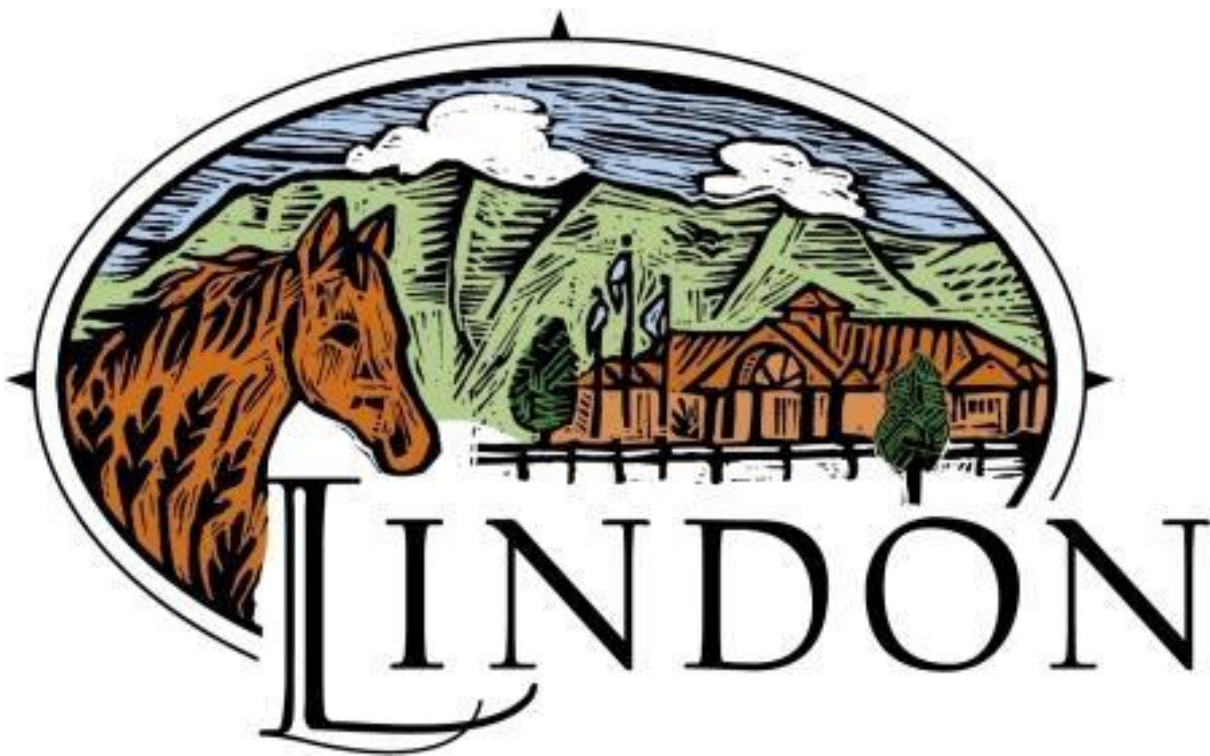


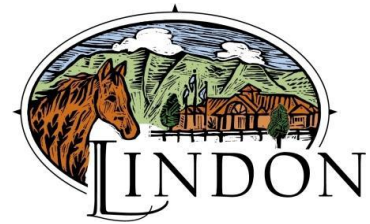
# **Lindon City Planning Commission Staff Report**



March 28, 2017

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 28, 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**

**3. Public Comment**

**4. Conditional Use Permit — West Coast Towing, 12 South 1550 West**

Robert A. Face, West Coast Towing, requests conditional use permit approval for an impound yard to be located at 12 South 1550 West, in the Light Industrial (LI) zone.

(20 minutes)

**5. General Discussion — Lindon City General Plan**

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

(30 minutes)

**6. New Business from Commissioners**

**7. 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:** Brandon Snyder, Associate Planner

**Date:** March 24, 2017

**Time:** 10:30 a.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**

March 28, 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**

(Planning Commission meeting minutes for March 14, 2017, will be ready for review in April.)

