Lindon City Planning Commission Staff Report

July 8, 2014

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 8, 2014** 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

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

Invocation: By Invitation
Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes from June 24, 2014**
3. **Public Comment**

(Review times are estimates only.)

4. **Site Plan — Northwest Fence, 240 South 1060 West** *(20 minutes)*
   Aaron Judkins, of Judkins Enterprises, requests site plan approval of a 3,000 sq. ft. addition to an existing industrial building located at 240 South 1060 West in the Light Industrial (LI) Zone.

5. **Concept Review — 700 North Master Plan, 700 N. Commercial Corridor** *(20 minutes)*
   David Adams of Catalyst Development, LC requests review of a proposal to rezone and master plan 42 acres along the north side of the 700 N. commercial corridor. The Commission will provide feedback on the proposal. No official motions will be made.

6. **Concept Review — White Horse Subdivision, Approx. 97 North 400 West** *(20 minutes)*
   Krisel Travis of DR Horton requests review of a proposed subdivision in the R1-20 zone at approximately 97 N. 400 W. The Commission will provide feedback on a proposal to create and apply to this subdivision an overlay zone that would provide for flexibility in lot size, while still maintaining overall density of 2 dwelling units/acre. No official motions will be made.

7. **New Business (Reports by Commissioners)**
8. **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. 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.

Posted By: Jordan Cullimore
Time: ~12:30 pm
Date: July 3, 2014
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item 1 – Call to Order

July 8, 2014 Planning Commission meeting.

Roll Call:

Ron Anderson
Sharon Call
Rob Kallas
Mike Marchbanks
Bob Wily

Item 2 – Approval of Minutes

Planning Commission – Tuesday, June 24, 2014.

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 24, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Bob Wily, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT	**ABSENT**
Sharon Call, Chairperson	Rob Kallas, Commissioner
Mike Marchbanks, Commissioner	
Ron Anderson, Commissioner	
Bob Wily, Commissioner	
Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
Kathy Moosman, City Recorder	

Special Attendee:
Councilmember Bean

1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 10, 2014 were reviewed.

COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 10, 2014 AS AMENDED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** –

Chairperson Call called for comments from any audience member who wished to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Conditional Use Permit –** *Great Basin Serpentarium, 943 W. Center St. Ste. B.* Joseph Mugleston, on behalf of Great Basin Serpentarium, LLC. Requests approval of a conditional use permit to operate an online reptile and supply store in which the operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals.

Jordan Cullimore, Associate Planner, led the discussion by giving a brief summary of this agenda item stating the applicant Joseph Mugleston, on behalf of Great Basin Serpentarium, LLC (who was in attendance) is requesting approval of a conditional

use permit to operate an online reptile and supply store in which the operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals. This is an online reptile supply store (3,000 sq. ft.). General public will not be invited to the location and hours of operation will vary. With a total of 3 employees. Mr. Cullimore then presented aerial photos of the site, photographs of the exiting site and the business description/proposal. He noted that the parking requirements are met. Only item that came up is that they do not intend to raise the feed for the reptiles which can cause issues with odors so that may be a condition. Staff has no other concerns with this application.

Mr. Cullimore then presented the Findings of Fact as follows:

1. The business will be located at 943 West Center Street, which is in the Light Industrial (LI) zone.
2. The business will consist of an online reptile and supply store. The operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals at the business location.
3. After consulting another municipality with a similar operation, staff classified this use under the land use category “Veterinarian services, animal hospitals – small animals only”. This use is conditionally permitted in the LI zone.
4. The internal area of the unit is 3000 square feet.
5. Hours of operation will likely vary depending on the needs of the animals. The business will be operated by the owner and his wife. They will hire an additional employee within 1 year.
6. The business will not be open to the general public, as sales are conducted online and at expos.
7. The applicant did not provide the exact number of parking stalls available. Traffic will consist of employees coming and going. Supply deliveries and garbage pick-up will occur occasionally during normal daily operating hours.

Mr. Cullimore then presented the analysis as follows:

- State Code defines a conditional use as " a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when

- "Under circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "The applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

Chairperson Call asked the applicant if he had anything to add to Mr. Cullimore's comments. He stated that Mr. Cullimore covered the basic information.

Chairperson Call asked the applicant the neighbor is. Mr. Mugleston stated that it is a road work repair business and it is not open to public; it is more of a storage facility. He added that the landlord has no concerns and added that the other tenants have no concerns either. He noted that this has been a hobby but has grown to now turn it into a business. He has been working out of his house to this point.

Mr. Mugleston then names the types of reptiles that he will have at the facility and noted they will be kept inside the facility and well contained. He commented that he has all permits and meets all state and federal regulations. He noted that they are very careful on who they sell to. He stated his market is varied and very diverse. Chairperson Call pointed out that with a Conditional Use Permit if there is any complaints he will have to come back before the Commission. There was then some general discussion regarding this agenda item. Chairperson Call commented that because this is a permitted use the Commission cannot deny the Conditional Use Permit but they can add conditions. Mr. Mugleston confirmed that he will not raise rodents. Following the general discussion, Chairperson Call called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S CONDITIONAL USE PERMIT TO OPERATE A REPTILE, AMPHIBIAN, AND INVERTEBRATE BREEDING AND ONLINE SALES BUSINESS LOCATED AT 943 WEST CENTER STREET, SUITE B, IN THE LIGHT INDUSTRIAL (LI) ZONE WITH THE FOLLOWING CONDITIONS: 1. THE OPERATOR SHALL NOT RAISE RODENTS (FOOD ITEMS) ON-SITE AND 2. THE USE SHALL NOT PRODUCE ODORS THAT ARE NOTICEABLE TO NEIGHBORS AND 3. THE OPERATOR MUST MAINTAIN CURRENT PERMITS WHERE APPLICABLE AND 4. THE OPERATOR MUST COMPLY WITH LINDON CITY'S WILD AND EXOTIC ANIMALS ORDINANCE CHAPTER 6.16. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **<u>Minor Subdivision</u>** – *Lakeside Business Park, approx. 1411 W. 200 S.* Leighton Jenson, on behalf of MS Business Properties Group 4, requests preliminary subdivision approval, including dedication of public streets, of a 2 lot subdivision in the Light Industrial (LI) zone at approximately 1411 West 200 South.

