

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **November 10, 2015 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: Bob Wily, Commissioner  
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 **PRESENT** **ABSENT**

Sharon Call, Chairperson  
14 Bob Wily, Commissioner  
Rob Kallas, Commissioner  
16 Matt McDonald, Commissioner  
Mike Marchbanks, Commissioner  
18 Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner  
20 Cody Cullimore, Chief of Police  
Kathy Moosman, City Recorder

22

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

24

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of October 27,  
26 2015 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF OCTOBER 27, 2015 AS PRESENTED.  
30 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

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3. **PUBLIC COMMENT** –

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

38 **CURRENT BUSINESS** –

40 4. **Conditional Use Permit** – *Julia’s Jamboree Preschool, 1124 East 230 North.* Julia  
42 Howard requests a conditional use permit to operate a preschool at the location  
identified above in the Single Family Residential (R1-12) zone. Ms. Howard would  
like to have 12 students per class with two classes per day, five days a week.

44

Hugh Van Wagenen, Planning Director, led the discussion by explaining this  
46 preschool will be located at 1124 East 230 North, which is in the Single Family  
Residential (R1-12) zone. He explained that Child Day Care facilities serving 5 to 16  
48 children are conditionally permitted in the R1 zone. The preschool will educate 3-5 year

2 old children. He noted Ms. Howard will serve up to 12 children per session for two  
sessions per day, five days a week with session one beginning at 9:15 am and running  
4 until 11:45 and session two beginning at 12:45 pm and ending at 3:15 pm. Students will  
be dropped off and picked up during a 15 minute period before and after each class.

6 Mr. Van Wagenen further explained that State Code defines a conditional use as  
"a land use that, because of its unique characteristics or potential impact on the  
8 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  
10 eliminate the detrimental impacts."

12 Mr. Van Wagenen went on to say that 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  
14 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  
16 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  
18 imposition of reasonable conditions to achieve compliance with applicable standards."  
Utah Code § 10-9a-507. Additionally, the Lindon City Code provides that a conditional  
20 use may be denied when the following occurs:

- 22 • 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  
24 practical means available to the applicant to effectively mitigate such detrimental  
effects;" or,
- 26 • The applicant cannot or does not give the Planning Commission reasonable  
assurance that conditions imposed incident to issuance of a conditional use permit  
28 will be complied with.

30 Mr. Van Wagenen then referenced for discussion an aerial photo of the site,  
photos of the site, the business description and the proposed floor plan. He then turned  
32 the time over to Ms. Howard for comment. Ms. Howard stated that she is currently  
running only one session per day (12 students) and noted the business is going really well  
34 and she is hoping to expand to a second session by January and have all 4 sessions going  
by next fall. She noted they are inside for most of the time and do their learning inside.  
36 Chairperson Call asked if the permits, fire codes, etc. are in place to operate a preschool.  
Ms. Howard confirmed that statement. Mr. Van Wagenen stated that permits etc. will be  
38 processed through a business license. There was then some general discussion including  
traffic and amounts of pre-schools operating in the city. Chairperson Call stated she has  
40 no concerns as long as the permits and licenses are in place.

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

44 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A  
46 PRESCHOOL LOCATED AT 1124 EAST 230 NORTH IN THE SINGLE FAMILY  
RESIDENTIAL (R1-12) ZONE WITH NO CONDITIONS. COMMISSIONER

2 MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

4 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
6 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
8 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

10

11 5. **Conditional Use Permit: *Imperial Machinist, 503 North Geneva Road.*** Jay  
12 Carrasco requests a conditional use permit to operate a machine shop at the location  
identified above in the mixed commercial (MC) zone.

14

Mr. Van Wagenen stated the applicant is not able to attend tonight for this item  
16 therefore he recommended continuance of this item to the next available Planning  
Commission meeting.

18

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

20

COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S  
22 REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MACHINE SHOP  
AT THE LOCATION REQUESTED TO THE NEXT AVAILABLE MEETING.  
24 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
28 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
30 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

32

33 6. **Site Plan – *Blackcliff Industrial Park Amendment, 1010 West 600 North.*** Bryan  
34 Stevenson of Colmena Group requests site plan approval to modify and already  
approved site plan for an office/warehouse at the location identified above in the light  
36 industrial (LI) zone. The amendment would add one additional bay to the original site  
plan.