**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: Conditional Use Permit — West Coast Towing 12 South 1550 West

Robert A. Face, West Coast Towing, requests conditional use permit approval for an impound yard, to be located at 12 South 1550 West, in the Light Industrial (LI) zone.

**Applicant:** Robert A. Face, West Coast Towing  
**Presenting Staff:** Brandon Snyder

**General Plan:** Light Industrial  
**Zone:** Light Industrial (LI)

**Property Owner:** Out of the Woods Properties LLC (Registered Agent: Robert Tucker Woods)

**Address:** 12 South 1550 West

**Parcel ID:** 14-061-0081

**Lot Size:** 4.602 acres

**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES

1. Whether to approve the applicant's request for a conditional use permit.
2. Whether to impose reasonable conditions to mitigate potential detrimental impacts.

### MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit for an impound yard to be located at 12 South 1550 West, with the following conditions (if any):

1. The parking and storage of the tow trucks and impound vehicles will be limited to within buildings A and B. Overflow parking and storage may be located immediately to the west of building B, but not to expand beyond the current construction limits identified on the site plan.
2. (The Planning Commission may also consider limiting the number of employees if necessary to comply with currently available onsite parking.)

### OVERVIEW

The applicant has requested to use a portion of the existing site to operate transport, towing and impound services. This proposed use requires a conditional use permit in the LI zone.



(Wrecking and salvage yards are not permitted in the LI zone.) The purpose of the Light Industrial (LI) zoning district 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 the district are designed to protect environmental quality of the district and adjacent areas.

The applicant's business plan and site plan is attached. The applicant has further indicated that a small portion of building "A" will be used for office purposes by one employee. Two additional employees will be based out of building "B" where the tow trucks and impound vehicles will be stored. The employees will "park and go". (The buildings are identified on the attached site plan.)

The site is currently occupied by Woods Crane Services. The owner has indicated that there is available space within the currently developed phase of the property to accommodate the proposed request by the applicant. This is due to the cranes not always being stored on the site. (The applicant requests approval for an impound yard.)



The existing site improvements were installed after approval by the Planning Commission of the Woods Crane Service Site Plan (14-009-5), on May 13, 2014 (minutes attached). The applicant was required to limit site activities to the current phase (that corresponded with the extent of the existing road improvements).

The intent is that the improvements (future road, landscaping, parking, etc.) will be required and installed with the future construction or use of the remainder of the parcel.

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



Third party notices were mailed on March 17, 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.



## ANALYSIS

### *Applicable laws and standards of review*

- 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.
- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
  - "[U]nder 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,



- "[T]he 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."

### ATTACHMENTS

- APPLICANT'S DESCRIPTION OF THE PROPOSED USE
- SITE PLAN
- PLANNING COMMISSION MEETING MINUTES MAY 13, 2014.

#### West Coast Towing Description of Proposed Use:

This will be for a business location for a heavy duty towing service (meaning we tow things that have a large weight like semi trucks) We plan to store those inside the structure at the proposed address. This will be a business with hours of operation from 8am-5pm We will have a number of 3 employees and plan to use the parking already designated for Wood's Crane. We plan to use office space at Woods Crane for our office use.

This is not a new business we have been in business for 15 years with locations in Lehi and American Fork.

There will not be an increase of light, of traffic, noise, odor, dust or pollution generated by this business. There will not be any adversely affects on the neighboring bussinesses or properties.

We will not have any waste water or "process water" in the city sewer system. There will be sufficient water and sewer capacity to serve our needs because we will be using that of Woods Crane, which is already established and has met requirements.

