

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 25, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Steve Johnson, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Michael Florence, Community Development Director
Brian Haws, City Attorney
Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of June 11, 2024 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 11, 2024 AS PRESENTED. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. Public meeting continued from June 11, 2024, for a recommendation to the Lindon City Council to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial. Jason Brown requests a recommendation from the planning commission to the city council to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial.

Mike Florence, Community Development Director presented this item and noted the applicant Jason Brown was present. He reminded the commission that the applicant is proposing to construct an 88,200 square foot sports training and tournament building in which half of the proposed building will be for a sports facility use and the other half will be a warehouse use. According to the applicant, the purpose of the warehouse use is to subsidize the sports facility

2 portion of the building until such a time the sport facility can use the entire building. Mr.
Florence noted that at the June 25, 2024 planning commission meeting the commission
4 continued the item for the following reasons:

- To prepare the development agreement for planning commission review and
6 recommendation to the city council.
- For the applicant to prepare renderings with exterior building materials for the planning
8 commission to review as part of the development agreement.

10 Mr. Florence stated the since warehouse uses are not permitted in the Lindon Village
Commercial zone the applicant is petitioning to change the back portion of the property to a
12 Mixed Commercial zone. Mr. Florence then stated that the front half of the property will remain
zoned as Lindon Village Commercial except for one hundred feet along 700 N. noting that the
14 Mixed Commercial zone requires 100 feet of frontage along a public street so a portion of the
frontage will need to be zoned Mixed Commercial for this project to work.

16 Mr. Florence continued by stating that the current general plan designation for this area is
18 Commercial Gateway. The general plan states the following for the Commercial Gateway and
Mixed Commercial Future Land Use Map Designations:

- **Mixed Commercial (Proposed)** - Consisting of a long and narrow area on the east side
22 of Geneva Road and on the west side of the Ivory development, this district is anticipated
to include office, commercial, and light industrial uses. Mixed density residential uses
24 could be considered as a buffer/transition between commercial/industrial uses and
existing single-family neighborhoods. The area should be implemented according to
26 coordinated streetscape, architectural, and site design standards, which will help establish
a unified appearance and a distinct brand. Building heights should be limited to three
28 stories, matching the scale of adjacent districts.
- **Commercial Gateway (Current)** - The 700 N Commercial Gateway is envisioned to
30 become a walkable, mixed-use “downtown”, providing a range of dining, retail, public
gathering, and office uses. It is located on an undeveloped site that is one of the last
32 remaining large tracts of contiguous land in the city. The proximity of this property to
Anderson Farms and an entrance to I-15 can help transform the site into a mixed use
34 center and support future transit options along 700 North. Over time it is anticipated that
the 700 N Commercial Gateway will be transformed into a Transit Oriented Development
36 (TOD) site. See the Lindon City 700 North Small Area Plan (2021) for specific details
and policies for the area
38

40 Mr. Florence then presented The Mixed Commercial Zone standards regarding
architectural design standards (17.50.070) as follows:

42 *All structures in the MC zone shall be aesthetically pleasing, well-proportioned buildings*
44 *that blend with the surrounding property and structures. All structures in the MC zone*
shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or other
46 *materials and designs approved within the Lindon City Commercial Design Guidelines,*
or as otherwise approved by the Planning Commission.

2 He then presented updated renderings of the proposed building to the commission stating
4 that the applicant is proposing an architectural metal panel exterior with windows (fenestration)
6 along 42% of the front façade. Mr. Florence stated that when the applicant comes back for site
8 plan approval the planning commission will be required to approve the building design as per the
development agreement. He then stated that terms that should be considered in the Lindon City
Commercial Design Standards are as follows:

- Flat and slightly sloped roof designs will need to be reviewed
- The code differentiates between primary and secondary exterior building materials
- Avoid blank facades with no fenestration
- Ground floor is required to have 60% fenestration
- Architectural metal is considered a secondary material
- Primary building materials are considered brick, stone, colored decorative block.
Secondary materials are brick, stone, colored decorative block, wood, architectural
metals, cement board siding.
- Four-sided architecture.

18 Commissioner Thompson asked about the lack of parapets, and voiced concern for there
20 being a bunch of air conditioning units on the roof that would change the aesthetic of the
building. Mr. Brown stated that he agrees, stating he doesn't want to have any unit's visible
22 distracting from the aesthetic of the building. Brian Haws, City Attorney stated that a potential
option would be adding the wording to the development agreement stating that air conditioning
24 units will have a screening to protect that view from the public. Mr. Brown stated he is fine with
the wording being added. General discussion followed.

26 Mr. Florence then presented the development agreement to the commission along with
28 prohibited uses to review. He noted that he is looking for any recommendations on the following
items:

1. The building will be constructed with the design and materials as shown in Exhibit D.
2. To maintain consistency with the design of the 700 N. corridor and vision the Lindon
City General Plan and 700 N. Small Area Plan the site will be designed to meet the
34 Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City
Land Development Policies, Standard Specifications and Drawings, and Lindon City
36 Commercial Design Standards as it applies to site design.
3. No more than fifty percent (50%) of the building will be used as a warehouse use. In the
38 event that the sports training and tournament use is terminated, the Developer agrees to
redevelop the building so that it is designed with commercial store front units.
40 Redevelopment of the building shall be approved by the Lindon City Planning
Commission as an amended site plan approval.
4. To meet the requirements of the Mixed Commercial (MC) zone, the property will need to
42 have a minimum of one hundred (100) feet of frontage along 700 N. and be subdivided as
44 a flag lot. The one hundred (100) feet of frontage will only be used for property access,
parking and traffic circulation.
- 46 5. The zone map amendment is conditioned upon the applicant applying to subdivide the
property, approval of the subdivision by Lindon City, and the subdivision plat being

2 recorded with the Utah County Recorder's Office within one year from the date the
Lindon City Council approved the zone map amendment. In the event that the property is
4 not subdivided, and the subdivision plat not recorded within one year from approval by
the Lindon City Council to amend the zoning of the property then the Lindon Village
6 Commercial zone will remain in effect.

