

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 10, 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: Mike Marchbanks, Commissioner

PRESENT

Steve Johnson, Chairperson
Rob Kallas, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, Commissioner
Ryan Done, Alternate Commissioner
Michael Florence, Community Development Director
Brittain Corbett, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

Britni Laidler, City Recorder
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 August 13, 2024 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 13, 2024 AS PRESENTED. COMMISSIONER MARCHBANKS 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 – 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).

Brittain Corbett, City Planner presented this item, noting that the applicant, John Collazzi was in present to answer any questions the commission may have. Mr. Corbett began by stating that the applicant is seeking site plan reapproval for eight (8) office/warehouse units in a 27,300 square foot building and noted that the parcels will need to be combined to meet minimum acreage and frontage requirements in the LI zone.

2 Mr. Corbett then addressed the potential widening of Geneva Road that UDOT has
planned in the future. Chairperson Johnson inquired about the existing plans for widening
4 Geneva Road. Mike Florence, Community Development Direct addressed those questions noting
that the road will be expanded to three lanes and a center turn lane. He then gave a quick update
6 on another commuter plan that has been proposed in the area, projected by Mountainland
Association of Government, the Rail Trail would run from Lehi to Vineyard, Orem and Provo
8 areas on either side of Geneva Road along the rail line.

10 Mr. Corbett then presented the landscaping requirements addressing the 20 ft. landscape
barrier requirement, noting that in 2016 the plan was previously approved to have a 13 ft.
12 landscape buffer and presented examples of other buffers in the area with less width. Mr.
Corbett then stated that he and Mr. Florence have evaluated the plan and discussed the potential
14 option of a smaller drive aisle width along with angling the building and decreasing the size of
some of the units to allow for a 17 ft. landscape barrier strip. He noted however, that this option
16 is being left to the discussion of the commission and the decision of the applicant. Mr. Corbett
then addressed the building design and architectural standards noting that the building will
18 display earth-tone colors that are in accordance with the standards expected in the LI zone. He
then noted that the city is continuing to work with the applicant to add an additional variety of
20 facade materials to the plan.

22 Commissioner Thompson voiced concern on not planning ahead for the future road
widening, stating that he would prefer to reduce the amount of landscaping in the parking lot to
24 allow for potential diagonal parking to maintain the full width of the drive aisle. Mr. Corbett
noted that as part of the development, the applicant will be required to install sidewalk easement
26 and be in charge of landscaping. Mr. Collazzi voiced his concerns, but stated he is willing to
discuss further with the city. Following general discussion, Commissioner Done asked the
28 applicant how reducing the square footage of the building to increase landscaping would affect
rentability. The applicant then gave his insight stating it could potentially be negative due to the
30 buildings already being smaller than originally anticipated. Commissioner Kallas voiced his
concerns for the road being widened and the impact it could have on this site. Commissioner Call
32 agreed, reflecting and taking into consideration the growth in businesses and population that has
taken place over the last decade. General discussion followed.

34
Chairperson Johnson stated that he would be ok adjusting landscaping requirements to
36 allow for the potential future road widening, noting it might be good to continue this item to
make sure that future growth is taken into account. Commissioner Marchbanks agreed that he is
38 less concerned with landscaping and would just like to see the area developed even if
modifications of requirements are needed.

40
Following general discussion, Chairperson Johnson called for a motion.

42
COMMISSIONER THOMPSON MOVED TO CONTINUE THE APPLICANT'S
44 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 40 NORTH
GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE THREE PARCELS
46 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. 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
COMMISSIONER DONE	AYE
COMMISSIONER KALLAS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Planning Director Updates

- Well #5 update
- Next Meeting: City Council and Planning Commission joint meeting on September 24th at 6:00 PM
- General City Updates

New Business

Commissioner Call asked for an update on the Sports Complex facility. Mr. Florence gave an update on the progress of that with noted changes the City Council made to the development agreement. She then inquired about the Flower Market, and if there were any new developments with that. Mr. Florence noted that he hasn't heard back from the applicants on that matter.

ADJOURN –

COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:08 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2

Approved, September 24, 2024

4

6

8

Steven Johnson, Chairperson

10

12

14

Michael Florence, Community Development Director