Thank you,

Rob Face

West Coast Towing



Rob Face 03/17/17

LAND USE TABLE (ON-SITE)		
PHASE AREA	69,027	SQ.FT.
LANDSCAPE AREA**	6,323	SQ.FT.
INTERIOR LANDSCAPE	1,055***	SQ.FT.
ASPHALT/CONC AREA	38,064	SQ.FT.
UNDISTURBED EXIST.***	6,586	SQ.FT.
GRAVEL AREA	1,499	SQ.FT.
BUILDING AREA (ROOF)	14,900	SQ.FT.
FUTURE DEVEL. AREA	132,220	SQ.FT.
<b>TOTAL PROPERTY</b>	<b>201,247</b>	<b>SQ.FT.</b>

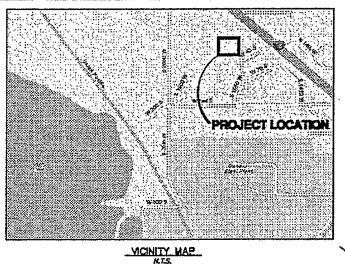
\*OFF-SITE LANDS ALONG PUBLIC ROADS = 1,445 SQ. FT.  
 \*\*LANDSCAPE TOTAL ABOVE DOES NOT INCLUDE THE INTERIOR LANDSCAPE AREA  
 \*\*\*INTERIOR LANDSCAPE AREA PER 17,18,085=1,055 SQ. FT.  
 \*\*\*\*UNDISTURBED EXISTING IS NOTED AS AREA EXTENDING TO FUEL TANK FROM PRIMARY IMPROVEMENT AREA

**SPECIFICATIONS**

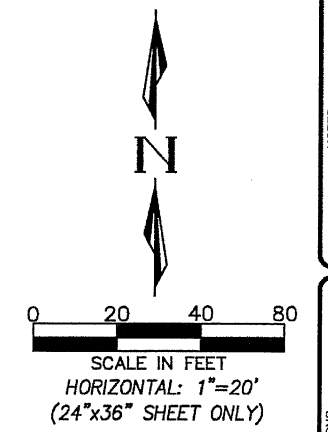
1. ALL SITE WORK AND BUILDING CONSTRUCTION SHALL COMPLY WITH LINDON CITY STANDARDS AND SPECIFICATIONS.
2. AS A SECONDARY SPECIFICATION (FOR THOSE AREAS NOT COVERED BY LINDON CITY SPECIFICATIONS) ALL SITE WORK SHALL COMPLY WITH 2012 APWA STANDARDS AND SPECIFICATIONS.
3. ALL IMPROVEMENTS SHOWN SHALL COMPLY WITH 2012 IBC.
4. CONSTRUCTION SHALL COMPLY WITH GEOTECHNICAL REPORT COMPLETED BY IGES COMPLETED 2014.

**KEYED NOTES:**

1. SEE SOILS REPORT AND ARCHITECTURAL PLANS FOR RIGID (CONCRETE) PAVING RECOMMENDATIONS AT ENTRY POINTS (ENTRY RAMPS, DOOR STOOPS (5'x5'), ETC.)
2. PLACE HEAVY DUTY CONCRETE APPROACH SLAB
3. AREA TO MEET ADA AND LOCAL ACCESSIBILITY REQUIREMENTS. - SEE DETAIL SHEETS FOR LINDON CITY ADA DETAIL AND PAINTING INSTRUCTIONS - SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN THE ADA PARKING AREA OR EX WITH A 2% CROSS-SLOPE IN ALL OTHER ADA PATH AREAS. (MUST MEET LINDON STANDARD ADA PARKING DIAGRAM) - PLACE VAN ACCESSIBLE STALL SIGN ON BUILDING - PLACE ZERO EXPOSURE CURB IN THIS AREA SO THAT A RAMP IS NOT NEEDED - BEGIN TO DEVELOP CURB BACK AFTER THE ADA ZONE (CORNER WILL ONLY HAVE A PARTIALLY EXPOSED CURB FACE)
4. LINDON CITY STANDARD TRASH ENCLOSURE REQ'D PER LINDON CITY STANDARD DRAWING.
5. DRIVE APPROACH PER APWA STD DWS 225 (INDUSTRIAL ENTRY - THICKENED CONCRETE)