38

Mr. Van Wagenen also led this discussion by noting this is a site plan application  
40 for a 40,957 square foot commercial building with an intended use as an  
office/warehouse with several bays that was approved earlier this year. He noted that the  
42 applicant would like to add 5,948 square feet to the original foot print of the building  
bringing the total square footage to 46,905 square feet. The site is located in the Light  
44 Industrial (LI) zone. He explained that this parcel and the surrounding area were recently  
rezoned to LI to accommodate an office/warehouse building and a convenience store site.  
46 Mr. Van Wagenen stated that not much has changed since the last review and everything  
is still in compliance for this site.

48

He then referenced the requirements as follows:

- 2 • General Office requires 1 space for every 350 square feet (20,648/350=59 required for this project).
- 4 • Warehousing requires 1 space for every 1,000 square feet (26257/1000=26 required for this project).
- 6 • Total required vehicle spaces is 85.
- 8 • Bike parking in the LI zone requires two stalls for the first 50 spaces and 1 stall for every 50 spaces thereafter (3 required for this project)

Provided:

- 10 • Total provided vehicle spaces is 99.
  - 12 • Bike parking: 9 stalls are being provided.
- 12 Mr. Van Wagenen mentioned that the interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 99 stalls, that equates to 3,960 square feet and 10 trees required; 4,160 square feet and 16 trees are provided. He also pointed out for the LI zone the architectural design requirement states that: Precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection #1 above, subject to the following standards:
- 18 a) Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
  - 20 b) Painted or colored concrete exteriors are also permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

28 Mr. Van Wagenen mentioned that all colors should meet the color palette in the Design Guidelines. He then referenced the elevations which indicate that painted concrete will be the exterior finish of the building with Crabby Apple, March Wind, and Reflection being the colors. He noted that there is a thin brick façade that is being provided on the walls above the entryways with metal awnings and outdoor wall lights are also being provided. He added that the building is within the 48 foot height limit in the LI zone, the highest point of the parapet wall being 40 feet.

36 Mr. Van Wagenen noted that there are a few engineering issues that will need to be resolved before the plans are finalized and staff will ensure that all requirements are met. Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, the site plan, architectural rendering & elevations and the landscaping plan followed by discussion. Chairperson Call commented that this appears to meet all approved standards and requirements and the engineering issues will be resolved with staff.

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

44 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANTS  
46 REQUEST FOR SITE PLAN APPROVAL OF A 5,948 SQUARE FOOT ADDITION  
TO THE COMMERCIAL BUILDING TO BE KNOWN AS BLACKCLIFF

2 INDUSTRIAL PARK WITH NO CONDITIONS. COMMISSIONER MARCHBANKS  
3 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE

COMMISSIONER WILY AYE

6 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

8 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

10

11 7. **Public Hearing** – *Site Plan, Lindon City Public Safety Building, approx. 60 North*  
12 *State Street.* Adam Cowie, of Lindon City Staff request site plan approval of a public  
13 safety building intended for Police and Fire operations at the location identified above  
14 in the Public Facilities (PF) zone. The request also involves the modification of the  
15 60 North Public Roadway between State Street and Main Street, which requires a  
16 public hearing to consider. The Planning Commission will forward their  
17 recommendation to the City Council at the next available meeting.

18

19 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC  
20 HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
21 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22

23 Adam Cowie, City Administrator, gave a brief history of this agenda item stating  
24 that Lindon City has a contract with Orem City that provides Fire and EMS services to  
25 Lindon, to build a new fire station by 2018. He explained that after much study and  
26 review, it has been determined that it would be most cost and operationally effective to  
27 build a combined fire/police station. The site plan would require a modification of 60  
28 North, essentially making it a parking area between the City Center and Public Safety  
29 Building. The parking lot would serve all City functions in the area. The Public Facilities  
30 Zone does not have any development standards regarding setbacks, parking, landscaping,  
31 etc. However, every effort has been made to meet General Commercial zone standards.

32 Mr. Cowie also explained the current fire station conditions and the inadequacies  
33 of the current facility. He noted in the last 6 or 8 months there has been an urgency to  
34 push this along faster due to the potential rise of interest rates the federal government is  
35 anticipating. Hopefully, it will get out to bid before this may be an impact. Mr. Cowie  
36 noted the bond is approximately 2.2 million and will be accommodated within our current  
37 budget with no increased taxes or fees; which is a good situation financially.