- 8 6. Pedestrian access from 700 N. to the sports training and tournament facility will be
provided.

10 Chairperson Johnson asked about the cost of redevelopment if in the event that this sport
complex fails. He inquired if there is something that could be written to make sure that the
12 building does not just become a warehouse. The applicant addressed those concerns.

14 Following general discussion Chairperson Johnson called for any further comments or
discussion from the Commission. Chairperson Johnson noted that this is a continued public
16 hearing, and there is no public present so they will not be re-opening the public hearing. He then
called for a motion.

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20 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE 2024-09-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE
LAND USE MAP FROM COMMERCIAL GATEWAY TO MIXED COMMERCIAL (MC)
22 FOR A PORTION OF PARCEL 14:050:0051 AS INDICATED IN THE ADOPTING
ORDINANCE WITH THE FOLLOWING CONDITIONS: 1. THE LINDON CITY GENERAL
24 PLAN FUTURE LAND USE MAP AMENDMENT IS CONDITIONED UPON THE
APPLICANT SUBMITTING AND RECEIVING SUBDIVISION APPROVAL WITHIN ONE
26 YEAR FROM THE DATE OF FINAL APPROVAL FROM THE LINDON CITY COUNCIL;
2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED
28 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON AYE
30 COMMISSIONER KALLAS AYE
COMMISSIONER SCHAUERS AYE
32 COMMISSIONER MARCHBANKS AYE
COMMISSIONER CALL AYE
34 COMMISSIONER THOMPSON AYE
THE MOTION CARRIED UNANIMOUSLY.

- 36
38 **5. Public meeting continued from June 11, 2024, for a recommendation to the Lindon
City Council to amend the Lindon City Zoning Map from Lindon Village
Commercial (LVC) to Mixed Commercial (MC).** Jason Brown requests a
40 recommendation from the planning commission to the city council to amend the Lindon
City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC).

42 This agenda item was presented and discussed in Agenda Item #4.

44
46 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none he called for a motion.

2 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE
3 2024-10-O TO AMEND THE LINDON CITY ZONING MAP FROM LINDON VILLAGE
4 COMMERCIAL (LVC) TO MIXED COMMERCIAL (MC) FOR A PORTION OF PARCEL
5 14:050:0051 AS INDICATED IN THE ADOPTING ORDINANCE WITH THE FOLLOWING
6 CONDITIONS: 1. THE LINDON CITY ZONING MAP AMENDMENT IS CONDITIONED
7 UPON THE APPLICANT SUBMITTING AND RECEIVING SUBDIVISION APPROVAL
8 WITHIN ONE YEAR FROM THE DATE OF FINAL APPROVAL FROM THE LINDON
9 CITY COUNCIL; 2. THE LINDON CITY ZONING MAP AMENDMENT IS CONDITIONED
10 UPON THE DEVELOPER ENTERING INTO A DEVELOPMENT AGREEMENT WITH
11 LINDON CITY THAT WILL SET FORTH THE DEVELOPMENT AND DESIGN
12 REQUIREMENTS FOR DEVELOPING IN THE MIXED COMMERCIAL (MC) ZONE; AND
13 3. ALL ITEMS OF THE STAFF. COMMISSIONER THOMPSON SECONDED THE
14 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

15 CHAIRPERSON JOHNSON AYE
16 COMMISSIONER KALLAS AYE
17 COMMISSIONER SCHAUERS AYE
18 COMMISSIONER MARCHBANKS AYE
19 COMMISSIONER CALL AYE
20 COMMISSIOENR THOMPSON AYE
21 THE MOTION CARRIED UNANIMOUSLY.

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23 **6. Public meeting continued from June 11, 2024, for a recommendation to the Lindon**
24 **City Council to adopt a development agreement related to items 4 and 5 of this**
25 **agenda.** Jason Brown requests a recommendation from the planning commission to the
26 city council to adopt a development agreement as part of agenda items 4 and 5.

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28 This agenda item was presented and discussed in Agenda Item #4.

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30 Chairperson Johnson called for any further comments or discussion from the
31 Commission. Hearing none he called for a motion.

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33 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF
34 RESOLUTION 2024-20-R TO ADOPT THE DEVELOPMENT AGREEMENT BETWEEN
35 LINDON CITY AND JASON BROWN WITH THE FOLLOWING CONDITIONS: 1. HVAC
36 EQUIPMENT WILL BE SCREENED SO IT IS NOT VISIBLE FROM ANY STREETS 2. ALL
37 ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE MOTION.
38 THE VOTE WAS RECORDED AS FOLLOWS:

39 CHAIRPERSON JOHNSON AYE
40 COMMISSIONER KALLAS AYE
41 COMMISSIONER SCHAUERS AYE
42 COMMISSIONER MARCHBANKS AYE
43 COMMISSIONER CALL AYE
44 COMMISSIOENR THOMPSON AYE
45 THE MOTION CARRIED UNANIMOUSLY.

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- Update on upcoming agenda items
- July 9th and August 13th
- General City Updates

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:04 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, July 9, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director