**ARCHITECTURAL PLAN COORDINATION**  
 CONTRACTOR SHALL VERIFY ALL DOOR, UTILITY, AND ROOF DRAINAGE LOCATIONS WITH FINAL ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION OF ANY SITE UTILITIES OR OTHER SITE IMPROVEMENTS



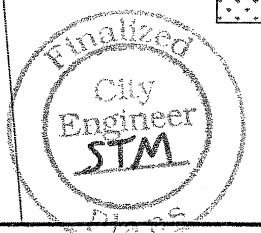
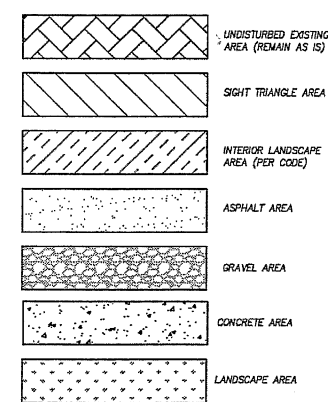
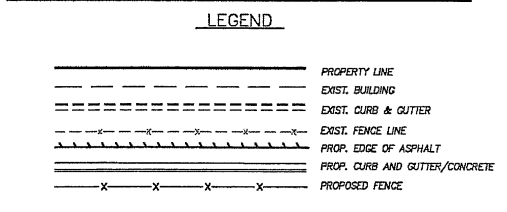
**OWNER CONTACT INFORMATION:**  
 WOODS CRANE SERVICE  
 1530 WEST 20 NORTH  
 LINDON, UTAH 84042  
 CONTACT: TUCKER WOODS  
 PHONE: 801-319-2665

**IFC CONSTRUCTION TYPE:**  
 BOTH BUILDINGS ARE TYPE IIB PER I.F.C.

**PARKING STALL NOTES:**  
 RED'D PARKING = 18 STALLS @ 1 PER 1000 S.F. WAREHOUSE & 1 PER 500 S.F. OFFICE  
 AUTOMOBILE PARKING PROVIDED = 18, BICYCLE PARKING PROVIDED = 2

