

Lindon City Planning Commission Staff Report



September 10, 2024

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 10, 2024**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes - Planning Commission 8/13/2024

3. Public Comment

4. Site Plan Approval – 40 Geneva— 40 N. Geneva Road

Burnie LLC is requesting site plan approval from the Lindon City Planning Commission to construct a new 27,000 square foot office/warehouse building (Parcels 14:065:0203, 14:065:0203, 14:065:0203).

(20 minutes)

5. Community Development Director Report - General City Updates

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 Britni Laidler at 785-1971, 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 websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 09/06/2024 **Time:** 5:00 pm

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

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson

Item 4: Site Plan Re-Approval – 40 Geneva Business Park – 40 North Geneva Road

Date: September 10, 2024

Applicant: John Collazzi

Presenting Staff: Brittain Corbett

General Plan: Mixed Commercial

Current Zone: Light Industrial

Property Owner: Burnie LLC

Parcel ID: 14:065:0203

Type of Decision: Administrative

Council Action Required: No

Project #: 24-027-2



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan reapproval for eight (8) office/warehouse units in a 27,300 square foot building.
 - a. The planning commission will evaluate if the proposed project meets development requirements.
2. The parcels will need to be combined to meet minimum acreage and frontage requirements in the LI zone. Were previously divided in 2013.
 - a. The city has asked the applicant to combine the parcels before final approval.
3. The City is still awaiting a submittal of an updated landscape plan.
 - a. Due to unique restraints of the property, the site plan would require exceptions to our landscaping requirements.

OVERVIEW

1. The site plan was previously discussed and approved in 2016 planning commission meetings (August 23 and September 13, respectively).
2. The Fire Department will not require the applicant to provide a fire access road behind the building for approval.
3. Two street lights are included along Geneva Road, but are not required by the City.

MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval for the property located at 40 North Geneva Road with the following conditions:

1. The three parcels will be consolidated into one parcel prior to final site plan approval.
2. The applicant will continue to work with the City Engineer to make all final corrections to the engineering plans;
3. The plans will meet zoning and development specifications as found in the Lindon City Development Manual;
4. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
5. Final building and site design will meet the requirements of the Light Industrial zone and applicable development requirements as found in Title 17 of the Lindon City Code;

6. The site will meet landscape requirements with a reduction to the 20' landscape strip to 10' along Geneva Road;
7. City staff will review the final landscape plan for compliance; and
8. All items of the staff report.

Surrounding Zoning and Land Use

North: LI – Nicholson Construction Inc., DM Fashion, Flooring Solutions by Design

East: LI – BC Estates, Rocky Mountain Abrasives, Lindon City Public Works Building

South: LI – Burnie LLC (Applicant), BMC West LLC

West: HI & LI – Utah Pacific Bridge & Steel, Lindon City property, IMS Masonry (in progress)

Previous Planning Commission Discussion

October 13, 2015:

The City was presented a concept review requesting a modification to reduce the required 20-foot landscape strip to 10 feet for an industrial warehouse project on Geneva Road. The potential applicants explained the property's unique configuration would limit the building size if the full landscape strip is required, making the site less desirable for leasing. UDOT's involvement complicates landscaping along Geneva Road, and some commissioners were concerned about setting a precedent with the modification. However, there was general support for the request due to the property's condition and potential improvements.

August 23, 2016:

The project complies with the LI zone's regulations, but three parcels must be combined to meet the required acreage and frontage standards. Two landscaping options were presented: a grass-based option requiring trees and a xeriscape option with 25% coverage using low-maintenance plants. The Planning Commission discussed reducing the landscaping strip width from the required 20 feet to 13 feet along Geneva Road. There was a preference among some commissioners for the xeriscape option, provided it included more plant coverage and trees to meet ordinance requirements.

The building design featured stucco-embossed panels, metal trim, and earth-tone colors, blends with surrounding structures. The applicant emphasized the benefits of xeriscape for water conservation and aesthetics, and while xeriscape is costlier, investors favored it for environmental and visual appeal. Some commissioners supported the plan but raised concerns about landscaping percentages.

September 13, 2016:

The application met required standards for lot size, parking, and setbacks, but was discussed again regarding the landscaping. Landscaping requirements for a 20-foot strip were discussed, with flexibility in design allowed by the Planning Commission. The two landscaping plans were discussed again. After reviewing the plans, Chairperson Call confirmed the landscaping met ordinance requirements, and the discussion concluded with a motion.

Site Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

Required	Provided	Compliant?
34	41	Yes. The notes in the plan detail 39 stalls, but the drawings suggest 41.

Stalls meet parking dimension requirements.	Stall dimensions are met	Yes
Drive isle 24' width	26'	Yes
Bicycle parking. 4 required	4	Yes

Traffic Conditions

The site will have from West Center Street and Geneva Road from two access points. A fire access lane behind the building was discussed, but the Fire Department determined it would not be required for approval.

Landscaping Standards

Landscaping standards are based on the zone and the amount of parking. Commissioners should consider discussing with the applicant how the landscaping will differ or remain the same compared with 2016 submittals.

Interior Parking Lot Landscaping Standards	Compliant?
A parking lot with 10 or more required parking spaces shall provide at least 40 sq ft of interior landscaped area for each parking space. $41 \times 40 = 1,640$ sq ft required.	Yes
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Not indicated.
The interior layout must meet one or a combination of the multiple layout standards found in the parking code	Yes, the project provides both landscape islands and perimeter parking lot landscaping.
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes.