38 Mr. Cowie stated there are 132 parking stalls on the existing site, which includes  
39 Aquatic Center and City Center parking. At minimum, the new site would provide 125  
40 stalls with a possibility of 136 stalls being the final count. There will be seven ADA stalls  
41 provided under either scenario. There will also be a new bike rack installed in front of the  
42 Public Safety Building. Interior landscaping must be provided at 40 square feet per  
43 required stall with one tree per 10 stalls. With the proposed 136 stalls, that equates to  
44 5,440 square feet and 14 trees required; 8,483 square feet and over 50 trees are provided.  
45 Part of the issue will be the parking situation during the construction phase.

46 Mr. Cowie noted that approximately 21.7% of the 121,730 square foot site is in  
47 landscaping for a total of 26,451 square feet. He mentioned that Lindon's Commercial  
48 Design guidelines, which govern architectural treatments in the CG zone, identify  
49 masonry building materials, such as brick, stone, and colored decorative concrete block

2 as the preferred primary building material; and brick, stone, colored decorative concrete  
block, stucco, wood/cement fiber siding, and timbers as secondary materials.

4 Mr. Cowie then referenced an aerial photo of the site and surrounding area, the  
site plan, architectural rendering, landscaping plan, and color palette followed by some  
6 general discussion. He noted they have talked to UDOT and have permission to close the  
existing roadway. He then explained the road closure procedure/plan. He noted there  
8 will be a 3 bay pull through garage and a “sally-port” for the police department (a  
secondary garage door). They may also pick up some additional parking at the  
10 community center and gain 11 spaces where the grassy area is at the Aquatics center (bid  
out alternately). He asked the Commission how they feel about this piece being utilized  
12 for parking. Following discussion the Commission agreed to possibly use the piece for  
parking as the grassy area is rarely utilized but only if necessary.

14 Commissioner Kallas asked what is planned for the existing homes the city owns.  
Mr. Cowie stated the Council has directed him to get appraisals on the 3 properties and  
16 potentially sell them and use the money for other needs. Commissioner Marchbanks  
asked what the intent is for the old fire station. Mr. Cowie stated the plan is to use it for  
18 Parks & Recreation storage for trucks, vehicles, equipment, etc. Following discussion the  
Commission also recommended holding on to the properties for now to use for future  
20 parking if necessary. Commissioner Kallas also inquired if the fire trucks can make the  
turns safely. Mr. Cowie confirmed that statement noting it is the typical width and the  
22 engineers mapped it out and it appears that it will work out fine and there should be a  
good flow. Mr. Cowie also mentioned the stormwater detention changes that will overall  
24 help with the stormwater issues.

Mr. Cowie went on to say the Commercial Design Guidelines indicate that earth  
26 tones are generally referred over harsh or loud colors, except where more vibrant colors  
are used to create a special effect that is harmonious with the adjacent context. The  
28 Design Guidelines include a color palette for reference in determining compliance with  
this requirement.

30 Mr. Cowie then brought up the garage doors referencing the color and window  
placement on the fire station. He asked for feedback from the Commission regarding this  
32 issue. Mr. Cowie then showed photos of potential doors. Following discussion the  
Commission agreed they like the architecture of the building and the majority were fine  
34 with the window placement and red door color.

He also mentioned the landscaping and the concern of the bigger trees with the  
36 underground utility corridor so they many have to look at smaller trees. There was then  
some general discussion regarding the landscaping including the catch/detention basin  
38 options. Mr. Cowie stated he will bring this issue up to the landscape architect.

Mr. Cowie then explained in some detail the floor plan followed by some general  
40 discussion. He noted that total square footage is at 16,500 and the cost for the station  
including all site work is about 3.8 million with savings and other monies to put towards  
42 it the bondable amount will be 2.2 million. He noted the building will accommodate both  
genders in the fire and police departments.

44 Chairperson Call pointed out that this started out as a much bigger project with a  
higher financial commitment and inquired how it was pulled back from what the original  
46 plans were. Mr. Cowie stated in 2013 JRCA architects were hired to prepare a public  
facilities master plan and they looked at 6 or 8 different sites in the city and evaluated the  
48 properties based on where we wanted to go and this site ended up being the most

2 preferable location to continue the campus feel. In that study they met with the fire and  
4 police department and asked what they wanted and needed and that was morphed into  
square footages and was pared down from 20,000 sq. ft. (7 million) to 12,000 sq. ft. (3.8  
6 million). Chairperson Call also mentioned that there won't be an increase in taxes and  
asked where the money will be pulled from. Mr. Cowie gave a brief summary of the  
financial breakdown followed by discussion.