**GEOTECHNICAL NOTE:**  
 SEE SOILS REPORT - FOR RECOMMENDATIONS ON ALL SOILS AND STRUCTURAL ITEMS

LINDON CITY ZONING = LIGHT INDUSTRIAL



**NOTES**

WOODS CRANE SERVICE  
 2014 SITE ADDITION  
 OFFICE - WAREHOUSE BUILDING

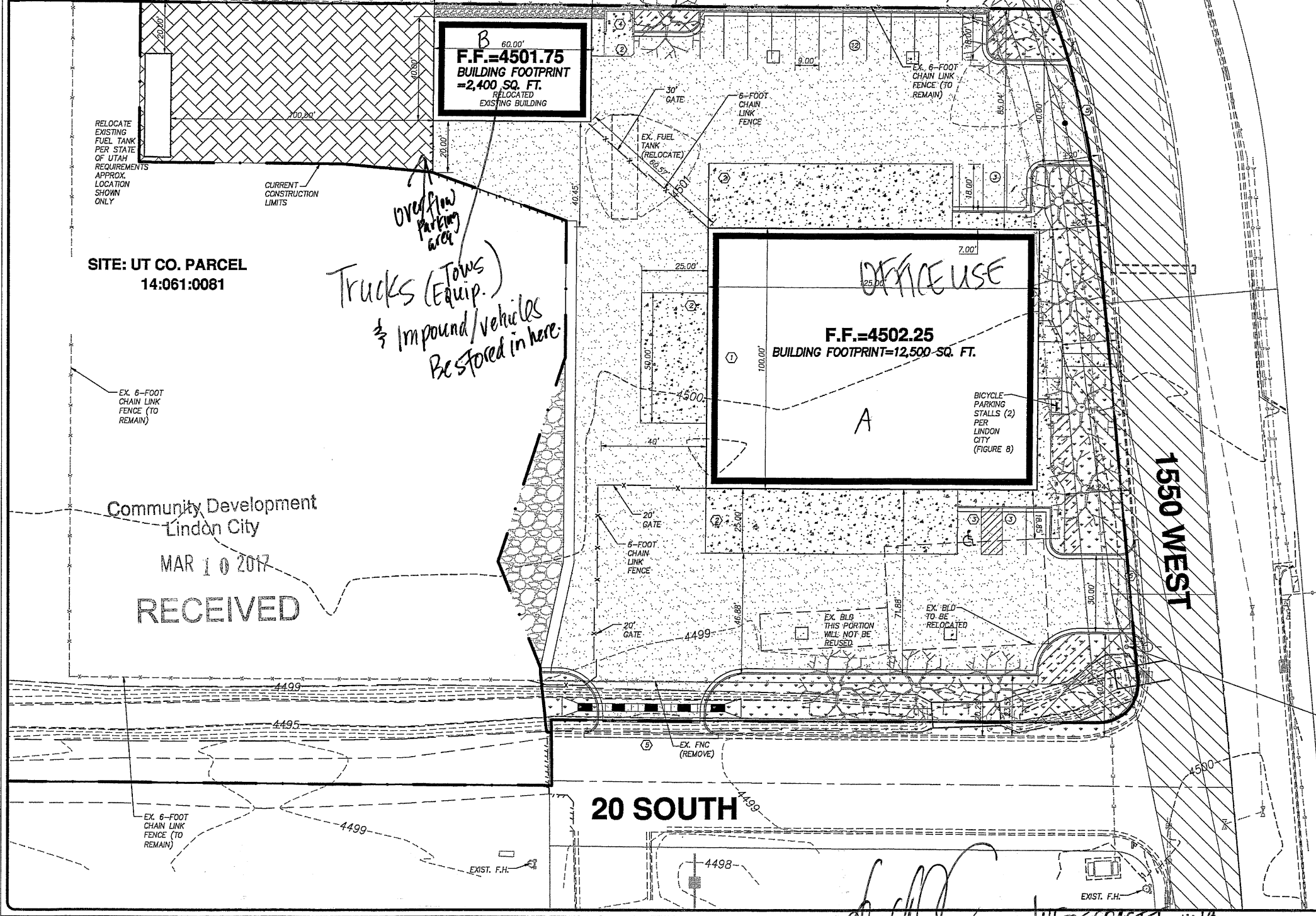
REVISIONS: [Table with columns for NO., DESCRIPTION, DATE]

ALPINE CIVIL DESIGN  
 154 NORTH 200 EAST  
 ALPINE, UTAH 84004  
 PH: (801) 967-4387

PLOT DATE: 06-16-14

**SITE PLAN**  
 CI

SHEET NO.



3/10/2017

West Coast Towing

Shawna Woods Woods Crane

7/3/2014

Page 10 of 15

2 that it fits in with the guidelines and the ordinances. Mr. Van Wagenen stated the design  
3 is consistent with the guidelines and agreed metal is not encouraged as a building  
4 material but it is an architectural feature. He noted that a lot of the aspects of the building  
5 that do meet the guidelines. Mr. Cullimore then read the section of the code.

6 Skip Dunn, property owner in attendance, addressed the Commission at this time.  
7 Mr. Dunn commented that he owns the property next to the site location and noted that he  
8 has a few concerns. Mr. Dunn stated that when he bought the property (which is not part  
9 of the Walmart annexation) there was a 12 ft. section of ground that joins his ground in  
10 the back of the property that he does not have control over (or owns) but takes care of  
11 (per his conditional use permit). He noted that he does not have control of the sprinkling  
12 system (controlled through Walmart) and when Taco Bell comes in the sprinkling system  
13 will be abandoned. Mr. Dunn stated that he would like to xerospace the area but that has  
14 previously been denied by the City.