Hugh Van Wagenen, Planning Director, opened the discussion by explaining this is a request by Leighton Jenson, on behalf of MS Business Properties Group 4, requests preliminary subdivision approval, including dedication of public streets, of a 2 lot subdivision in the Light Industrial (LI) zone at approximately 1411 West 200 South.

Mr. Van Wagenen gave a brief overview of this agenda item stating that the subdivision of this parcel into two lots necessitates road dedication and construction for the extension of 300 South and 1430 West. He noted this will also provide a through connection to 200 south. Mr. Van Wagenen stated the road improvements, including curb and gutter will be constructed by the applicant. He added that Lot 1 is 7.14 acres and Lot 2 is 3.39 acres. Mr. Van Wagenen then presented an aerial photo of the proposed subdivision, photographs of the existing site and the preliminary plat. Staff has no concerns and this application is pretty straightforward.

Mr. Van Wagenen then presented the findings of fact as follows:

1. The proposed subdivision lots meet minimum lot size (1 acre) and frontage (100 feet) for the LI zone.
2. 300 South will extend through the property and turn to become 1430 West as it connects to 200 South.

Chairperson Call invited the applicant forward at this time. Leighton Jenson, representing MS Business Properties Group, stated that he had nothing further to add to the summary given. There was then some general discussion regarding this agenda item.

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

COMMISSIONER ANDERSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR APPROVAL OF THE TWO LOT SUBDIVISION KNOWN AS LAKESIDE BUSINESS PARK PLAT A WITH NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **<u>Site Plan</u>** – *Sonic Plastics, approx. 1411 W. 200 S.* Leighton Jenson, on behalf of MS Business Properties Group 4, requests site plan approval for a 47,000 square foot industrial building on lot 2 of the Lakeside Business Park subdivision at approximately 1411 West 200 South in the Light Industrial (LI) zone.

Mr. Van Wagenen led this discussion by explaining this is also a request by Leighton Jenson, on behalf of MS Business Properties Group 4, (who is attendance) is requesting site plan approval for a 47,000 square foot industrial building on lot 2 of the

Lakeside Business Park subdivision at approximately 1411 West 200 South in the Light Industrial (LI) zone.

Mr. Van Wagenen gave a brief overview of this agenda item stating the proposed building would be located on Lot 2 of Lakeside Business Park. He noted that access to the site would come from 300 south/1430 West as the new road is built as part of the Lakeside Business Park Subdivision. This site is also adjacent to City owned land, Lindon Heritage Trail, and Lindon Hollow Creek. Mr. Van Wagenen commented that due to the proximity of the site to the Lindon Hollow Creek and associated wetlands, the applicant is proposing to discharge storm water from the southerly portion of the site directly into Lindon Hollow Creek. In exchange for that ability, the applicant is offering to sod and maintain the City owned land adjacent to the site and Lindon Heritage Trail. After review, Lindon City Engineer Mark Christensen noted the following:

They had noted on their plans, however, that Lindon City would provide the water to irrigate the area. We have noted that the City doesn't have water service to the site, but that perhaps they could either provide irrigation water from their site, or provide a separate water service & meter on the east end of their site for the City to use. We view this as a mutually beneficial arrangement. They are able to make more convenient use of their site, and the public gets a grassed area next to the Lindon Heritage Trail and the large wetland area that is adjacent to it. We do not view the un-detained discharge of water from the southerly portion of the site as detrimental to the public, since water will almost immediately arrive at the wetland area, where the flow will be attenuated in much the same way as it would have been if they had detained it.

Mr. Van Wagenen stated this will be a point for the Planning Commission to finalize with the applicant. He explained that the site has parking beyond the 130% threshold allowed by City Code. However, LCC 17.18.078 allows the Planning Director and City Engineer to approve parking beyond that threshold for compelling reasons. He noted the applicant has responded that they are planning on future building expansion that would eliminate current parking while also increasing their parking requirement at that time. Mr. Van Wagenen stated staff is comfortable with over parking the site based on this justification. He also presented aerial photos of the site and surrounding area, photographs of the existing site, and the site and landscaping plan.

Mr. Van Wagenen then presented the findings of fact as follows:

1. The proposed building meets setback requirements (20 feet front, 0 feet rear, 0 foot side) for buildings in the LI zone.
2. The proposed building meets required parking requirements (office 1/250 sq. ft. and warehouse 1/1000 sq. ft.) with 59 spaces required and 84 spaces provided, 4 of which are ADA spaces.
3. The required 20 foot landscape strip along public frontages is shown on the plans. However, trees are not shown as being planted on center. This is due to the landscape area being used as storm water detention. Therefore, the trees are shown as being planted on the sides of the landscape strip. LCC 17.49.060 gives the Planning Commission authority to modify landscape strip requirements.
4. Interior parking lot landscaping requirements meets minimum requirements (3,520 sq. ft. for this site) by providing 4,369 square feet of landscaping.

