't know
2. As you have interacted with the City and its employees, how would you rate the quality of service and professionalism you received?
  - a. Very satisfied
  - b. Somewhat satisfied
  - c. Somewhat dissatisfied
  - d. Very dissatisfied
  - e. Don't know
    - i. If you selected letter c. or d. above, please tell us how we can do better:  
\_\_\_\_\_

If you have any additional comments you would like to relay to City officials regarding Lindon's future, please write them below:

If you would like to be contacted about additional city meetings relating to the future of Lindon, please provide your name, email, and phone number below.

Name:

Email:

Phone Number:

Thank you for helping us with this survey!

To find out more about Lindon, please visit our **NEW** website at [www.lindoncity.org](http://www.lindoncity.org) or on Facebook at <http://www.facebook.com/lindoncity>



## Item 8: New Business (Planning Commissioner Reports)

Item 1 – Subject \_\_\_\_\_  
Discussion

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Item 2 – Subject \_\_\_\_\_  
Discussion

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Item 3 – Subject \_\_\_\_\_  
Discussion

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## **Item 9: Planning Director Report**

- Utah APA Conference (Brigham City, UT April 20-21, 2017)
- Legislative session

**Adjourn**