15 Mr. Dunn stated that the retaining wall is another concern. He noted that he  
16 would like to see the elevations to make sure they are not undermining the retaining wall  
17 and ensure that it will compliment his property. He stated that he would like to see  
18 someone take care of the 12 ft. strip or have Walmart deed him the ground and, if so, he  
19 will continue to take care of it as he does not want it to be a blithe to his property or the  
20 City. Mr. Dunn also inquired about the white 2 rail fence on his property stating it is hard  
21 to maintain. Chairperson Call stated the fencing requirement has been removed from the  
22 ordinance and he may remove the fence if he wishes. Mr. Dunn added that he feels that  
23 this development will be a great addition to the City.

24 Chairperson Call stated that City Staff will work with Mr. Dunn and Walmart on  
25 the landscaping strip behind his property. Chairperson Call commented that these issues  
26 will not affect the site plan discussed tonight. Mr. Cullimore directed the Commission to  
27 consider the option of waiving the berm in the motion.

28 Chairperson Call called for any further discussion or comments from the  
29 Commissioners. Hearing none she called for a motion.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE REQUEST  
31 FOR SITE PLAN APPROVAL BY DESERT DE ORO FOODS, INC., FOR A 2,111  
32 SQUARE FOOT TACO BELL RESTAURANT LOCATED AT 571 NORTH STATE  
33 STREET WITH THE CONDITION THAT THE BERM IS WAIVED IN THE FRONT  
34 20 FEET TO ALLOW FOR ADA ACCESS AND ALSO BE SUBJECT TO THE  
35 EASEMENT RIGHT OF WAY ACCESS WITH WALMART. COMMISSIONER  
36 GUNNELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
37 FOLLOWS:

38 CHAIRPERSON CALL AYE  
39 COMMISSIONER ANDERSON AYE  
40 COMMISSIONER MARCHBANKS AYE  
41 COMMISSIONER KALLAS AYE  
42 COMMISSIONER WILY AYE  
43 THE MOTION CARRIED UNANIMOUSLY.

44  
45 6. **Site Plan** – *Woods Crane Service, 1550 West 20 South*. KBR Construction requests  
46 site plan approval for a 14,900 square foot office/warehouse building in the Light  
47 Industrial (LI) Zone. The new building will be located on a 4.6 acres lot.  
48

2 Hugh Van Wageningen, Planning Director, opened the discussion by explaining this  
3 is a request by KBR Construction for site plan approval for a 14,900 square foot office  
4 warehouse building in the Light Industrial (LI) Zone. He noted that the new building will  
5 be located on a 4.6 acres lot. Mr. Van Wageningen then passed out a new amended site plan  
6 showing some minor changes. Mr. Van Wageningen then presented photos of the site plan  
7 location. Mr. Van Wageningen stated that Buck Robinson, representing KBR Construction  
8 is in attendance along with Tucker Woods, representing Woods Crane Service, to address  
9 the Commission.

10 Mr. Van Wageningen then presented the analysis of the site plan followed by discussion:  
11 *Landscaping Requirements – LCC 17.49.060*

- 12 • The landscaping plan complies with LI zone landscaping requirements. The 20  
13 foot landscape strip is being provided along the 1550 West frontage with  
14 associated trees planted every 30 feet on center. There is an existing storm water  
15 ditch along the 20 South frontage. Landscaping along that frontage will  
16 incorporate the existing ditch and trees will be planted in consideration of the  
17 open ditch.

18 *Parking Requirements – LCC 17.18*

- 19 • Parking spaces required: 10 stalls for warehouse, 5 for office: 15 Total
  - 20 ○ Spaces provided: 20
- 21 • Bicycle stalls required: 2
  - 22 ○ Stalls provided: 2
- 23 • The proposed configuration for vehicle and bicycle parking meets Code  
24 requirements.