There was then some general discussion regarding this agenda item. Commissioner Anderson commented that MS Properties has been in the city for quite a while and they have contributed a lot to the community and they do a good job. Commissioner Marchbanks agreed that it will be a great improvement on the property. Following discussion Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER ANDERSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE SONIC PLASTICS OFFICE/WAREHOUSE SITE WITH THE FOLLOWING CONDITIONS: 1. SITE PLAN APPROVAL MUST BE CONTIGENT UPON CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN LINDON CITY AND THE APPLICANT BE ENTERED INTO WITH REGARDS TO LANDSCAPING THE CITY PROPERTYADJACENT TO THE SITE IN CONSIDERATION OF THE STORM WATER DISCHARGE WITHOUT DETENTIONS AS NOTED ON THE PLANS. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Public Hearing** – *Ordinance Amendment, MC Landscaping and Size Requirements.* City Staff requests approval of an amendment to modify landscaping and minimum zone size requirements in the Mixed Commercial (MC) zone. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mr. Van Wagenen opened the discussion by explaining this is a request by City Staff for approval of an amendment to modify landscaping and minimum zone size requirements in the Mixed Commercial (MC) zone. He noted that recommendations will be made to the City Council at their next available meeting after review by the Commission tonight.

Mr. Van Wagenen then gave a brief overview of this agenda item stating the Landscaping requirements along frontage roads in the MC zone refer to required landscape strips but do not give specifications regarding the strip itself. He noted this update provides clarification and specifics regarding the size and potential landscaping options within the required landscape strip. He explained the amendment also brings the MC zone requirements into conformance with the CG and LI zone landscape strip requirements.

Mr. Van Wagenen explained that amending the minimum MC zone size from 30 to 15 acres will give the City greater flexibility in rezoning property that may be suitable

for the flex office/warehousing space that is high demand within the City. The MC zone provides transition opportunities between commercial and other uses that may enhance areas that buffer commercial corridors. He then referenced the proposed changes to LCC 17.50.060 and LCC 17.50.080, the landscaping in a commercial zone and the minimum zone area followed by discussion. There was then some discussion of the acreage minimums. Chairperson Call asked for any public comments. There were no public comments.

Following additional discussion Chairperson Call asked if there were any further comments or questions. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE CITY COUNCIL THE AMENDMENTS TO LCC 17.50.060 AND LCC 17.50.080 WITH THE MINIMUM ACREAGE CHANGE TO GO FROM 30 ACRES TO 10 ACRES FOR MIXED COMMERCIAL. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

8. **Public Hearing** – *General Plan Map Amendment, Approx. 750 N. 2800 W.* Ed Daley of National Packaging Innovations requests a General Plan Map Amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Commercial to Mixed Commercial. The applicant intends to establish office/warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

Jordan Cullimore, Associate Planner, opened the discussion by explaining this is a request by Ed Daley of National Packaging Innovations requests a General Plan Map Amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Commercial to Mixed Commercial. The applicant intends to establish office/warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

Mr. Cullimore explained that the applicant proposes to develop the parcel with a site configuration similar to the site plan concept in attachment 3 (included in the report). The structures' architectural design will be similar to the structures portrayed in attachment 4 (included in the report). He noted the complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur. Mr. Cullimore stated the applicant's proposed use is not allowed in the CG zone, but it is in the MC zone. He stated that consequently, the applicant requests that the lot be rezoned to the MC zone.

Mr. Cullimore stated that City Code requires that any zone change must be consistent with the City's General Plan Designation. Mr. Cullimore explained that the General Plan mirrors the current zoning, so the applicant is requesting that the General

Plan designation be changed to permit the zone change and allow their desired uses. Mr. Cullimore referenced an aerial photo of the proposed area to be re-classified, photographs of the existing site, the conceptual site plan and the conceptual architectural renderings followed by discussion.

Mr. Cullimore then presented the findings of fact as follows:

1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

Mr. Cullimore then presented the analysis as follows:

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
    a) It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
    b) Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
    c) c. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.

    i. Objectives of this goal are to:
        1. Expand the range of retail and commercial goods and services available within the community.
        2. Promote new office, retail, and commercial development along State Street and 700 North.

        d. Applicable city-wide land use guidelines:

    i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.

    ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

    iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

Chairperson Call invited the applicant, Ed Daley forward at this time. Mr. Daley commented that he received some good feedback from the concept review and is now requesting the general plan map amendment. He stated that he really does not have anything further to add from the summary given. Chairperson Call commented that they were favorable with the concept when it was discussed previously.

Following additional discussion Chairperson Call asked if there were any further comments or questions. Hearing none she called for a motion.

COMMISSIONER ANDERSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #14:057:0052 AND #14:057:0061 FROM COMMERCIAL TO MIXED COMMERCIAL. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. **<u>Public Hearing</u>** – *Zone Map Amendment, Approx. 750 N. 2800 W.* Ed Daley of National Packaging Innovations requests a Zone Map Amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from General Commercial A8 (CG-A8) to Mixed Commercial (MC). The applicant intends to establish office/warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

Mr. Cullimore led the discussion by explaining the applicant Ed Daley (who is in attendance) proposes to develop the parcels with a site configuration similar to the site plan concept in attachment 3 (included in the packet). He noted the structures' architectural design will be similar to the structures portrayed in attachment 4 (included in the packet). He further explained the complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur. He noted the applicant's proposed use is not allowed in the CG-A8, but it is in the MC zone. Consequently, the applicant requests that the lot be rezoned to the MC zone, subject to approval of a supporting General Plan Map Amendment. Mr. Cullimore then presented an aerial photo of the proposed area to be rezoned, photographs of the exiting site, conceptual site plan and the conceptual architectural renderings followed by some general discussion.

Mr. Cullimore then presented the findings of fact as follows:

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 8 involving the General Plan designation of the lot.

Mr. Cullimore then presented the analysis as follows:

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:

- The proposed amendment is in accord with the master plan of Lindon City;
- Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division."
- The stated purpose of the General Commercial Zone is to "promote commercial and service uses for general community shopping." Further, the "objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located."

- The purpose of the Mixed Commercial Zone is to "provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

Chairperson Call asked if there were any public comments. Hearing none she called for a motion to close the public hearing.

COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Following some additional discussion Chairperson Call asked if there were any further comments or questions. Hearing none she called for a motion.

COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE ZONING DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #13:063:0057 FROM GENERAL COMMERCIAL A8 (CG-A8) TO MIXED COMMERCIAL (MC). COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

10. **NEW BUSINESS** – Reports by Commissioners.