Required Site Landscaping	Provided	Compliant?
A landscape strip 20 ft in width from the back of the sidewalk.	10'	No. Would require an exception due to the unique conditions of the property.
Required nonlawn landscape area shall include a minimum seventy percent (70%) water efficient vegetative coverage.	Not Provided	No
Trees must be planted every 30 ft on center along public streets. Also 10 ft from the edge of the landscape strip.	Trees not indicated on plan	Would require an exception due to the unique conditions of the property.

Other Site Requirements

Requirements	Provided	Compliant?
Minimum Lot Size of 1 acre	1.54 acres	Yes. Dependent upon consolidating the three parcels into one.
Building Setback Front: 20'	57'	Yes

• Rear: 0' • Side: 0/15 (street)	1.75' 58'/119'	
Building Height	29'	Yes

Building Design and Architectural Standards

Architectural Design

Design Element	Design Standard Requirement	Proposed Design Element
Building Materials	Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2). (These architectural treatment standards are not applicable in the HI zone).	Concrete tilt-up building with 18% window fenestration. The front exterior façade needs to include 25% brick, decorative block, stucco, wood or other similar material. The existing metal panel covers approximately 8%.
Color	Earth-tone colors	Earth-tone colors

The building requirements for Light Industrial (LI) zones are required to be aesthetically pleasing, well-proportioned, and blend with surrounding properties and structures. The city will work with the applicant to ensure design standards are met. The LI zone has fewer design requirements than other zones with main concerns directed to enforcing exterior building materials.

The building is a concrete tilt-up with 8 units in total, each with designated office and warehouse space. The building adds variety to each section with a combination of smooth and painted concrete in addition to some metal paneling. The proposed building has fenestration at the office sections of the building with storefront windows to the ground and windows on the second floor. No windows on the sides or rear of the building.

Engineering Requirements

The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted. Applicant will need to obtain approval from UDOT because of proximity to the railroad.

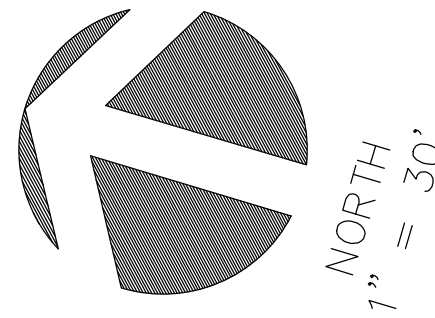
Staff Analysis

This building will make a great addition to this intersection and what is expected to develop here in the future. Providing multiple units at this location will encourage and attract a larger variety of businesses appropriate for the LI zone to Lindon. Likewise, making use of this property adjacent to Geneva Road will deter unwanted activity and make the area safer overall. Landscaping appears to be the largest concern for this property: making sure the City and developers are on the same page is a priority.

EXHIBITS

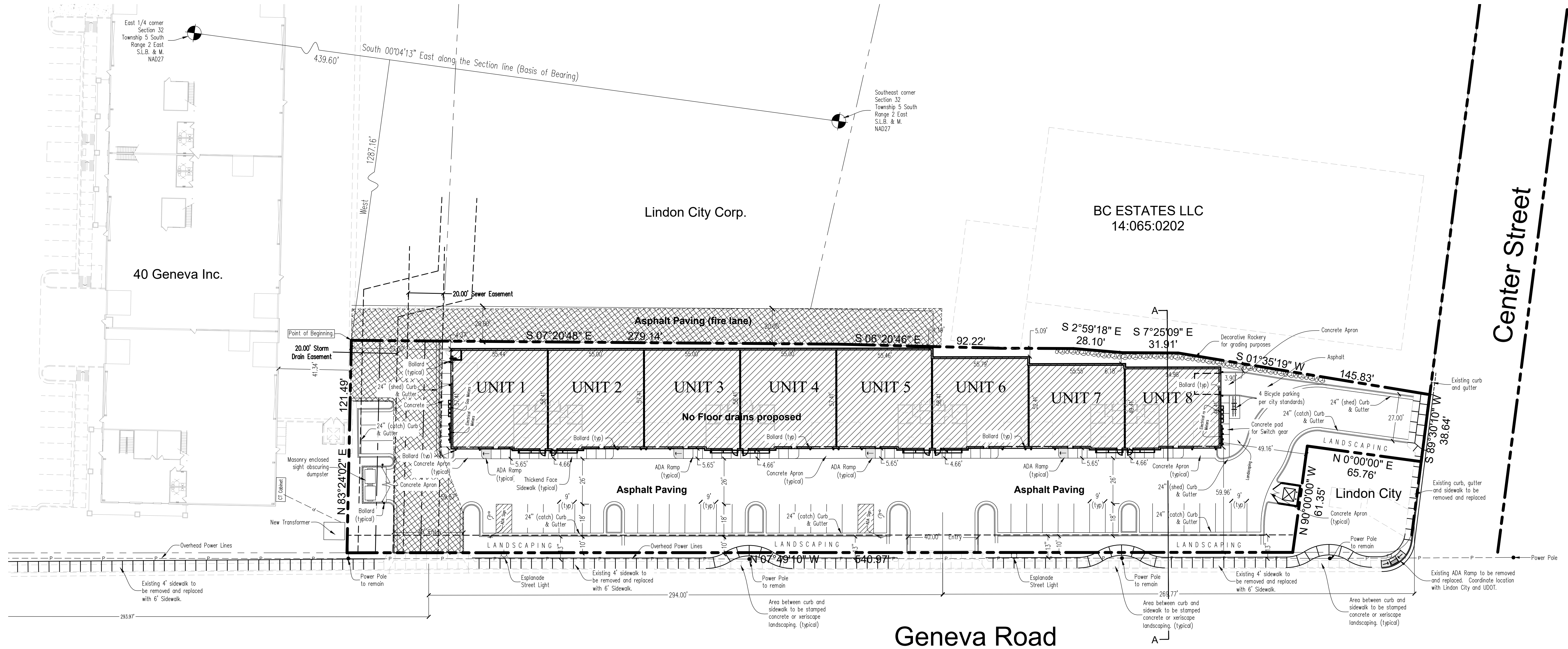
1. Aerial photo
2. Site plan
3. Architectural Renderings
4. 2016 Planning Commission Meeting Minutes