25 *Interior Parking Lot Landscaping Requirements – LCC 17.18.085*

- 26 • 40 square feet of landscaping required for every stall;  $20 * 40 = 800$  square feet
  - 27 ○ 850 square feet shown on plan. However, a portion shown on plan does  
28 not meet requirement to be considered interior parking lot landscaping.  
29 This can be remedied by increasing another area of landscaping on the  
30 plan or by reducing the number of parking stalls on-site. Either way, only  
31 a small modification will be required to meet code.

32 *Architectural Design Guidelines — LCC 17.49.070*

- 33 • Exterior
  - 34 ○ The Planning Commission may approve ribless, metal, flat-faced, stucco  
35 embossed, metal sandwich panel buildings when the Planning  
36 Commission finds that the building is aesthetically pleasing, adequately  
37 trimmed, contrasted with different colors, is proportioned, blends in with  
38 surrounding property and has a similar look to that achieved by  
39 17.49.070(1). The exterior appearance of such buildings shall primarily be  
40 of earth tone colors.
  - 41 ○ The building elevations show a stucco embossed, flat-faced, metal  
42 sandwich panel building with a four foot exposed concrete foundation  
43 with a pattern. The color appears to be gray.

44  
45 Mr. Van Wageningen commented that this development will be a nice improvement  
46 from what is currently at the location. He then turned the time over to Mr. Robinson and  
47 Mr. Tucker. Commissioner Kallas asked if there has been any thought to tie it in with the

existing building. Mr. Robinson stated that they plan on matching the other building exactly. Commissioner Marchbanks commented that it will look much better and be an improvement in the area. Mr. Van Wagenen stated that their department has been contacted by business owners regarding the dust issue from the cranes in the area. Chairperson Call stated that she will accept public comment at this time.

Larry McColm, property owner, was in attendance. Mr. McColm stated that he owns the buildings to the east of the proposed site. He noted that he thinks this will be an improvement, but voiced his concern that he is hoping that the ground will be covered with paving, heavy gravel or something similar to keep the dust down from the heavy cranes as it is an issue. Mr. Robinson commented that these improvements will make it look a lot better and the cranes will be moving on asphalt and concrete which should alleviate the dust problem. Mr. McColm also inquired about the chain link fencing. Mr. Robinson stated that they will be discussing the re-alignment of the fencing; he added that there will not be any chain link fencing in the front anymore.

Mr. McColm also inquired about 200 south and stated that it would be helpful to make it connect for access issues and they desperately need an access road to the west in the area. He inquired if the City could assess this area to alleviate the limited access and other associated problems. Mr. Van Wagenen commented that a Special Improvement District may be an option (where the property owners would collectively fund the infrastructure) among other options. There was then some general discussion regarding the issue of 200 south going through or connecting for access purposes. Chairperson Call stated that the property owners will need to work with staff on these issues and discuss the options.

Mr. Van Wagenen commented that the Commission could choose to approve this site to be subdivided into its own lot leaving the remainder piece untouched, and to also make it clear that no more frontage would need to be dedicated or approved (which would require additional engineering work and a separate application). Chairperson Call stated, at this point, if the site plan is approved, planning staff will still need to meet with the property owners to find a resolution regarding access. Chairperson Call directed the applicant to follow-up with staff on the road options. Chairperson Call also commented that it appears that this will be a nice development that will improve the area.

Following some additional general discussion by the Commission, Chairperson Call called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL OF A 14,900 SQUARE FOOT OFFICE/WAREHOUSE BUILDING IN THE LIGHT INDUSTRIAL (LI) ZONE WITH THE FOLLOWING CONDITION: ALLOW THE APPLICANT TO IMPROVE THE SITE NO FURTHER THAN WHERE THE ROAD IS IMPROVED. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

## Item 6: 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 7: Planning Director Report**

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

**Adjourn**