Chairperson Call called for any new business or reports from the Commissioners. Chairperson Call mentioned the last discussion on the flag pole and asked for an update as she was not in attendance for the discussion. She stated that she understood there was some concern about the height and the engineering and technical issues. Mr. Cullimore commented that the commission agreed that the concept was positive. He noted they asked the applicant if they wanted to proceed forward to the City Council. They stated they may scale it back a little and now go for a 200 ft. flagpole which would be the third tallest. Mr. Cullimore noted the general consensus had issues regarding safety.

Chairperson Call asked if there were any other comments or discussion from the Commissioners. Hearing none he moved on to the next agenda item.

11. **PLANNING DIRECTOR'S REPORT**–

Mr. Van Wagenen reported on the following items followed by some general discussion by the Commission.

- UTOPIA
- Lindon Pool Party
- Page Subdivision Storm Drain
- Flag pole concept
- Vacancies
- Budget. No more cookies

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

ADJOURN –

COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING AT 9:10 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – July 8, 2014

_____
Mike Marchbanks, Vice Chairperson

_____
Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

_____
_____
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_____

2 - Subject _____
Discussion

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_____
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3 - Subject _____
Discussion

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Item 4: Site Plan — Northwest Fence, 240 South 1060 West

Aaron Judkins, of Judkins Enterprises, requests site plan approval of a 3,000 sq. ft. addition to an existing industrial building located at 240 South 1060 West in the Light Industrial (LI) Zone.

Applicant: Aaron Judkins **Presenting Staff**: Jordan Cullimore **General Plan**: Light Industrial **Current Zone**: Light Industrial **Property Owner(s)**: Judkins Enterprises LLC **Address**: 240 South 1060 West **Parcel ID**: 39:096:0007 **Lot Size**: 1.34 acres **Type of Decision**: Administrative **Council Action Required**: No	**SUMMARY OF KEY ISSUES** 1. Whether to approve the site plan for a 3,000 square foot addition to a building in the LI zone. **MOTION** I move to (*approve, deny, continue*) the applicant's request for site plan approval of an addition to the existing structure at 240 South 1060 West, with the following conditions (if any): 1. 2. 3.

FINDINGS OF FACT

1. Northwest Fence is an existing business operating out of the existing structure on the site.
2. This proposal amends the existing site by increasing the square footage of the primary structure by over 30%. The Code requires the site to be brought into substantial compliance with all current ordinances for such an increase.
3. The site is located within the Light Industrial (LI) zone.

ANALYSIS

Parking

Summary: The number and configuration of parking complies with Code requirements.

- Required: 16 spaces; 1 ADA
- Provided : 16 spaces; 2 ADA

Landscaping

Summary: The type of landscaping proposed, the location of interior trees, and the total square footage of the proposed landscaping needs to be addressed.

Analysis

- A 20' landscaped strip is required along street frontage. The landscaped strip must include trees every 30' on center. This site has an existing landscaped strip. The only portion of the strip that does not comply with current code requirements is the easternmost portion of the strip, where there are no trees. The site plan indicates that trees will be installed along this frontage.
- Presently, the site does not have interior landscaping. Forty square feet of interior landscaping is required per parking stall, for a total of 640 square feet. The site plan proposes 600 square feet of turf block to satisfy this requirement. The site plan needs to show an additional 40 square feet of landscaping and that the interior landscaping be separated from the parking lot by 6" high concrete curbing.

- Additionally, the Code requires that the landscaping consist of 75% vegetation, including ground cover, trees, and shrubbery. The remaining 25% may consist of non-vegetative materials.
- It appears that turf block provides 44% vegetation and 56% non-vegetative.
- The code requires one additional tree for every 10 required parking stalls (for a total of 2 trees). The site plan proposes to add 2 additional trees to the landscaped strip to satisfy this requirement. The Code requires these trees to be located within the interior landscaping and will need to be moved.

Architectural Standards

Summary: The Planning Commission needs to determine whether the plastered concrete portion of the building meets the architectural treatment requirement.

Analysis

- The proposed architectural treatment mirrors the treatment applied to the existing structure.
- The base of the exterior is plastered concrete and the upper portion of the exterior is ribbed metal paneling. The Code required that 25% of the exterior be covered with brick, decorative block, stucco, wood, or other similar material as approved by the Planning Commission. The plastered concrete will meet the 25% treatment requirement if the Planning Commission determines it is similar to the listed permitted materials.

MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval of an addition to the existing structure at 240 South 1060 West, with the following conditions (if any):

Recommended Conditions

1. Require at least 640 square feet of interior landscaping that meets code requirements.
2. Place required interior trees in the interior landscaping.