40 Geneva

Lindon, Utah



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

COMMERCIAL & INDUSTRIAL LANDSCAPING REQUIREMENTS

Required landscaping shall be:

1. irrigated by an underground automatic sprinkler system;
2. contain live plant materials;
3. maintained in a living, growing condition.
4. The minimum landscape requirements in the C-G, L-I and H-I zones shall be:
 - a. twenty feet (20') of lawn and shrubs with Flowering Pear trees;
 - b. planted thirty feet (30') on center
 - c. centered ten feet (10') from the edges of the strip;
 - d. measuring at least two inches (2") caliper and one foot (1') above the ground;
 - e. minimum of six feet (6') in height when planted.

See Lindon City Code Section 17.48 and 17.49

5. All underground automatic sprinkling system is required for all planter areas. Design is forthcoming.

UTILITY NOTIFICATION

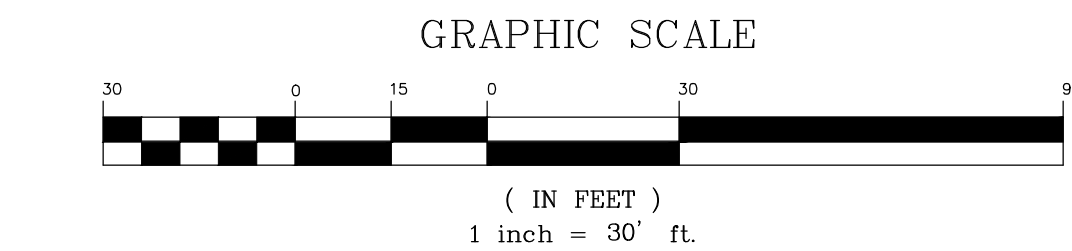
Developments with new public utility service will not be considered finalized until the Utility Notification Form is returned to the Lindon City Community Development Office, signed by the utility companies.

Notes:

1. The Applicant is responsible for compliance with all requirements of the "Americans With Disabilities Act" (ADA)
2. All landscaped areas shall have an automatic underground sprinkling system with a backflow prevention device to the building, unless landscaping is served by the secondary water system.
3. Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.
4. Lindon Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Lindon City and take precedence over other standards.
5. All Unused Sewer Laterals to be capped at the main

Prior to the Site Plans being finalized, the following must be done:

- A. water shares must be turned in.
 - B. The bond must be in place for any public improvements associated with the site plan. This involves the developer submitting an itemized listing of required public improvements and corresponding costs and the City Engineer reviewing the costs and preparing a Bond Release Form, which establishes the required amount of the bond.
 - C. The Lindon City Utility Notification Form must be submitted to the city, signed by each organization listed on it.
 - D. The UPDES Permit must be submitted to the city.
- Building permits can not be submitted to the city until the site plan is finalized by the City Engineer.



Notes:

Telecommunication conduit shall be installed to serve this site. Run the conduit to the site from an existing service box at a nearby site as shown in the UTOPIA design. Run the conduit within the public right of way or secure easements to run it on private property. Install the conduit at a minimum of 24" of cover.

Install one (1) orange (3/4") diameter SDR-11 HDPE conduit meeting ASTM 3035, or in different quantities and sizes as shown in the UTOPIA design. A twelve (12) gauge solid THHN tracer wire shall be installed inside all conduits according to NESC standards. Telecommunications conduit shall include a 3" caution tape installed in the pipeline trench approximately 12" below the ground surface, with the words "CAUTION: FIBER OPTIC CABLE" printed on it.

Developer / Owner:

BERNIE LLC
55 SOUTH GENEVA ROAD
LINDON, UTAH 84042

Engineer:

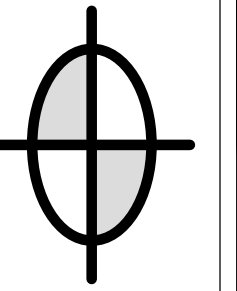
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Light Industrial
Total Area = 66,963 sq. ft. 1.54 Acres
Area to be disturbed = 66,963 sq. ft. 1.54 Acres
Total number of Units = 8

Parking Requirements:

1 space/350sqft Office = 4,000 sq.ft. = 11 spaces
1 space/1000 sq.ft of Warehouse = 23,300 = 23 spaces
Spaces required = 34
Spaces provided = 39 (2 ADA stalls)



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

40 Geneva

Site Plan

Lindon City

Utah

Revisions

Date
8-14-2024

Scale
1" = 30'