8 Chairperson Call called for any public comment at this time. Councilmember  
10 Bean asked about the entry for the fire vehicles and if there will be a drive through in and  
out in one direction and how that will work the latest version with the backing out issue.  
12 He also asked about the traffic light. Mr. Cowie stated they will come off of State Street  
so the exit will be onto State Street. He also stated the new traffic light will be on Center  
14 Street. Councilmember Bean also asked a procedural question about the approval of the  
site plan tonight, which has been an evolving process, and because it is a city initiated  
16 project he feels it should be 100% approved by the City Council (like the aquatics  
center), so as a Councilmember, he would like to know that it is a little more final before  
18 it goes to a final site plan for approval because once the Planning Commission approves  
the site plan it is final approval.

20 Mr. Cowie replied that this is just a recommendation by the Planning Commission  
to go to the City Council for approval. Councilmember Bean pointed out that the listed  
22 motion on the agenda does not state that. Mr. Cowie said the intent was to take it to the  
Council and that was an oversight. Mr. Van Wagenen stated this was a hybrid agenda  
24 item and an oversight on his part. Councilmember Bean commented whatever action is  
taken tonight will go to the Council so he is comfortable with that.

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

28 **COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.**  
30 **COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.**

32 Commissioner McDonald asked if there has been any consideration about using a  
34 flashing light for turning south onto State Street. Mr. Cowie stated that UDOT has been  
approached about this issue. He noted the movement of the trucks will be the same (since  
2008) and UDOT is hesitant to approve flashers at that location. Commissioner  
36 Marchbanks commended the City Council and staff for paring the numbers down to fit  
the budget and make it work and he feel this will benefit the city for years to come.  
38 Chairperson Call agreed that it is great what they have done to pare this down and where  
the financing is at now and what a great job staff has done. Commissioner Wily stated he  
40 likes the design and feels it will be a great addition to the community. Mr. Van Wagenen  
then explained the recommended condition (regarding combining the parcels) to include  
42 in the motion.

44 Chairperson Call asked if there were further comments from the Commissioners.  
Hearing none she called for a motion.

46 **COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO**  
48 **THE CITY COUNCIL THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL**  
**FOR THE LINDON PUBLIC SAFETY BUILDING AND THE 60 NORTH PUBLIC**

2 ROADWAY MODIFICATION WITH THE CONDITION THAT THE CITY  
3 COMBINE THE PARCELS FOR THE CITY CENTER CAMPUS PRIOR TO A  
4 BUILDING PERMIT BEING ISSUED. COMMISSIONER MARCHBANKS  
5 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE  
7 COMMISSIONER WILY AYE  
8 COMMISSIONER KALLAS AYE  
9 COMMISSIONER MARCHBANKS AYE  
10 COMMISSIONER MCDONALD AYE  
11 THE MOTION CARRIED UNANIMOUSLY.

12  
13 8. **New Business: Reports by Commissioners** – Chairperson Call called for any  
14 comments or discussion from the Commissioners.

15  
16 Chairperson Call mentioned the recent voting totals and commented on the newly  
17 elected Councilmembers. Commissioner Wily inquired what the next step is with the  
18 Ivory Development. Mr. Van Wagenen stated the general plan request with Ivory will be  
19 held this Thursday. He noted there is still a lot of concerns by some industrial property  
20 owners. He added if this moves forward they will need to do a zone change to the map,  
21 and an ordinance to the books, and the development agreement. Commissioner Kallas  
22 said that he has heard of people not wanting this development because they will not put a  
23 school in the area. Commissioner McDonald said he has heard they may realign the  
24 boundaries and put a school on the old Geneva Steel property. Commissioner  
25 Marchbanks said has also heard grumblings about the project and that they are recruiting  
26 people. Commissioner Kallas asked when the work on State Street will be completed. Mr.  
27 Van Wagenen said it should be done soon but then they will be heading north to Pleasant  
28 Grove.

29 Chairperson Call called for any further comments or discussion. Hearing none she  
30 moved on to the next agenda item.

31  
32 11. **Planning Director Report**–

33 Mr. Van Wagenen reported on the following items followed by discussion:

- 34 • Ivory Update
- 35 • Used car lot discussion by the City Council
- 36 • Annual Thanksgiving Dinner
- 37 • Holiday schedule – no meeting on Nov. 24<sup>th</sup>
- 38 • Christmas staff party

39  
40 Chairperson Call called for any further comments or discussion. Hearing none she  
41 called for a motion to adjourn.

42  
43  
44 **ADJOURN** –

2 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
MEETING AT 9:00 P.M. COMMISSIONER MCDONALD SECONDED THE  
4 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

6 Approved – December 8, 2015

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Sharon Call, Chairperson

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14 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director