ATTACHMENTS

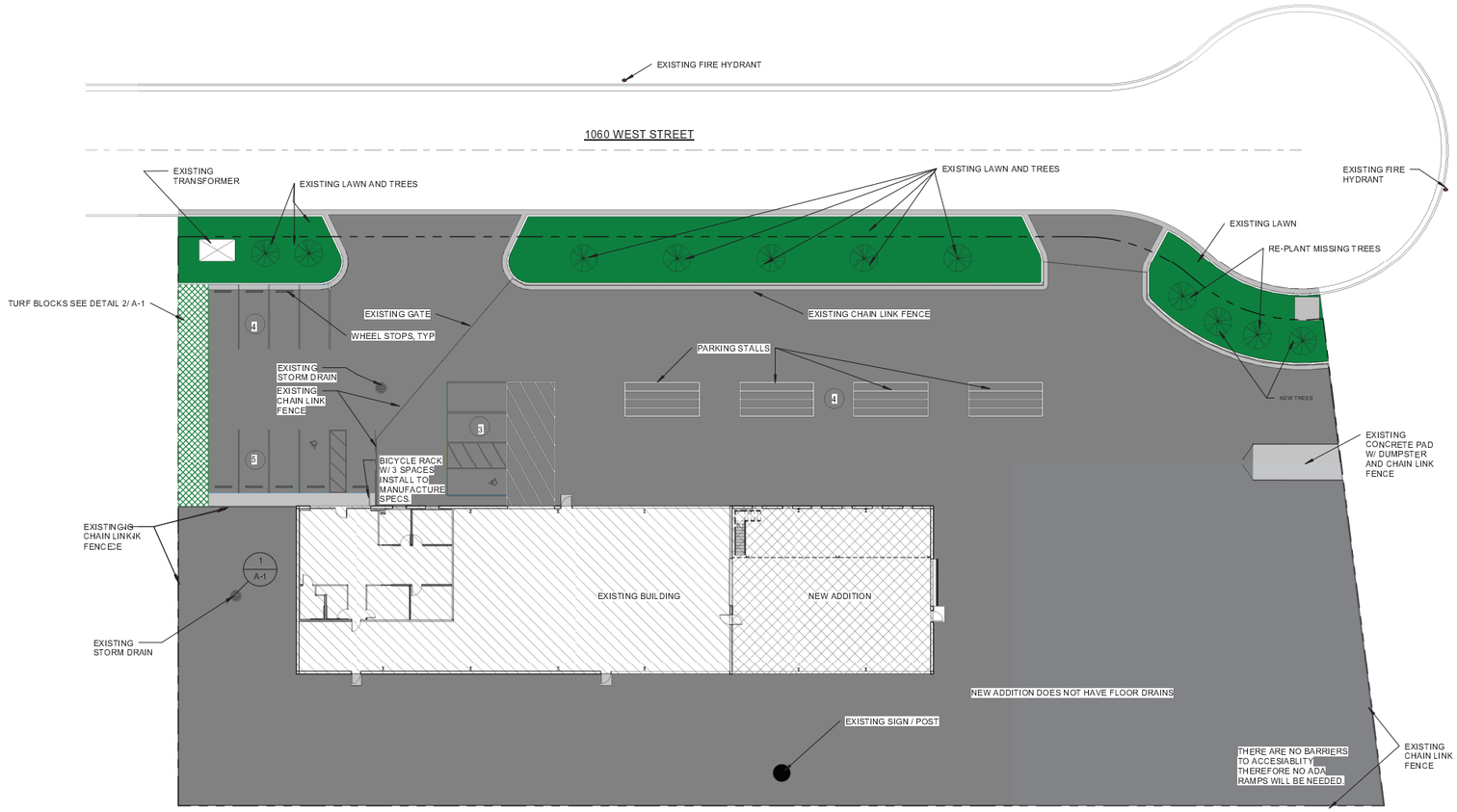
1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan
4. Architectural Renderings

Attachment 1

Attachment #2
Existing Parking Area

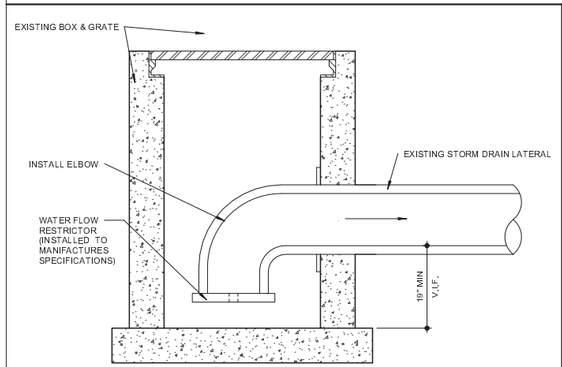
Area of Proposed Addition

Attachment 3



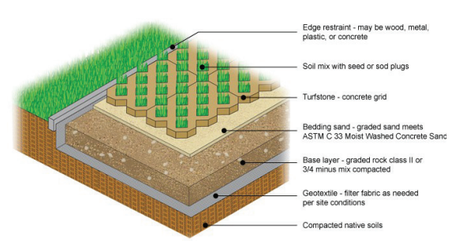
SITE PLAN

SCALE 1" = 20'-0"



1 STORM DRAIN DETAIL

SCALE 3/4" = 1'-0"



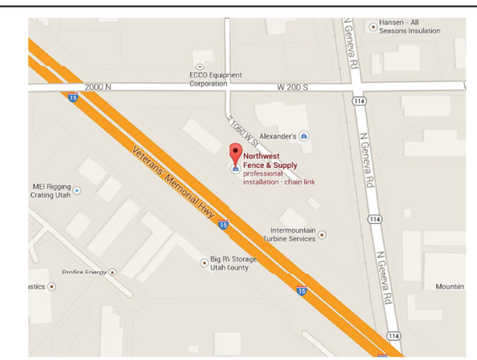
2 TURF BLOCK DETAIL

SCALE 1/2" = 1'-0"

SITE INFORMATION		
LOT 7, PLAT A, FREEWAY BUSINESS PARK SUBDIVISION 1.34 ACRES		
	SQ. FT.	% OF SITE
BUILDING	9,500	16%
LANDSCAPE	4,211	7%
HARDSCAPE	44,749	77%
TOTAL SITE	58,460	100%
PARKING:		
PARKING REQUIRED:	16 STALLS,1 ADA	
PARKING PROVIDED:	16 STALLS, 2 ADA	

PARKING CALCULATION

USE	AREA	LINDON CITY CODE 17.18.070 DIVIDER	PARKING REQUIRED
OFFICE	1515	350	5
MANUFACTURING	7985	750	11



VICINITY MAP

07/08/2014 DATE

06/24/2014

REVISIONS DATE

1
2
3
4

ARCHITECTURAL COALITION

1991 South State Street Springville, UT 84663 PH: 801-491-0275

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ADDITION TO BUILDING

JUDKINS ENTERPRISES, LLC

240 SOUTH 1060 WEST LINDON, UTAH

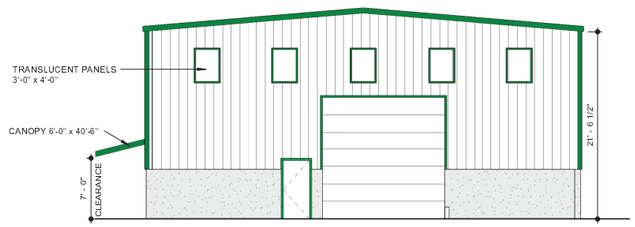
SHEET NO.