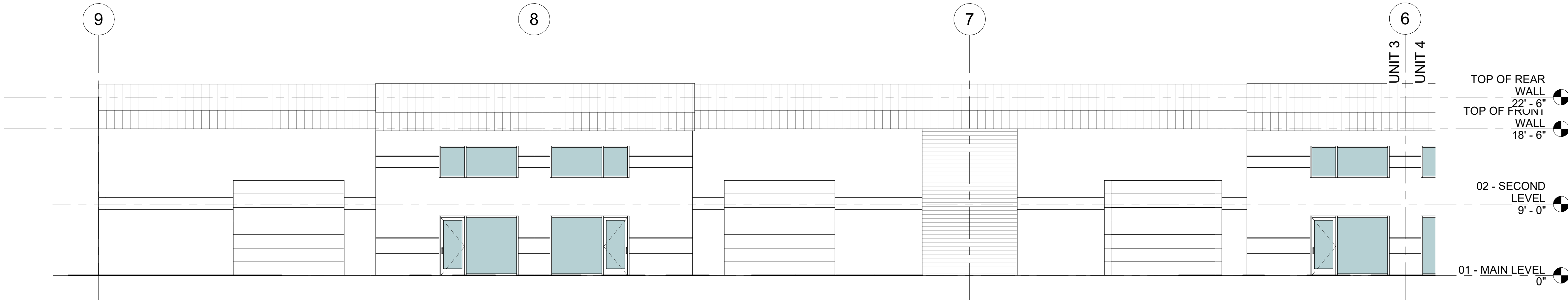
By
TD

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L -

Sheet No.
C - 2.0

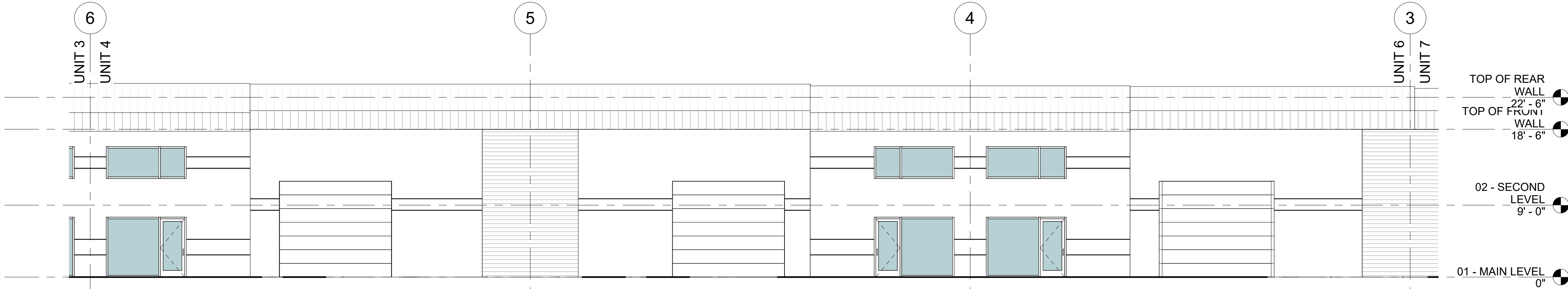


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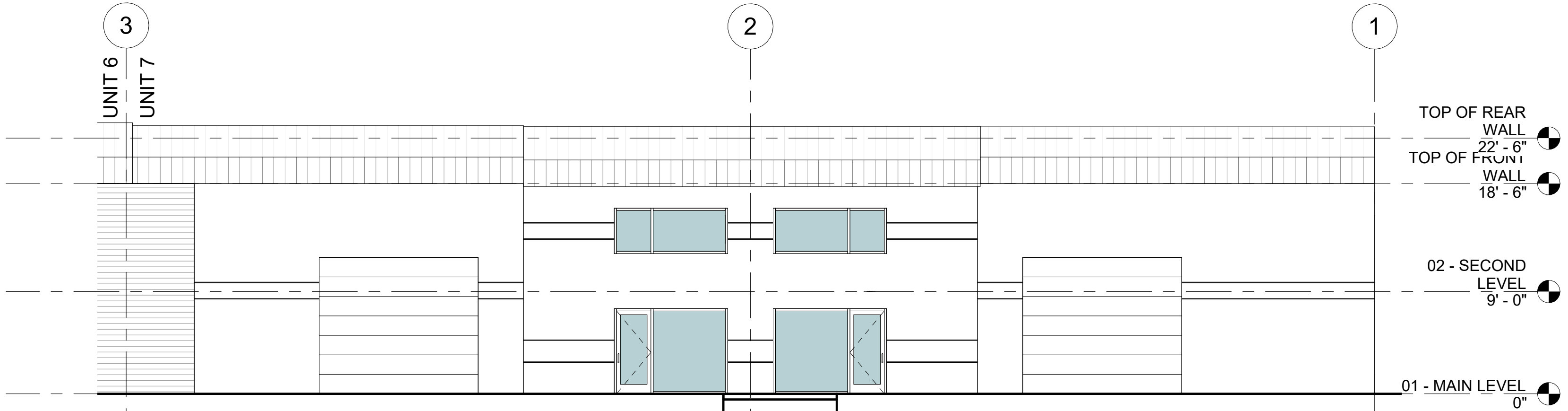
WEST ELEVATION - SECTION C
SCALE: 1/8" = 1'-0"

3



WEST ELEVATION - SECTION B
SCALE: 1/8" = 1'-0"

2



WEST ELEVATION - SECTION A
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND
OPTION 2

#	TYPE	BOND / STYLE	COLOR	AREA
1	SMOOTH CONC.		CONC.	N/A
2	PAINTED CONC.		TBD	N/A
3	ROOF?		TBD	N/A

DESCRIPTION OF EXTERIOR CHANGES TO EXISTING BUILDING

NEW ENTRY BUILD-OUT. NEW AWNING STRUCTURES AS PER PLANS AND ELEVATIONS. NEW METAL AND WOOD LOOK SIDING ON ENTIRE STRUCTURE. SPLIT FACED BLOCK VENEER ADHERED TO FOUNDATION WALL. ADD DRIP EDGES, PARAPET CAPS, FASCIAS, AND SOFFITS. NEW STOREFRONT WINDOWS INCLUDING WINDOWS REQUIRING CUTTING FOUNDATION WALLS. NEW TERRACES ADDED TO STREET FACE OF BUILDING. NEW SIDEWALKS AS PER PLANS.

SHEET NOTES



NOT FOR
CONSTRUCTION
60% REVIEW SET

40 GENEVA
PREMIER BUILDING SUPPLY LLC
40 N GENEVA RD. LONDON, UT 84042

Revision Date Revision Number

PROJECT NO. W2-2400
DATE 3.15.2024
DRAWN BY DW
CHECKED BY SW

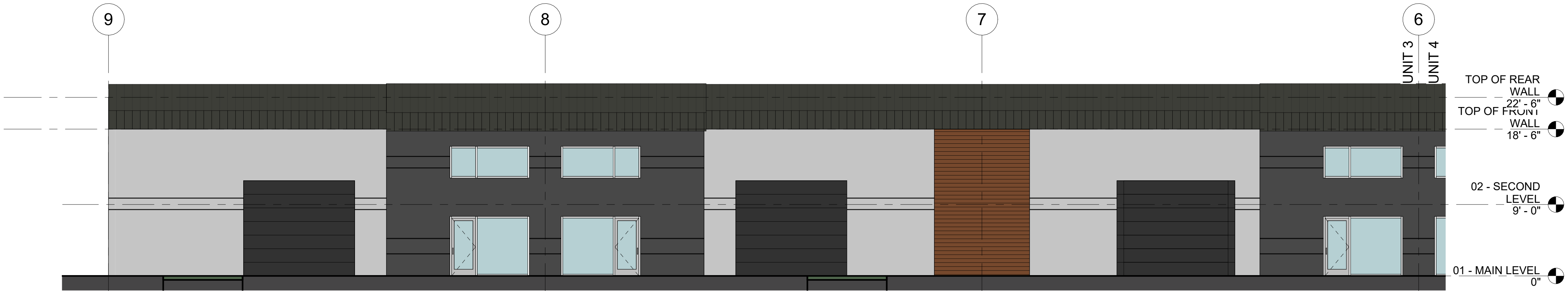
SHEET DESCRIPTION
EXTERIOR ELEVATIONS - WEST

SHEET NUMBER

A-2.03

NOT FOR CONSTRUCTION - 60% REVIEW SET

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WEST ELEVATION - COLOR - SECTION C
SCALE: 1/8" = 1'-0"

3



WEST ELEVATION - COLOR - SECTION B
SCALE: 1/8" = 1'-0"

2



WEST ELEVATION - COLOR - SECTION A
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND
OPTION 2

#	TYPE	BOND / STYLE	COLOR	AREA
1	SMOOTH CONC.		CONC.	N/A
2	PAINTED CONC.		TBD	N/A
3	ROOF?		TBD	N/A

DESCRIPTION OF EXTERIOR CHANGES TO EXISTING BUILDING
NEW ENTRY BUILD-OUT. NEW AWNING STRUCTURES AS PER PLANS AND ELEVATIONS. NEW METAL AND WOOD LOOK SIDING ON ENTIRE STRUCTURE. SPLIT FACED BLOCK VENEER ADHERED TO FOUNDATION WALL. ADD DRIP EDGES, PARAPET CAPS, FASCIAS, AND SOFFITS. NEW STOREFRONT WINDOWS INCLUDING WINDOWS REQUIRING CUTTING FOUNDATION WALLS. NEW TERRACES ADDED TO STREET FACE OF BUILDING. NEW SIDEWALKS AS PER PLANS.

EXTERIOR GLAZING %

ORIENTATION	WALL AREA	GLAZING AREA	PERCENTAGE OF 1 ST FLOOR WALL AREA (NEW ADDITION)
WEST	7,203 SF	1,282 SF	18%
NORTH	1,249 SF	N/A	N/A
EAST	10,186 SF	N/A	N/A
SOUTH	1,143 SF	N/A	N/A

SHEET NOTES



DESIGN GROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

NOT FOR
CONSTRUCTION
60% REVIEW SET

40 GENEVA
PREMIER BUILDING SUPPLY LLC
40 N GENEVA RD. LONDON, UT 84042

NOT FOR CONSTRUCTION - 60% REVIEW SET

Revision Date	Revision Number
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PROJECT NO.	W2-2400
DATE	3.15.2024
DRAWN BY	DW
CHECKED BY	SW

SHEET DESCRIPTION
EXTERIOR ELEVATIONS - COLOR - WEST

SHEET NUMBER

A-2.06

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **August 23, 2016 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

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

22 **Special Attendee:**

24 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 28 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
meeting of July 19, 2016 were reviewed.

30
COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF JULY 19, 2016 AS PRESENTED. COMMISSIONER
KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
34 MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

38 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.

40 **CURRENT BUSINESS** –

- 42
- 44 4. **Site Plan — 40 Geneva Business Park, 40 N. Geneva Rd.** Matthew Blackburn
requests site plan approval for eight (8) office/warehouse units in a 24,000 square
foot building to be located at approximately 40 North Geneva Road in the Light
46 Industrial (LI) zone.

2 Brandon Snyder, Associate Planner, led this discussion by stating this is a request
by Matthew Blackburn (who was in attendance) for site plan approval for eight (8)
4 office/warehouse units in a 24,000 square foot building to be located at approximately 40
North Geneva Road in the Light Industrial (LI) zone. Mr. Snyder explained the intent of
6 the Light Industrial (LI) zone is to provide areas in locations where light manufacturing,
industrial processes and warehousing not producing objectionable effects may be
8 established, maintained, and protected of which this request is in compliance. He noted
that site plan review is required for all new development within non-residential zones per
10 Lindon City Code.