A-1

K:\Drawings 2014\2014-024 Northwest Fence\Northwest Fence.rvt

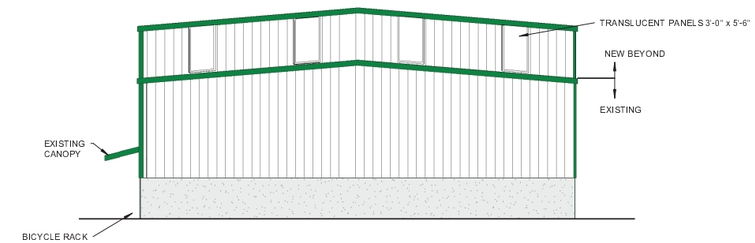
7/3/2014 2:19:37 PM

Attachment 4



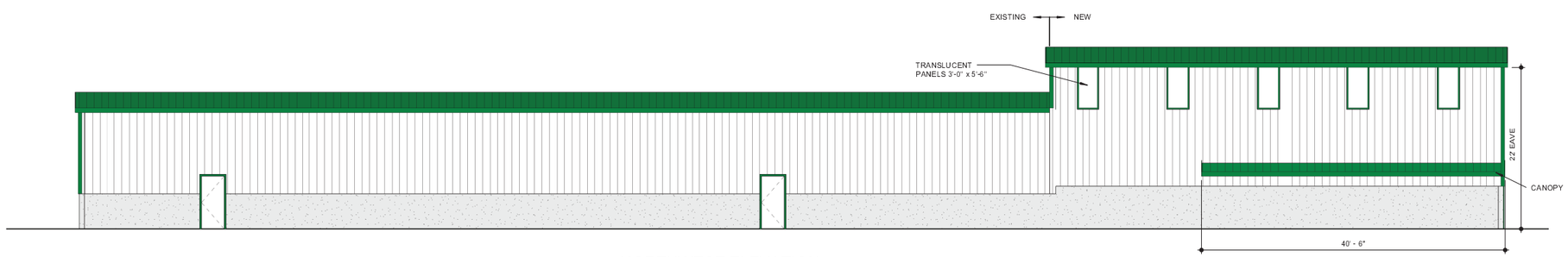
SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"



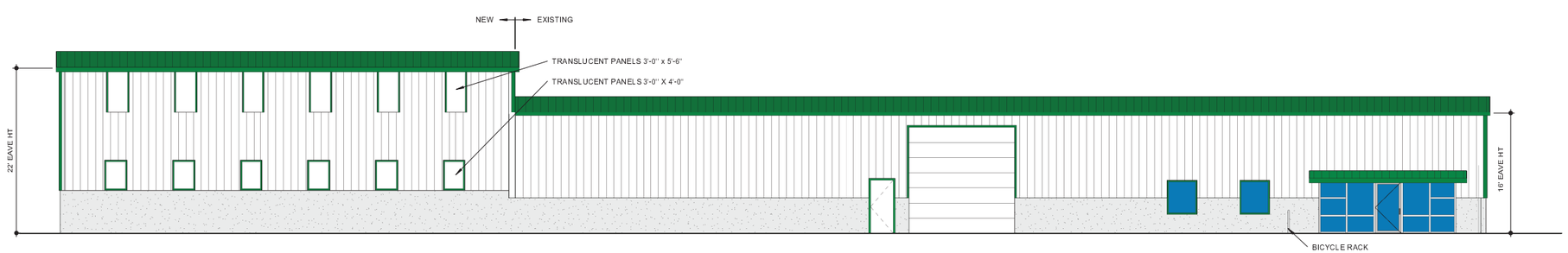
NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"



NORTHWEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE
1
2
3
4

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ADDITION TO BUILDING
JUDKINS ENTERPRISES, LLC
240 SOUTH 1060 WEST LINDON, UTAH

SHEET NO.
A-2

DATE
06/24/2014

K:\Drawings 2014\2014-024 Northwest Fence\Northwest Fence.rvt
7/3/2014 2:19:44 PM

Item 5: Concept Review — 700 North Master Plan, 700 N. Commercial Corridor

David Adams of Catalyst Development, LC requests review of a proposal to rezone and master plan 42 acres along the north side of the 700 N. commercial corridor. The Commission will provide feedback on the proposal. No official motions will be made. 14-025-5.

Applicant: David Adams **Presenting Staff**: Jordan Cullimore **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 regarding the applicant's proposal. **MOTION** No motion necessary.

OVERVIEW

The applicant would like to present ideas, and receive feedback, regarding potential development along the north side of the 700 North corridor between Geneva Road and 1700 West.

MOTION

No motion necessary.