Mr. Snyder mentioned that the Planning Staff, the City Engineer and the applicant
12 are working through technical issues related to the site and City Staff will ensure all
issues are resolved before final engineering approval is granted. Staff has also identified
14 that the application indicates parcels: 14-065-0192, 0193, and 200 and it appears at this
time that the three parcels will need to be combined into one. Previously the parcels were
16 one and were divided in 2013. The parcels fail to meet the minimum acreage and frontage
requirements of the LI zone and the division of property should also be done in
18 accordance with subdivision regulations. Mr. Snyder stated the applicant has been asked
to combine the three parcels back into one. He noted that third party notices were
20 provided to the adjoining property owners in accordance with Lindon City Code and staff
has received no public comment back at this time. He then referenced the table showing
22 the property information indicating how this complies with the light industrial
requirements.

Mr. Snyder mentioned that the LI zone requires that a landscaped strip, twenty
24 (20) feet in width, shall be planted with grass, and trees planted every thirty (30) feet on
center along all public street frontages. Thirty percent (30%) of the landscape strip may
26 consist of decorative rock, bark, mulch, and/or other ground covers other than grass.
Lindon City Code indicates, landscaping requirements concerning trees and landscape
28 materials can be changed and/or altered (with regard to location and design) upon
approval of the Planning Commission at the site plan review stage of an application.
30

Mr. Snyder stated that no net loss of landscaping should occur with any approved
32 alterations. Other landscaping layouts consistent with the Lindon City Commercial
Design Guidelines may also be considered by the Planning Commission. Some of the
34 design objectives included are: to enhance the visual environment by adding visual
interest through texture, color, size, shape, etc., and enhance perspective by framing
36 views complimenting architecture, screening and creating points of interest and activity;
creating street identification by varying the species, height, and location of landscaping;
38 minimize noise and glare; conserve energy; complement architecture by landscaping
around buildings, screen areas of low visual interest.

Mr. Snyder pointed out that the Planning Commission previously discussed
40 reducing the width of the landscaping strip for this site on October 13, 2015. The
submitted plans indicate the required landscape strip is proposed to be 13 inches in depth
42 (along Geneva Road). A total of 10 would be on-site and an additional 3 in the row. The
applicant has also provided two (2) landscaping options for review. One meets the grass
44 requirements, and the other utilizes low water usage and less maintenance plantings. The
xeriscape option indicates planting coverage of 25%. Mr. Snyder mentioned the
46 Commission may want to discuss if this percentage of coverage is adequate to meet the

2 intent of the ordinance. He noted the grass option does not show the requisite trees and
4 street trees are required if that option is selected. Interior Landscaping per Lindon City
6 Code indicates that interior landscaping must be provided at 40 square feet per stall with
one tree per 10 stalls. Mr. Snyder then presented the two proposals on the screen for
discussion.

8 Mr. Snyder stated the landscape materials must consist of at least 75% living
vegetation including ground cover, trees, and shrubbery. The remaining 25% may consist
10 of xeriscape (desert landscaping) materials. He pointed out that the plans do not indicate
the percentage of living vegetation coverage in the parking lot islands and both
12 landscaping options, as discussed above, show identical plantings within the parking lot.
The required amount of interior landscaping (area) and trees are provided. He noted that
14 no fencing regulations apply as the site is not adjacent to a residential use or residential
zone. He added that Lindon City Code also indicates that all buildings in the LI and HI
16 zone should be aesthetically pleasing, well-proportioned buildings that blend with the
surrounding property and structures. He pointed out that this building exterior includes
18 the use of insulated panels with an embossed stucco pattern and Modera dry stack block
for columns and wainscot. The elevations also include metal trim and store front
aluminum clad windows and metal awnings.

20 Mr. Snyder pointed out that the Planning Commission may approve ribless, metal,
flat-faced, stucco embossed, metal sandwich panel buildings if they find that the building
22 is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well
proportioned, blends in with surrounding property and structures. The exterior
24 appearance of such buildings shall primarily be of earth tone colors. He noted the
dumpster will be enclosed in CMU block walls with metal sight obscuring gates. Mr.
26 Snyder then referenced the landscape plans, elevations and color chart followed by some
general discussion. He then turned the time over to Mr. Blackburn for comment.

28 Mr. Blackburn pointed out at the bottom of the storm retention it is paved concrete
and suggested using the xeriscape to conserve water and low maintenance. He noted they
30 took the extra effort to include more bushes and landscaping. They would also be open
to doing a combination of landscaping and xeriscape. Mr. Blackburn explained they are
32 asking for the narrower landscaping requirement because they are putting in new curb
and gutter (acceleration lane) by the Nicolson project. He then described the materials
34 they will be using to add some different dimensions so it doesn't look like a typical
warehouse (shown on rendering). Mr. Blackburn noted they will be happy to comply with
36 any requirements the Commission decides. He added they have done some beautiful
xeriscape projects and would be happy to provide photos and a color landscape plan. He
38 pointed out that xeriscapes are more costly to do if done right but their investors favor
xeriscapes because they feel it will draw people to their buildings and they are
40 environmentally friendly.

42 Chairperson Call commented that it appears this project will blend with the
property and adjacent structures and fits within what is required and meets the code.
However, she does have a few concerns with the landscaping percentages.
44 Commissioner Wily commented he likes the idea of a xeriscape and has seen some really
nice xeriscape projects and he has no problem with the 25% and the plan as submitted.
46 Commissioner McDonald commented he is in favor of xeriscape if it has the 5% increase
in plant coverage and also includes the trees. Chairperson Call asked if the minor changes

2 in the landscaping would have to come back before the Commission. Mr. Snyder stated
the changes could be included as conditions in the motion which would allow the
4 applicant to move forward or it can be continued. Commissioner Kallas commented that
he feels staff can ensure the changes and this can be approved with conditions.

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

8
10 **COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S**
REQUEST FOR SITE PLAN APPROVAL OF OFFICE/WAREHOUSE UNITS,
APPROXIMATELY 27,300 SQUARE FEET TO BE LOCATED AT 40 NORTH
12 **GENEVA ROAD IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH THE**
FOLLOWING CONDITIONS: 1. RECOMBINE THE THREE PARCELS INTO ONE
14 **PARCEL AND 2. REQUIRE THE APPLICANT TO COME BACK WITH A**
LANDSCAPING PLAN FOR REVIEW. COMMISSIONER MCDONALD
16 **SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

18 **CHAIRPERSON CALL AYE**

COMMISSIONER WILY AYE

COMMISSIONER KALLAS AYE

20 **COMMISSIONER MCDONALD AYE**

COMMISSIONER KELLER AYE

22 **COMMISSIONER JOHNSON AYE**

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

24
~~5. Major Subdivision - Lakeview North Holdings Condo Plan A, 1396 West 200~~

26 **South.** Joel Pilling seeks preliminary approval of a twelve (12) unit condominium
plat to be known as Lakeview North Warehouse Condominiums Plat A located at
28 approximately 1396 West 200 South in the Light Industrial zone.

30 Hugh Van Wagenen, Planning Director, led this discussion by stating this item is a
request by Joel Pilling (who is in attendance) and seeking preliminary approval of a
32 twelve (12) unit condominium plat to be known as Lakeview North Warehouse
Condominiums Plat A located at approximately 1396 West 200 South in the Light
34 Industrial zone (where there was an old trucking facility on the site).

Mr. Van Wagenen noted this property received site plan approval in May of this
36 year and the two buildings are currently under construction. The owners have intended to
record a condominium plat for the two buildings but they want to wait until the floors of
38 the buildings were poured so exact property descriptions could be established from the
actual building footprints. He noted Mr. Pilling is just following up on his intended plan
40 in moving forward. Chairperson Call stated she doesn't have any questions as this
subdivision appears to meet all requirements and is pretty straightforward. Mr. Van
42 Wagenen stated staff has no concerns and feels it is in compliance.

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

46 **COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S**
REQUEST FOR APPROVAL OF A TWELVE UNIT CONDOMINIUM PLAT TO BE

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 13, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Steve Johnson, Commissioner

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

22 **Special Attendee:**

24 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 28 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
30 meeting of August 23, 2016 were reviewed.

32 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
34 REGULAR MEETING OF AUGUST 23, 2016 AS AMENDED. COMMISSIONER
JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

42 **CURRENT BUSINESS** –

- 44 4. **Conditional Use Permit — Jacobs Motorsports: Lindon Business Park**
46 **building #4.** Ricky Paul Miller requests conditional use permit approval for
auto/vehicle repair services to be located at 31 South 1550 West, Unit #106 in the
Light Industrial (LI) zone.

2 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
4 COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
6 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
8 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

10 **5. Site Plan—40 Geneva Business Park, 40 N. Geneva Rd. Matthew Blackburn,**
40 Geneva LLC, requests site plan approval for eight (8) office/warehouse units
12 in a 27,300 square foot building, to be located at approximately 40 North Geneva
Road in the Light Industrial (LI) zone. This item was continues from the 8/23/16
14 Planning Commission meeting for further discussion.

16 Mr. Snyder led this discussion by stating Matthew Blackburn is in attendance
tonight representing this application. He noted that Mr. Blackburn is requesting site plan
18 approval for eight (8) office/warehouse units in a 24,000 square foot building to be
located at approximately 40 North Geneva Road in the Light Industrial (LI) zone. He
20 noted this item was continued from the August 23rd meeting where the site plan was
reviewed by the Planning Commission and at that time the Commission approved the
22 applicant's request for site plan approval with the following two conditions:

- 24 1. Recombine the three parcels into one parcel, and
2. Require the applicant to come back with a landscaping plan for review.

26 Mr. Snyder explained that site plan review is required for all new development
within non-residential zones per City Code. He noted the Planning Staff, the City
28 Engineer and the applicant are working through technical issues related to the site and
City Staff will ensure all issues are resolved before final Engineering approval is granted.
30 He stated the division of the property should be done in accordance with subdivision
regulations. He noted that the applicant has been asked to combine the three parcels back
32 into one. He stated notices were sent on August 12th to the adjoining property owners in
accordance with Lindon City Code and staff has received no public comment at this time.
34 He then referenced the Property Information table noting this application meets the
minimum requirements on the proposed site including lot area, lot frontage, building
36 height, onsite parking and bicycle stalls and building setbacks.

Mr. Snyder further explained the LI zone requires that a landscaped strip, twenty
38 (20) feet in width, shall be planted with grass, and trees planted every thirty (30') feet on
center along all public street frontages. Thirty percent (30%) of the landscape strip may
40 consist of decorative rock, bark, mulch, and/or other ground covers other than grass.
Lindon City Code indicates, "Landscaping requirements concerning trees and landscape
42 materials can be changed and/or altered (with regard to location and design) upon
approval of the Planning Commission at the site plan review stage of an application. No
44 net loss of landscaping should occur with any approved alterations.

Mr. Snyder explained that other landscaping layouts consistent with the Lindon
46 City Commercial Design Guidelines Mr. Snyder stated the submitted plans indicate the
required landscape strip is proposed to be 13' in depth (along Geneva Road). A total of

10' would be on-site and an additional 3' in the row. He noted that Mr. Blackburn has also provided two landscaping options for review. One meets the grass requirements, and the other utilizes low water usage and less maintenance plantings. The "xeriscape" option indicates planting coverage of 25%. He noted the grass option does not show the requisite trees and street trees are required if that option is selected. Mr. Snyder then referenced the landscape plans, the elevations and the color chart followed by some general discussion. He then turned the time over to Mr. Blackburn for comment.