ATTACHMENTS

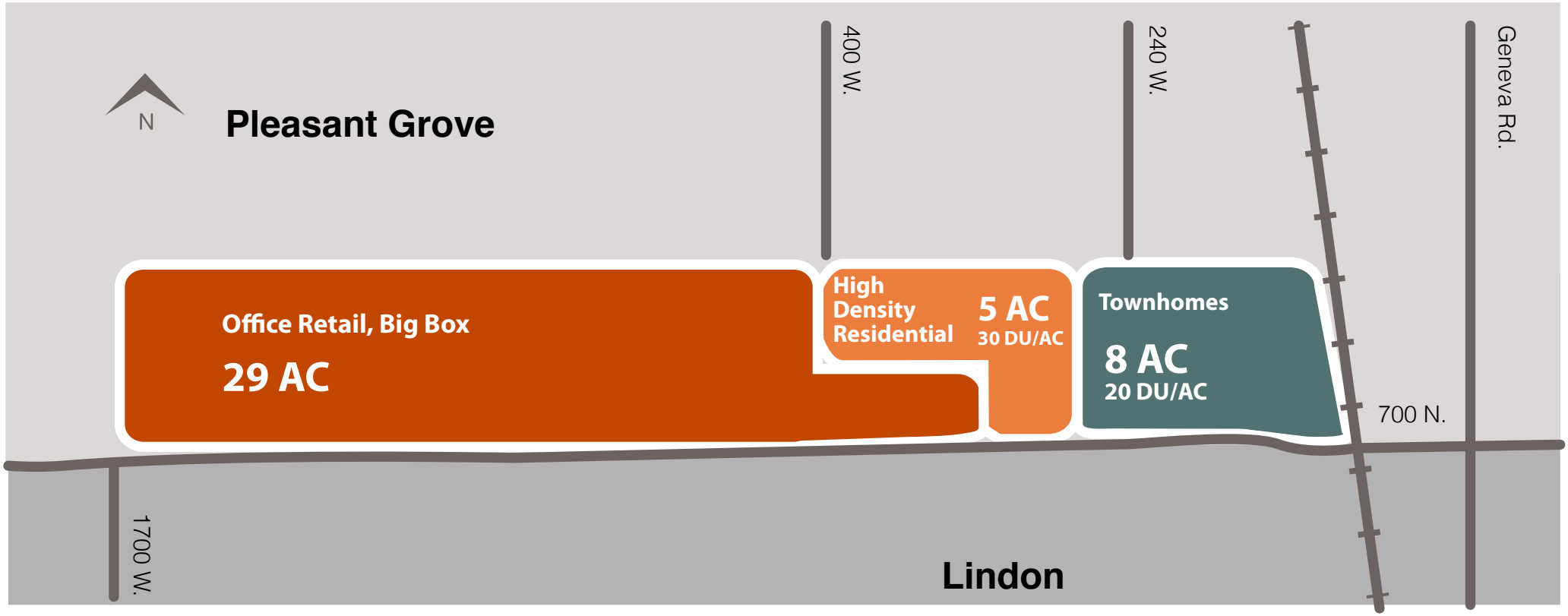
1. Aerial of 700 N. Corridor
2. Concept Land Use Plan

Attachment 1

Attachment 2

N. Lindon Concept Map

Proposed densities and uses



Item 6: Concept Review — White Horse Subdivision, Approx. 97 North 400 West

Krisel Travis of DR Horton requests review of a proposed subdivision in the R1-20 zone at approximately 97 N. 400 W. The Commission will provide feedback on a proposal to create and apply to this subdivision an overlay zone that would provide for flexibility in lot size, while still maintaining overall density of 2 dwelling units/acre. No official motions will be made.

Applicant: Krisel Travis on behalf of DR Horton & Scott Mitchell **Presenting Staff**: Jordan Cullimore **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 regarding the applicant's proposal. **MOTION** No motion necessary.

OVERVIEW

The applicant would like to present ideas, and receive feedback, regarding a potential residential subdivision at approximately 97 North 400 West. The applicant presented an alternative configuration in the May 13, 2014 Planning Commission meeting. This new configuration does not comply with minimum lot size requirements in the R1-20 zone, but it does maintain an average density of 2 dwelling units/acre in accordance with the General Plan.

Accordingly, the applicant would also like to discuss a proposal to create and apply an overlay zone that would permit lot size flexibility in infill situations while maintaining overall average density in the R1-20 zone.

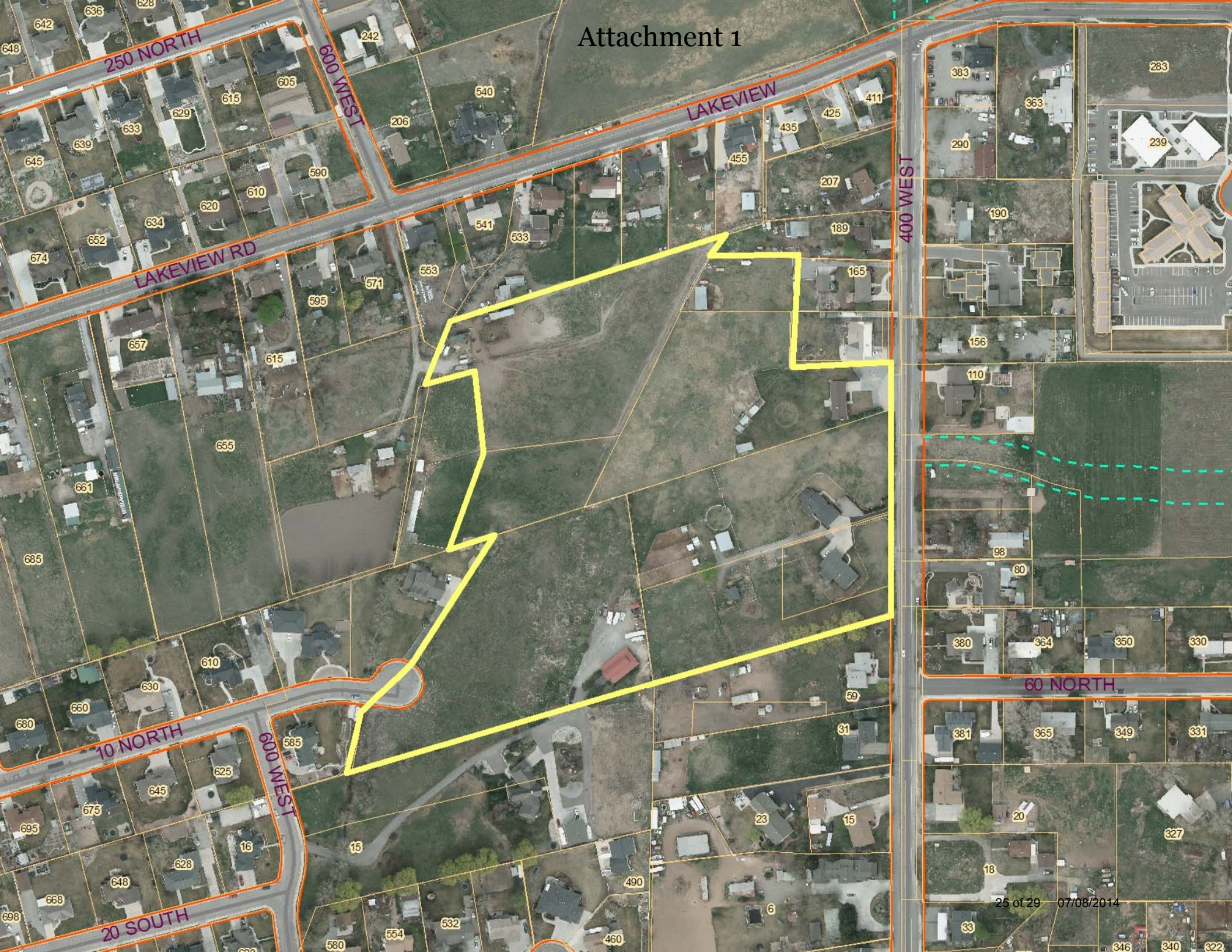
MOTION

No motion necessary.

ATTACHMENTS

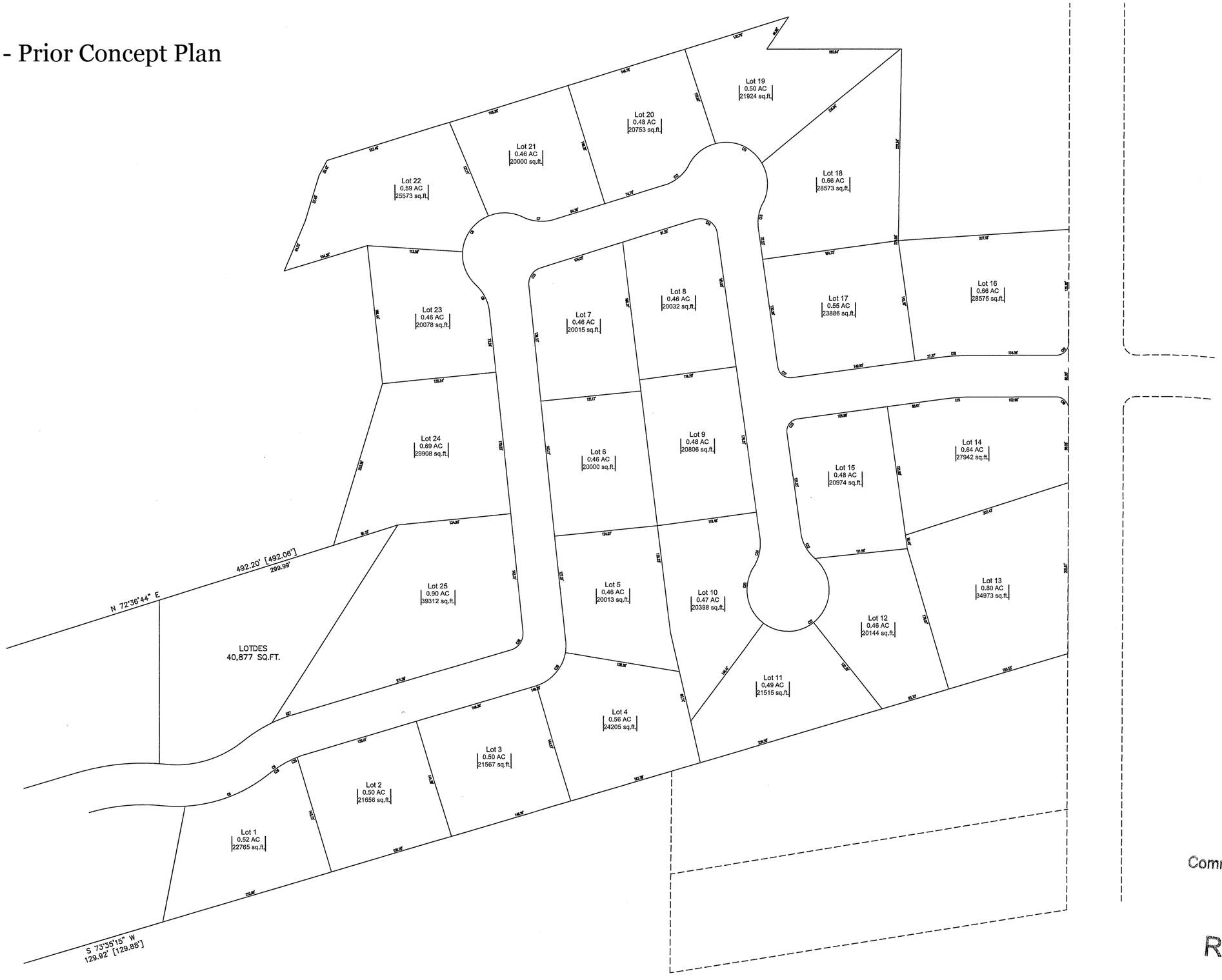
1. Aerial of land involved in the proposed development.
2. New concept plan.
3. Concept plan presented on May 13, 2014.

Attachment 1



Attachment 2 - Concept Plan

Attachment 3 - Prior Concept Plan



Community Development
Lindon City
APR 29 2014
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Item 7: New Business (Planning Commissioners 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 8: Planning Director Report

1. National Packaging Update
2. Planning Commission Vacancy Update
3. Tithing House Update

Adjourn