Mr. Blackburn pointed out that some of the recent plantings will need time to mature. He referenced the landscaping plan showing what the plants will look like at the time of maturity. There was then some additional discussion including the fire lane, rail spur and utility easement. Chairperson Call commented that it seems at maturity the plants will provide the required coverage and the submitted landscape plan meets the intent of the ordinance.

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

COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S LANDSCAPING PLAN FOR THE PROPOSED OFFICE/WAREHOUSE UNITS, APPROXIMATELY 27,300 SQUARE FEET, TO BE LOCATED AT 40 NORTH GENEVA ROAD IN THE LIGHT INDUSTRIAL (LI) ZONE WITH NO CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

6. Continued Public Hearing—Ordinance Amendment, Title 18 LED Electronic Message Signs. Lindon City is considering a City Code amendment to allow for electronic message signs in zones other than the I-15 Travel Zone Overlay. Recommendations will be forwarded to the City Council for final approval. This item was continues from the 8/23/16 planning commission meeting for further discussion.

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

Mr. Van Wagenen stated the discussion from the previous meeting was generally positive in moving forward to allow electronic message signs. He pointed out at that time the Commission requested additional research be done to evaluate the maximum size of message signs for comparison to see if 36 square feet is big enough to convey a message to moving vehicles. He noted in using the sign size comparison chart, staff feels that the

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 13, 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: Jared Schauers, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, Commissioner
Michael Florence, Community Development Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner
Rob Kallas, 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 July 9, 2024 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 9, 2024 AS PRESENTED. COMMISSIONER SCHAUERS 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. **Site Plan Approval – Mountain Tech North 4 — 625 N 2800 W WICP is requesting site plan approval from the Lindon City Planning Commission to construct a new 61,000 square foot building (Parcel 67:013:0004)**

Mike Florence, Community Development Director presented this item noting that the applicant Mark Weldon was present to answer any questions the commission may have. Mr. Florence then gave some history on the development stating the applicant received a zone change for this property on February 5, 2024 and stated on February 5, 2024 Lindon City and the applicant entered into a development agreement with the city.

Mr. Florence then presented renderings of the site to the commission addressing setbacks, parking and landscaping requirements. He then noted that the development is required to provide

2 a minimum of 118 parking stalls but is providing 94. However, during the development
agreement and zone change amendments the applicant discussed using shared parking with the
4 other adjoining properties owned by the applicant. The two office buildings to the east are
required to have 485 parking stalls but the owner constructed 568 stalls (difference of 83 stalls)
6 noting that staff has counted stalls on the property on two different occasions and there is
typically over 200 stalls that are not being used by the tenants.

8
Architectural renderings were then presented, Mr. Florence noted that exterior materials
10 will be a combination of architectural metal panel and a natural aggregate stucco finish which
will be like the finish on the two office buildings across the street to the south. He noted that the
12 proposed building has significant fenestration at both the ground level and upper level on three
sides of the building stating the building design provides for storefront windows to the ground,
14 canopies over entry ways and windows, parapet cornice treatments and structural column
features that provide architectural variety to the facades.

16
Commissioner Thompson asked about the tenants the applicant stated they had lined up.
18 Mr. Weldon stated that those tenants backed out due to the sewer smell, and voiced frustration
with the sewer with general discussion following. Commissioner Call stated that she likes the
20 appearance of the building with the windows and elevations, noting it doesn't look like a
warehouse. She then voiced understanding for the frustration with the sewer situation and hopes
22 that Mr. Weldon has success in his quest to change the standards there to mitigate the smell
impact. Commissioner Johnson stated that he also really likes the look of the building and
24 inquired if the Vineyard Connector will have any potential impact on his property. General
discussion followed.

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

28
COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
30 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 625 N. 2800
W. WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO
32 WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING PLANS; 2. THE PLANS WILL MEET ZONING AND DEVELOPMENT
34 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. IF
REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
36 ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL
REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. FINAL BUILDING AND
38 SITE DESIGN WILL MEET THE AGREED UPON REQUIREMENTS OF THE
DEVELOPMENT AGREEMENT; 5. PEDESTRIAN SIDEWALKS AND CONNECTIONS
40 WILL BE PROVIDED FROM THE SHARED PARKING AREAS TO THE BUILDING AT
LOCATED 625 N. 2800 W. AT PER LINDON CITY CODE 17.18.077; 6. A DETAILED SITE
42 PLAN SHOWING THE LOCATION AND NUMBER OF PARKING SPACES THAT ARE
BEING SHARED WILL BE PROVIDED. IF NOT ALREADY RECORDED, SHARED
44 ACCESSES AGREEMENTS WILL BE RECORDED TO ENSURE THAT SHARED
PARKING CAN BE USED BETWEEN PARCELS IDENTIFIED AS FOLLOWS: 67:013:0004,

67:013:0003, 46:960:0002, AND 46:960:0001; 7. EIGHT BICYCLE PARKING SPACES SHALL BE PROVIDED AS PER LINDON CITY CODE 17.18; AND 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Planning Director Updates

- Bank of America project update
- Asked for Alternate Commission Member input
- General City Updates

New Business

Commissioner Call inquired about the Center Street roundabout, and Mr. Florence gave an update on that progress. Chairperson Johnson stated he had been approached by a few residents with concern about the safety of children with the roundabout and how it will be managed during school time. Mr. Florence stated he would get information on the presentation the city engineers gave to City Council to Commission members to help get those questions answered.

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, September 10, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director